

ORDINANCE NO. 13462

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V,
ZONING REGULATIONS; DIVISION 8, RESIDENTIAL ZONE;
SECTION 38-114, HEIGHT AND AREA REGULATIONS.

WHEREAS, the R-3 Residential Zone is the only zone that permits a variety of residential housing types on one large lot; and

WHEREAS, the R-3 Residential Zone has suburban setbacks with no adjustments or flexibility for urban setbacks for urban lot developments; and

WHEREAS, other zones such as the R-1 Residential Zone, R-T/Z Residential Townhouse Zero Lot Line Zone, and UGC Urban General Commercial Zone permit reduced setbacks; and

WHEREAS, the R-1 Residential Zone and the R-T/Z Residential Townhouse Zero Lot Line Zone has exceptions noted for reduced setbacks in the Urban Overlay Zone; and

WHEREAS, without any changes to the R-3 Residential Zone the housing providers seeking to build more diverse housing options to meet market demand will be discouraged from building this type of housing, this limiting housing choices; and

WHEREAS, amending the R-3 Residential Zone to permit urban setbacks would provide an interim option for multi-unit residential urban infill development until the zoning code assessment is completed and new a mixed urban residential zone can be created; and

WHEREAS, by using the urban overlay zone standards that are currently applied to the R-T/Z Residential Townhouse Zero Lot Line Zone these standards are already known by the Land Development Office and maintains consistency; and

WHEREAS, this amendment is intended to amend the R-3 Residential Zone to provide reduced setbacks for residential structures located in the Urban Overlay Zone.

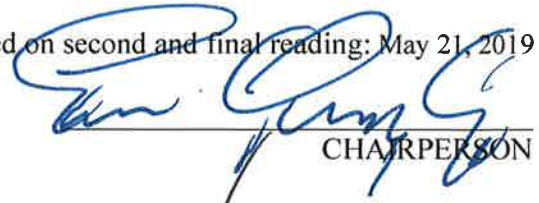
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE:

SECTION 1. That Chattanooga City Code, Chapter 38, Article V, Zone Regulations; Division 8, Residential Zone; Section 38-114, Height and Area Regulations be amended by adding the following as a new subsection:

- (7) The following setbacks shall apply to properties containing multiple single-family structures that share a common lot within the Urban Overlay Zone.
 - (i) The front yard setback from any exterior public street shall be equal to the average (mean) setback of existing residential structures located wholly or in part within three hundred (300') feet on each side of such lot within the same block face and fronting on the same side of the street, \pm five (5') feet. If there are no existing residential structures within three hundred (300') feet on the same block face and fronting on the same side of the street, then the minimum front yard setback shall be fifteen (15') feet. Setbacks on corner lots of a greater distance may be required by the City Traffic Engineer prior to the issuance of any building permit to insure adequate sight triangle visibility.
 - (ii) The side yard shall be not less than six (6') feet.
 - (iii) The rear yard shall be not less than fifteen (15') feet.

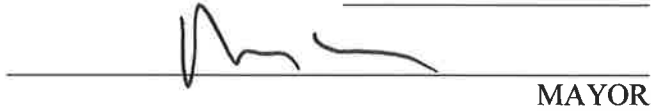
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two
(2) weeks from and after its passage.

Passed on second and final reading: May 21, 2019



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem