

**First Reading: April 10, 2018**  
**Second Reading: April 17, 2018**

ORDINANCE NO. 13302

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, DIVISION 3, SECTION 38-64, HEIGHT AND AREA EXCEPTIONS AND DIVISION 5, SECTION 38-84, HEIGHT, AREA, AND BUILDING REGULATIONS, (1) FOR AREAS OUTSIDE THE URBAN OVERLAY ZONE.

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**WHEREAS**, the intent of the RT-1 Residential Townhouse Zero Lot Line Zone, and the R-T/Z Residential Townhouse/Zero Lot Line Zone is to allow single-family detached dwellings, townhouses, zero lot line dwellings, and/or a mixed use moderate-density residences that provides for efficient use of land, and are compatible with surrounding development; and

**WHEREAS**, it is further intended to provide standards that foster compatibility between the RT-1 Residential Townhouse Zone and the R-T/Z Residential Townhouse/Zero Lot Line development and lower-density, standard single-family dwellings; and

**WHEREAS**, the RT-1 Residential Townhouse Zone and the R-T/Z Residential Townhouse/Zero Lot Line Zone provide for differences in the minimum standards for setbacks for single-family detached dwellings and townhouse units;

**WHEREAS**, the RT-1 Residential Townhouse Zone and the R-T/Z Residential Townhouse/Zero Lot Line Zone both require a minimum forty (40') foot front setback along exterior streets; however, the minimum forty (40') foot front setback may be reduced if Type C landscaping is provided along the exterior street;

**WHEREAS**, the Chattanooga-Hamilton County Regional Planning Agency examined the RT-1 Residential Townhouse Zone and the R-T/Z Residential Townhouse/Zero Lot Line Zone to provide flexibility in townhouse placement on the lot by creating additional methods to reduce the minimum front setback from exterior streets for townhouses;

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Section 38-64, be amended as follows:

**Amend Article V. Zone Regulations, Division 3. RT-1 Residential Townhouse Zone, Section 38-64. Height and area regulations by deleting in its entirety (4) and substitute in lieu thereof the following:**

- (4) Minimum Front Yard Setback (from any Exterior Street). Exterior Street refers to any public, dedicated and accepted street existing prior to the development of the RT-1 Residential Townhouse Development.
- Single-family detached dwellings: twenty-five (25') feet
  - All other buildings: forty (40') feet, may be reduced to twenty-five (25') feet if one of the following is provided:
    - a) Type C Landscaping or equivalent (refer to Art. IX Landscape Provisions) is provided along the exterior street; or
    - b) Off-street parking and loading is provided and located to the rear of the development with no individual driveways provided to each unit from the exterior street.

SECTION 2. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Section 38-64, be amended as follows:

**Amend Article V. Zone Regulations, Division 5. R-T/Z Residential Townhouse/Zero Lot Line Zone, Section 38-84. Height, Area, and Building Regulations (1) For Areas Outside the Urban Overlay Zone delete in its entirety (c) and substitute in lieu thereof the following:**

Minimum Front Yard Setback (from any Exterior Street):

- Single-family detached dwellings: twenty-five (25') feet
- All other buildings: forty (40') feet, may be reduced to twenty-five (25') feet if one of the following is provided:
  - a) Type C Landscaping or equivalent (refer to Art. IX Landscape Provisions) is provided along the exterior street; or
  - b) Off-street parking and loading is provided and located to the rear of the development with no individual driveways provided to each unit from the exterior street.

SECTION 3. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II,

Chapter 38, Zoning Ordinance, Section 38-84, be amended as follows:

**Amend Article V. Zone Regulations, Division 5. R-T/Z Residential Townhouse/Zero Lot Line Zone, Section 38-84. Height, Area, and Building Regulations (1) For Areas Outside the Urban Overlay Zone delete in its entirety (c) and substitute in lieu thereof the following:**

Minimum Front Yard Setback (from any Exterior Street):

- Single-family detached dwellings: twenty-five (25') feet
- All other buildings: forty (40') feet, may be reduced to twenty-five (25') feet if one of the following is provided:
  - a) Type C Landscaping or equivalent (refer to Art. IX Landscape Provisions) is provided along the exterior street; or
  - b) Off-street parking and loading is provided and located to the rear of the development with no individual driveways provided to each unit from the exterior street.

SECTION 4. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: April 17, 2018

  
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CHAIRPERSON

APPROVED:  DISAPPROVED:

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MAYOR

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