

First Reading: January 14, 2020
Second Reading: January 21, 2020

ORDINANCE NO. 13529

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONING REGULATIONS, DIVISION 6, R-2 RESIDENTIAL ZONE, SECTION 38-94, HEIGHT AND AREA REGULATIONS, (4) MINIMUM BUILDING SETBACK TO CLARIFY SIDE YARD SETBACK REQUIREMENTS FOR TOWNHOUSE DEVELOPMENTS.

WHEREAS, Division 6, R-2 Residential Zone of the Chattanooga Zoning Regulations contains provisions permitting two-unit townhouse (one dwelling unit per lot); and,

WHEREAS, the R-2 Residential Zone contains minimum required front, side, and rear yard setbacks; and,

WHEREAS, in the current side yard setback requirements of the R-2 Residential Zone it is not specifically clear that there is no required minimum side yard setback along the shared common wall of attached townhouse units; and,

WHEREAS, the intent of this amendment is to clarify that when a side yard is not provided, such as attached townhouse units, there is no minimum side yard setback required along the shared common wall of attached townhouse units.

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

SECTION 1. That Chattanooga City Code, Chapter 38, Chattanooga Zoning Ordinance, Article V, Zone Regulations, Division 6, R-2 Residential Zone, Section 38-94, Height and Area Regulations, (4) Minimum Building Setback, by deleting same in its entirety and substituting in lieu thereof the following:

(4) Minimum Building Setback.

- (a) The front building setback shall not be less than twenty-five (25') feet.
- (b) The side building setback shall not be less than ten (10') feet. For corner lot side yard requirements, see Article VI. Section 38-509.
- (c) Townhouse Units: There shall be no minimum side yard setback along a shared common wall. When a side yard exists the side setback shall not be less than ten (10') feet.
- (d) The rear building setback shall not be less than twenty-five (25') 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: January 21, 2020



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

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