

2ND READING

INDEX NO.

4-21-09

ORDINANCE NO. 12231

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, BY AMENDING ARTICLE II BY DELETING THE DEFINITIONS OF "GUEST HOUSE," "MOTOR CAMP," AND "TOURIST HOME" AND ADDING A DEFINITION FOR "SHORT-TERM VACATION RENTAL," AND AMENDING ARTICLE V, SECTIONS 301 AND 401, TO INCLUDE SHORT-TERM VACATION RENTAL AS A PERMITTED USE.

WHEREAS, A need has been established to define and include dwelling units that are used for short-term vacation rentals within the current regulations; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency staff has evaluated the use and recommend that such short-term vacation rentals be allowed in the R-3 Residential Zone and R-4 Special Zone; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency has recommended that the definition of "Short-Term Vacation Rental" be added within Article II and such use be permitted within R-3 Residential Zone and within R-4 Special Zone.

NOW, THEREFORE

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, known as the Zoning Ordinance, Article II, be and hereby is amended by deleting the definitions of "Guest House," "Motor Camp," and "Tourist Home" and adding the following definition in alphabetical order:

Short-Term Vacation Rental: A single family detached dwelling unit that is rented in part or its entirety on a daily or weekly basis for not more than 30 days for overnight stay where a permanent residence is not established (mailing address, vehicle registration, etc.) and are generally advertised or otherwise held out to the public. Short-Term Vacation Rentals are also sometimes referred to as "tourist homes" or "short-term residential rentals" and advertised as such. Short-Term Vacation Rentals do not include hotels, motels, or bed and breakfast establishments. Short-Term Vacation Rentals are only permitted in zoning districts that specifically list them as a permitted use, provided that:

1. There shall be no signage.
2. The residence shall not be rented for events such as weddings, business meetings, or other such group events.
3. There shall be no more than five (5) sleeping rooms.

SECTION 2. BE IT FURTHER ORDAINED, That Ordinance No. 6958, known as the Zoning Ordinance, Article V, Section 301, be and hereby is amended by adding a new subsection (14) as follows:

(14) Short-Term Vacation Rental

SECTION 3. BE IT FURTHER ORDAINED, That Ordinance No. 6958, known as the Zoning Ordinance, Article V, Section 401, be and hereby is amended by adding a new subsection (21) as follows:

(21) Short-Term Vacation Rental

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 21 _____, 2009.



CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE:  April 24 _____, 2009

MAYOR

/add