

First Reading: November 8, 2016
Second Reading: November 15, 2016

ORDINANCE NO. 13122

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE VIII, BOARD OF APPEALS FOR VARIANCES AND SPECIAL PERMITS, SECTION 38-568(7), RELATIVE TO OFF-STREET PARKING IN THE FORM-BASED CODE AREA TO THE BOARD'S POWER TO GRANT SPECIAL EXCEPTIONS.

WHEREAS, the Downtown Chattanooga Form-Based Code was adopted by the Chattanooga City Council on June 21, 2016;

WHEREAS, the Form-Based Code requires a Special Exception from the Board of Appeals for "remote (off-site) parking lots" in all Civic zones;

WHEREAS, the Board of Zoning Appeals routinely reviews requests for Special Exceptions to the zoning regulations;

WHEREAS, Form-Based Code zones are not listed in Section 38-568(7) of the Chattanooga Zoning Ordinance as zones that require a Special Exception permit for off-street parking lots.


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, Article VIII, Board of Appeals from Variances and Special Permits, Section 38-568(7), be amended by deleting Section 38-568(7) in its entirety and substitute in lieu thereof the following:

Sec. 38-568. Board of Appeals from Variances and Special Permits.

(7) **For off-street parking on lots** in the R-1, R-2, R-3MD, R-3, and R-5 Residential Zones when such lots are adjacent to the R-4, O-1, C-1, C-2, C-4, C-5, C-6, M-1, M-2, or M-3 Zones, **or for any CIV (Civic) Zones in the Form-Based Code area**, provided that plans for such off-street parking, approved by the City Engineer and Traffic Engineer, are filed with an application for such permits. Such plans shall also provide for the paving of all driveways and parking areas and adequate drainage of the lots.

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: November 15, 2016



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

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