

ORDINANCE NO. 13886

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONING REGULATIONS, DIVISION 1, R-1 RESIDENTIAL ZONE, SECTION 38-44, HEIGHT AND AREA REGULATIONS, (6) MINIMUM LOT FRONTAGE; (7) MINIMUM SUBURBAN INFILL LOT FRONTAGE AND SETBACK; AND TO DELETE DIVISION 30, URBAN INFILL LOT COMPATIBILITY OPTION.

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 V, Zoning Regulations, Division 1, R-1 Residential Zone, Section 38-44, Height and Area Regulations, (6) minimum lot frontage, be amended by deleting same in its entirety, and substituting in lieu thereof with the following:

(6) Minimum Lot Frontage: The minimum lot frontage shall be sixty (60') feet on sewers and seventy-five (75') feet on septic tanks **except for applicable properties outside of the Urban Overlay Zone as described below for Suburban Infill Lot minimum frontage, see subsection (7).**

SECTION 2. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article V, Zoning Regulations, Division 1, R-1 Residential Zone, Section 38-44, Height and Area Regulations, (7) minimum suburban infill lot frontage and setback, (b) Exceptions, (vi), be amended by deleting same in its entirety.


SECTION 3. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article V, Zoning Regulations, Division 1, R-1 Residential Zone, Section 38-44, Height and Area Regulations, (7) minimum suburban infill lot frontage and setback, (e) lot frontage compatibility calculation, (iii), be amended by deleting same in its entirety, and renumbering the remaining.

SECTION 4. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article V, Zoning Regulations, Division 1, R-1 Residential Zone, be amended by adding a new Section 38-44, Height and Area Regulations, (7) minimum suburban infill lot frontage and setback, (g) Applications for variances to the minimum lot frontage compatibility calculation and minimum Suburban Infill front yard setback, shall be made to the Board of Appeals.

SECTION 5. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article V, Zoning Regulations, be amended by deleting Division 30, Urban infill lot compatibility option, in its entirety.

SECTION 6. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: August 30, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/mem/Alternate Version