

1ST READING 12-9-08
2ND READING 12-16-08
INDEX NO. _____

ORDINANCE NO. 12195

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, BY AMENDING ARTICLE VI, HEIGHT AND AREA EXCEPTIONS, SECTION 106, TO CLARIFY THE LOT OF RECORD REQUIREMENTS FOR DUPLEX DEVELOPMENT IN THE R-3MD MODERATE DENSITY ZONE.

WHEREAS, the Chattanooga Zoning Ordinance contains provisions for duplex development on a Lot of Record, but do not address the R-3MD Moderate Density Zone, requiring clarification; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency has recommended that Article VI, Height and Area Exceptions, Section 106, should be deleted in its entirety, and reconstructed to clarify the lot of record requirements for duplex development in R-3MD Moderate Density 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 be and hereby is amended by deleting Article VI, Height and Area Exceptions, Section 106, in its entirety and substituting in lieu thereof the following:

106. A duplex may be built on any lot which was a separate unit at the time of the passage of this Ordinance in any zone where duplexes are permitted, provided that the yard requirements are met and that the lot has an area of 7,500 square feet or more in the R-2 Zone and R-3MD Zone, or 5,000 square feet or more in the R-3 and R-4 Zones.

For duplexes on "lots of record", off street parking shall be required according to the zone requirements where such lot is located.

~~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

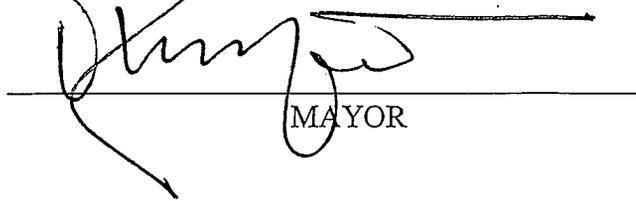
December 16, 2008.



CHAIRPERSON

APPROVED: DISAPPROVED:

DATE: Dec 19, 2008



MAYOR

/add