

1ST READING

2ND READING

INDEX NO.

2-11-09
2-24-09

ORDINANCE NO. 12215

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, BY AMENDING ARTICLE II BY REVISING THE DEFINITION OF "TOWNHOUSE" AND AMENDING ARTICLE V BY INCLUDING SUCH REVISIONS WITHIN SECTION 122(1) OF THE RT-1 RESIDENTIAL TOWNHOUSE ZONE AND SECTION 162(2) OF THE R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

WHEREAS, It has been determined that the existing townhouse definition can be interpreted to include structures that are used as duplexes or triplexes; and

WHEREAS, It is not the intent of townhouses to include such structures; and

WHEREAS, The townhouse definition, the RT-1 Residential Townhouse Zone, and the R-T/Z Residential Townhouse/Zero Lot Line Zone should be revised to delineate the difference.

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency has recommended that the definition of "Townhouse" within Article II be amended and such amendments be included within Article V, Section 122(1) of the RT-1 Residential Townhouse Zone and Section 162(2) of the R-T/Z Residential Townhouse/Zero Lot Line 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 the definition of "Townhouse" within Article II in its entirety and substituting in lieu thereof the following:

Townhouse: A townhouse is a single-family dwelling unit attached by fireproof common walls to other similar type units, each unit having an open space for light, air, and access in the front and rear. There shall be not less than three (3) nor more than twelve (12) such units connected together.

A two (2) unit townhouse may be permitted if it is part of a townhouse-only or mixed-residential development that consists predominantly of townhouses with three (3) or more units. The

two-unit townhouses shall not be placed adjacent to any existing single-family detached dwelling and must be sited to the interior of a development. Two-unit townhouses shall not have frontage on an exterior public street or have a rear or side property line abutting an exterior public street. This does not apply to existing duplexes being converted into two (2) unit townhouses for subdivision in fee simple purposes.

SECTION 2. BE IT FURTHER ORDAINED, :That Ordinance No. 6958, known as the Zoning Ordinance be and hereby is amended by deleting Article V, Section 122(1) in its entirety and substituting in lieu thereof the following:

- (1) Townhouse dwellings, provided that such townhouse dwelling shall meet all structural standards set forth in the Standard Building Code adopted by the City of Chattanooga for townhouse construction (excluding factory manufactured homes constructed as single set-contained unit and mounted on a single chassis).
There shall be not less than three (3) nor more than twelve (12) such units connected together.
A two (2) unit townhouse may be permitted if it is part of a townhouse-only or mixed-residential development that consists predominantly of townhouses with three (3) or more units. The two-unit townhouses shall not be placed adjacent to any existing single-family detached dwelling and must be sited to the interior of a development. Two-unit townhouses shall not have frontage on an exterior public street or have a rear or side property line abutting an exterior public street. This does not apply to existing duplexes being converted into two (2) unit townhouses for subdivision in fee simple purposes.

SECTION 3. BE IT FURTHER ORDAINED, :That Ordinance No. 6958, known as the Zoning Ordinance be and hereby is amended by adding language to Article V, Section 162(2) as follows:

There shall be not less than three (3) nor more than twelve (12) such units connected together.
A two (2) unit townhouse may be permitted if it is part of a townhouse-only or mixed-residential development that consists predominantly of townhouses with three (3) or more units. The two-unit townhouses shall not be placed adjacent to any existing single-family detached dwelling and must be sited to the interior of

a development. Two-unit townhouses shall not have frontage on an exterior public street or have a rear or side property line abutting an exterior public street. This does not apply to existing duplexes being converted into two (2) unit townhouses for subdivision in fee simple purposes.

SECTION 4. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

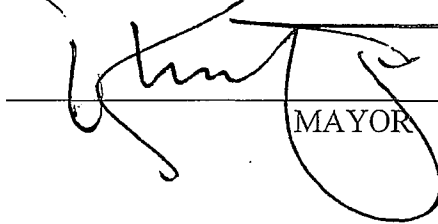
PASSED on Second and Final Reading

February 24, 2009.


CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: Feb 27, 2009


MAYOR

/add