

ORDINANCE NO. 12230

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, BY AMENDING ARTICLE II TO REVISE THE DEFINITIONS OF "BED AND BREAKFAST" AND "BOARDING HOUSE" AND AMENDING ARTICLE V, SECTIONS 304(2) AND 404(2) TO PROVIDE FOR LOT AREA REQUIREMENTS FOR BED AND BREAKFAST ESTABLISHMENTS IN R-3 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE.

WHEREAS, bed and breakfast establishments are similar in use and impact to boarding houses, dormitories, and fraternity and sorority houses; and

WHEREAS, bed and breakfast establishments have a similar definition and exact parking standards as boarding houses, dormitories and fraternity and sorority houses; and

WHEREAS, bed and breakfast establishments should have the same minimum lot requirements as boarding houses, dormitories, and fraternity and sorority houses.

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency has recommended that the definitions of "Bed and Breakfast" and "Boarding House" be amended and the lot area requirements be clarified in 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 for "Bed and Breakfast" and "Boarding House" and substituting in lieu thereof the following:

**Bed and Breakfast:** Any house or other structure used, advertised or held out to the public to be a place where sleeping accommodations are supplied for pay to transients and shall contain no more than nine (9) bedrooms for that purpose. Meals, usually breakfast, may be provided for the tenant.

**Boarding House:** Any house, or other structure, used, advertised or held out to the public to be a place where living or sleeping accommodations

are supplied for pay to tenants and shall contain no more than nine (9) bedrooms for that purpose. Meals may or may not be provided to the tenant.

SECTION 2. BE IT FURTHER ORDAINED, That Ordinance No. 6958, known as the Zoning Ordinance, Article V, Section 304(2), be and hereby is amended by adding a fourth bullet after "sorority houses" as follows:

- And bed and breakfasts

SECTION 3. BE IT FURTHER ORDAINED, That Ordinance No. 6958, known as the Zoning Ordinance, Article V, Section 404(2), be and hereby is amended by adding a fourth bullet after "sorority houses" as follows:

- And bed and breakfasts

SECTION 4. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

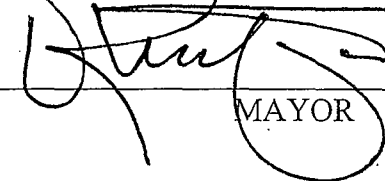
PASSED on Second and Final Reading

April 21, 2009.

  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: April 24, 2009

  
MAYOR

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