

First Reading: March 10, 2015
Second Reading: March 17, 2015

ORDINANCE NO. 12925

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE IV, GENERAL REGULATIONS SECTION 38-32 LOT SIZE, LOT FRONTAGE, AND SETBACK NOT TO BE REDUCED; EXCEPTIONS TO PROVIDE CLARIFICATION AS TO WHEN A VARIANCE WILL BE REQUIRED FOR EXISTING STRUCTURE SETBACKS.

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 IV, General Regulations, Section 38-32, Lot Size, Lot Frontage, Setback not to be reduced; exceptions, be amended by deleting this section in its entirety and substitute in lieu the following:

Sec. 38-32. Lot Size, Lot Frontage, Setback not to be reduced; exceptions


Lot size, lot frontage for new lots being created as part of a new proposed subdivision, or existing legally recorded lots not considered to be lots of record that are being consolidated or re-subdivided shall not have less than the required minimum lot standard as specified in this zoning ordinance, unless approval for such variance is obtained by the Chattanooga-Hamilton County Regional Planning Commission or if the Urban Infill Lot Compatibility Option is used.

An existing structure setback variance will be required in situations where new lot lines are proposed and the existing structure does not comply with required setbacks from the new lot lines.

A variance request for lot size, lot frontage, and existing structure setback shall be submitted to the Regional Planning Agency per Section 309 of the Chattanooga Subdivision Regulations.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect immediately upon passage on second reading.

Passed on second and final reading: March 17, 2015


_____ CHAIRPERSON

APPROVED: DISAPPROVED:


_____ MAYOR

/mem