

**First Reading: January 10, 2017**  
**Second Reading: January 17, 2017**

ORDINANCE NO. 13150

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, BY AMENDING ARTICLE XVI, SECTIONS 38-728 AND 38-729 TO REDUCE LOT AREA AND WIDTH REQUIREMENTS IN THE RA (RESIDENTIAL ATTACHED) ZONE.

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**WHEREAS**, the Downtown Chattanooga Form-Based Code was adopted by the Chattanooga City Council on June 21, 2016; and

**WHEREAS**, the Form-Based Code regulates minimum lot size and width in each zone; and

**WHEREAS**, properties within the Form-Based Code boundary are organized into four Context Areas and numerous Zones representing varying degrees of development intensity; and

**WHEREAS**, minimum lot sizes and widths are intended to be smaller for zones with progressively higher development intensity levels, and

**WHEREAS**, the RA (Residential Attached) Zone and the RM (Residential Multi-Unit) Zone allow higher development intensity than the RD (Residential Detached) zone.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Article XVI, Sections 38-728(2)(A) and 38-728(2)(B) be amended to replace same in its entirety and substituted in lieu thereof the following:

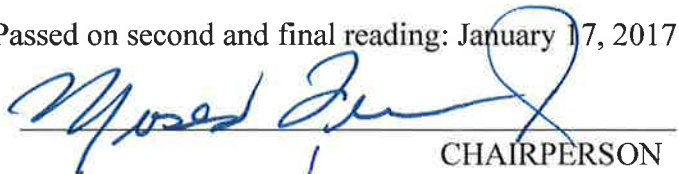
<b>Lot</b>	<b>A. Area</b>	<b>B. Width</b>
Single-Unit detached	3,000 SF min	30' min
Two-unit	4,000 SF min	40' min
Single-unit attached	1,700 SF min	20' min
Multi-unit (up to 4 units)	7,500 SF min	75' min
Public	5,000 SF min	50' min

SECTION 2. BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 38, Article XVI, Sections 38-729(2)(A) and 38-729(2)(B) be amended to replace same in its entirety and substituted in lieu thereof the following:

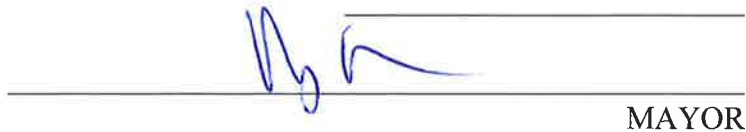
<b>Lot</b>	<b>A. Area</b>	<b>B. Width</b>
Single-Unit detached	3,000 SF min	30' min
Two-unit	4,000 SF min	40' min
Single-unit attached	1,700 SF min	20' min
Multi-unit (up to 4 units)	7,500 SF min	75' min
Multi-unit (5+ units)	10,000 SF min	100' min
Public	5,000 SF min	50' min

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: January 17, 2017

  
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 CHAIRPERSON

APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

  
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 MAYOR

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