

ORDINANCE NO. 13165

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, BY AMENDING ARTICLE V, DIVISION 1, R-1 RESIDENTIAL ZONE, SECTION 38-44(3), RELATIVE TO SIDE BUILDING SETBACKS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Article V, Division 1, R-1 Residential Zone, Section 38-44(3), relative to Side Building Setbacks be amended by removing said section and subsection in its entirety and substitute in lieu thereof the following:

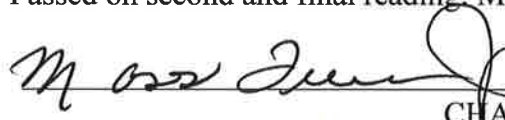
3) Side Setback:

- a. There shall be a side yard on each side of the building of not less than ten (10') feet;
- b. In subdivisions with new streets which are created by recorded plats after January 1, 2017, the minimum side yard setback shall be five (5) feet if such subdivisions are compatible with adjacent lots outside of the subdivision as determined in subsection (c) below;
- c. Any peripheral lot line shared with an existing adjacent lot line (outside of any subdivision created by recorded plat after January 1, 2017), which is determined to have a side yard setback, shall have a side yard setback which equals the side yard setback of the adjacent lot or ten (10) feet, whichever is less. If the peripheral lot line is determined to have a rear setback, the standard twenty-five (25) foot rear yard setback will apply; and

d. For corner lot side yard requirements, see Article VI, Section 38-509.

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: March 14, 2017



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

/vmm