

**First Reading: April 18, 2017**  
**Second Reading: April 25, 2017**

ORDINANCE NO. 13177

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,  
PART II, CHAPTER 38, ARTICLE IV, SECTION 38-32, LOT  
SIZE, LOT FRONTAGE, SETBACK NOT TO BE REDUCED;  
EXCEPTION.

---

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Article IV, Section 38-32, be amended by deleting same in its entirety and substitute in lieu thereof the following:

**Sec. 38-32. Lot Size, Lot Frontage, Setback Not to Be Reduced; Exception.**

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, except for properties within the Downtown Form-Based Code boundary, 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. Variance requests for properties within the Downtown Form-Based Code boundary shall be the authority of the Form-Based Code Committee.

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: April 25, 2017

  
\_\_\_\_\_  
CHAIRPERSON

APPROVED:  DISAPPROVED:

  
\_\_\_\_\_  
MAYOR

/mem