

First Reading: August 11, 2020
Second Reading: August 18, 2020

2020-0079
Douglas Street, LLC
c/o Jason Geraci
District No. 8
Planning Version

ORDINANCE NO. 13588

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION NO. 4 FROM ORDINANCE NO. 11363 OF PREVIOUS CASE NO. 2002-0132 FOR THE PROPERTY LOCATED AT 811 DOUGLAS STREET, MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

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, be and the same hereby is amended so as to amend Condition No. 4 of Ordinance No. 11363 on previous Case No. 2002-0132 for the property located at 811 Douglas Street, more particularly described herein:

Lot 2, Revised Plat Lots 1 and 2, Allen Bros Subdivision of School House Lot, Plat Book 108, Page 150, ROHC, Deed Book 11553, Page 195, ROHC. Tax Map No. 145D-T-004.01.

and as shown on the maps attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That Condition No. 4 of Ordinance No. 11363 shall be amended as follows:

- (1) Review: To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plan,

landscaping, and building elevations shall be reviewed by the Planning and Design studio. Historically or architecturally significant structures should be preserved;

- (2) **Setbacks and Street Frontage:** For commercial buildings a zero setback is required along a minimum of eight (80%) percent of all street frontage. To accommodate outdoor activities such as a park, plaza, or outdoor dining, up to a fifteen (15') foot setback may be permitted if an edge delineating the public and private space is provided. This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of brick, stucco, or stone walls (concrete block can only be used when faced with said materials), decorative metal fences, cast iron, or composite material, or landscaped hedges. Highway-style guard rails or security fencing (e.g. chain link) shall not be permitted;
- (3) **Building Facades and Access:** At least one pedestrian entrance shall be provided from the primary street. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor façade area for commercial buildings. Upper story windows for “new construction” shall have a vertical or square orientation, windows in existing structures shall be replaced with in kind windows. No security-type roll up metal doors shall be permitted to front streets other than interior block alleys. The height of new buildings shall be two (2) stories minimum and six (6) stories maximum; and
- (4) **Placement of equipment:**
 - a) All dumpsters and mechanical equipment shall be screened from all public rights-of-way in accordance with the following: Screening shall be a minimum six (6') feet in height and at least twelve (12") inches taller than the equipment;
 - b) All four (4) sides of the dumpster shall be screened; and
 - c) Screening should consist of opaque, solid, structure screen (fence or wall), including gate. No chain link fence shall be permitted.


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: August 18, 2020



CHAIRPERSON

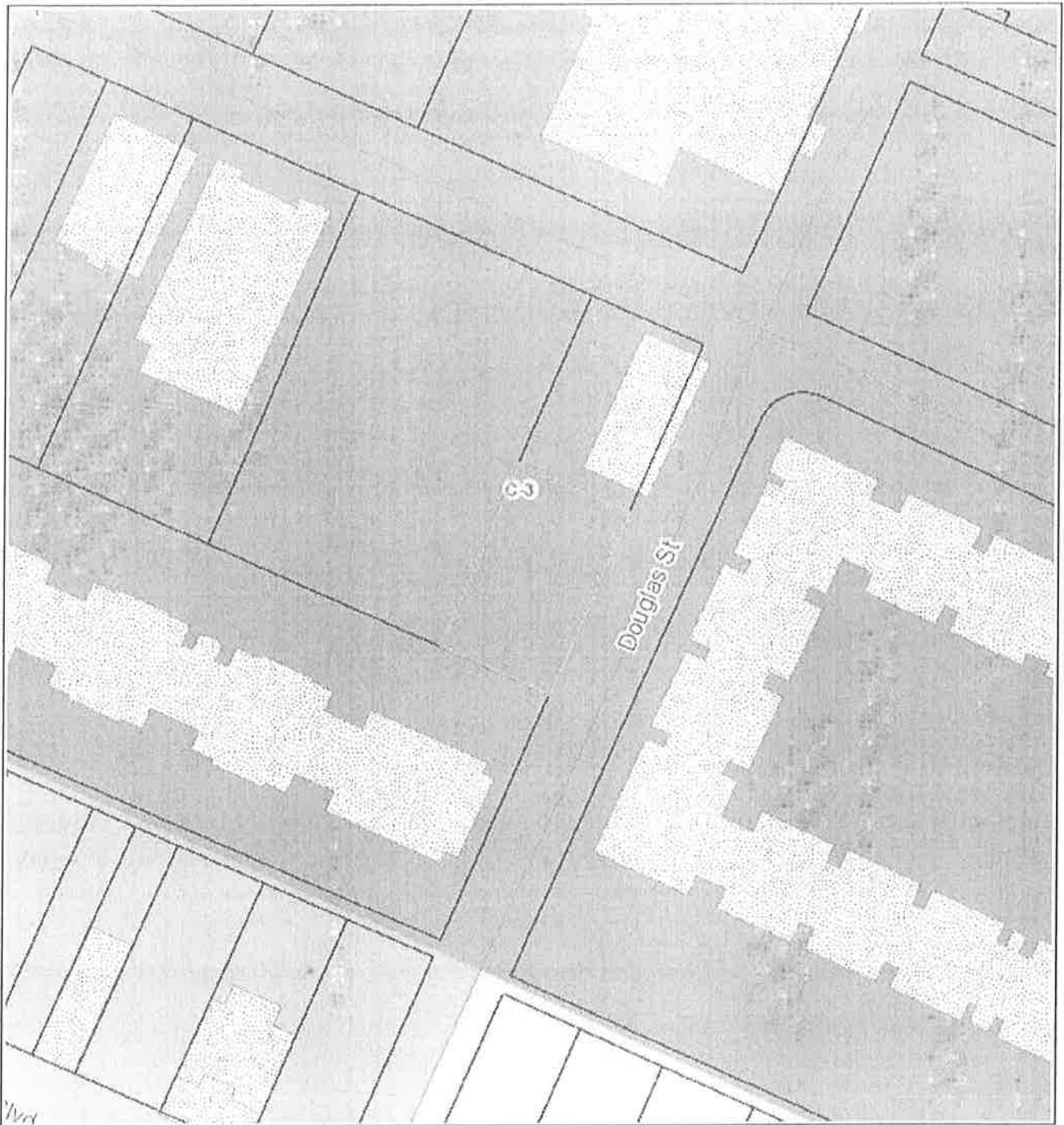
APPROVED: ✓ DISAPPROVED:



MAYOR

/mem

2020-0079 Lift Conditions



2020-0079 Lift Conditions

