

First Reading: December 10, 2024
Second Reading: December 17, 2024

ORDINANCE NO. 14181

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, THE NEW ZONING ORDINANCE AS
ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024.

WHEREAS, the City of Chattanooga adopted a new zoning ordinance, Ordinance No. 14137, on July 23, 2024; and

WHEREAS, the new zoning ordinance is not effective until November 20, 2024, but amendments have been identified; and

WHEREAS, these amendments are to the new Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance and not the currently active Chapter 38, Zoning Ordinance; and

WHEREAS, previously amendments were reviewed and acted on by the Regional Planning Commission in October 2024 that addressed streamline processes, promoted objective standards, clarified permitted land uses, removed zone references and language that was modified during the development and adoption process, and added new standards as requested by Chattanooga City Council; and

WHEREAS, these amendments are intended to reduce conflicts with prior zoning during the equivalency mapping process and add clarification regarding protected zones for the Form-based Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,
TENNESSEE:

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, be amended as follows:

Amend ARTICLE II. DEFINITIONS & RULES OF MEASUREMENT, Section 38.8. General Abbreviations by adding the following:

DU is an abbreviation for “dwelling unit”.

Amend ARTICLE II. DEFINITIONS & RULES OF MEASUREMENT, Section 38.9. General Definitions by adding the following:

Protected Zone: As relates to the Downtown Form-based Code, includes the following zones: A-1, RN-1-3, RN-1-5, RN-1-6, RN-1-7.5, RN-2 and RD.

Amend ARTICLE IX. USES, Section 38-41 Use Matrix, Table 38-41.1: Use Matrix as follows:

1. Add "Children's Home" as a permitted (P) use in the RN-1-7.5 Zone
2. Add "Children's Home" as a permitted (P) use in the RN-1-5 Zone
3. Add "Children's Home" as a permitted (P) use in the INST Zone


Amend ARTICLE XII. OFF-STREET PARKING & LOADING., Section 38-54. – Required Parking Flexibilities, Exemptions and Reductions by inserting the following:

(2) Properties zoned C-3 Central Business Zone prior to the effective date of the Official Zoning Map of the Chattanooga Zoning Ordinance adopted July 23, 2024, unless zoning conditions were placed on the property at the time of rezoning.

Amend ARTICLE IV. RESIDENTIAL ZONES, Section 38-16. Residential Zone Dimensional Standards, Table 38-16.2: Residential Zones Dimensional Standards- Lot Standards by changing the Minimum Lot Width of TRN-3, SU to 25'.

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: December 17, 2024



CHAIRPERSON
APPROVED: ☒ DISAPPROVED: ☐



MAYOR

/mem