

First Reading: October 10, 2017
Second Reading: October 17, 2017

ORDINANCE NO. 13235

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE XVI, DIVISION 7, URBAN EDGE, SECTION 38-727, E-RD, RESIDENTIAL DETACHED ZONE TO ADD A DESIGNATION OF RD-3 TO THE LIST OF E-RD ZONES AND AMEND HEIGHT AND MASS REGULATION.

WHEREAS, the Regional Planning Staff determined an additional designation was needed under the E-RD Residential Detached Zone to allow a housing typology not included by-right in the existing zone; and

WHEREAS, the Urban Edge context area is meant to provide zones and regulations which reflect the unique context of the area; and

WHEREAS, the current E-RD Residential Detached Zone includes a two (2) story cap, with the ability to increase the height to three (3) stories through the Form Based Code Committee. There is no designation for a three (3) story by-right dwelling in the E-RD Residential Detached Zone. There is no designation which allows for the potential of a four (4) story dwelling in the E-RD Residential Detached Zone; and

WHEREAS, City Council granted a rezoning to E-RD-3 on July 19th, 2016 in Ordinance #13079 illustrating a need for this designation within the Form Based Code; and

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Article XVI, Form Based Code, Division 7, Urban Edge, Section 38-727(1) under E-RD Zones be amended to add E-RD Zones, E-RD-2, and E-RD-3.

SECTION 2. BE IT FURTHER ORDAINED, That Article XVI, Form Based Code, Division 7, Urban Edge, Section 38-727(5)(A) Height be amended by deleting same and substituting in lieu thereof the following:

(A) Height

E-RD-2	2 Stories/35' Max
E-RD-3	3 Stories/40' Max

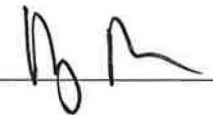
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: October 17, 2017



CHAIRPERSON

APPROVED: DISAPPROVED:


MAYOR

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