

First Reading: March 11, 2025
Second Reading: March 18, 2025

ORDINANCE NO. 14208

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE IX, SECTION 38-41, USE MATRIX TO ADD MULTI-UNIT DEVELOPMENTS TO THE MULTI-UNIT DWELLING USE, AND TO AMEND ARTICLE IX, SECTION 38-45, USE DEFINITIONS TO AMEND MULTI-UNIT DWELLING DEFINITION, TO ADD MULTI-UNIT DEVELOPMENTS.

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

WHEREAS, the new zoning ordinance is now effective as of December 18, 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, previously amendments were reviewed and acted on by the Regional Planning Commission in November 2024 that addressed added a definition of protected zones as it related to Form Based Codes, added Children's Home as a permitted use in the Institutional Zone, RN-1-5 and the RN-1-7.5 Zones, changed the minimum lot width for single-unit dwellings in the TRN-3 Zone, and provided parking flexibility and exemptions for properties zoned C-3 prior to the effective date of the Official Zoning Map; and,

WHEREAS, there has been a need identified to clarify and add to the current definition of dwelling-multi-unit to permit a different forms of dwelling-multi-unit when located on one lot and not located in one structure as the present definition is defined; and

WHEREAS, the intent of this amendment is to clarify that multi-unit dwellings or structures, including various housing types of more than one unit when located on one lot are considered to be multi-unit developments.

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

SECTION 1. That Chattanooga City Code, Part II, Chapter 38, Section 38-41, be amended as follows:

Amend ARTICLE IX. USES, Section 38-41. Use Matrix, Dwelling-Multi-Unit to change it as follows:

Dwelling – Multi-Unit/Multi-Unit Developments

SECTION 2. That Chattanooga City Code, Part II, Chapter 38, Section 38-45, be amended as follows:

Amend ARTICLE IX. USES, Section 38-45 Use Definitions to delete in its entirety Dwelling – Multi Unit and replace with the following:

Dwelling – Multi-Unit: A Structure containing five or more dwelling units within a single-building where the units are accessed by one or more common entryways. However, ground floor units may be accessed by individual entry ways. See also Multi-Unit Developments.

Amend ARTICLE IX. USES, Section 38-45 Use Definitions by adding the following new definition:

Multi-Unit Developments: A multi-unit development is a property that has more than one dwelling unit, such as single-unit dwellings, two-unit, three-unit, four-unit, and multi-unit dwellings built on a single lot with no individual lot lines present. A multi-unit development can include various housing options/types on the one lot.

Amend ARTICLE IX. USES, Section 38-45 Use Definitions by adding the following new definition:

Horizontal Property Regime: See Horizontal Property Act.

Amend ARTICLE IX. USES, Section 38-45 Use Definitions to add the following as a definition:

Horizontal Property Act: See Tennessee Code Annotated Title 66, Chapter 27 Horizontal Property Act.

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: March 18, 2025



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

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