

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,  
CHAPTER 38 ZONING ORDINANCE, ARTICLE IV GENERAL  
REGULATIONS, SECTION 38-25 TO ESTABLISH EXCEPTIONS FOR  
ANNEXED LOTS NOT FRONTING PUBLIC STREETS**

**WHEREAS**, Article IV, Section 38-25 requires that every residential building erected, reconstructed or structurally altered shall be located on a lot fronting a street; and

**WHEREAS**, There are recorded residential lots within the City of Chattanooga that do not front a street; and

**WHEREAS**, There recorded residential-zoned lots within the City of Chattanooga that do not front a street cannot be issued a building permit; and

**WHEREAS**, There is no current process by which annexed recorded residential-zoned lots without street frontage can be considered for development.

**NOW THEREFORE, BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on June 9, 2014, does hereby recommend to the Chattanooga City Council that the Chattanooga Zoning Ordinance be amended as follows:

Section 38-25. Lots to front street; exceptions. Delete in its entirety and substitute in lieu thereof the following:

**Sec. 38-25. Lots to front street; exceptions**

Residential

Every residential building hereafter erected, reconstructed or structurally altered shall be located on a lot fronting a public street, except for any recorded lot that is currently 5-acres or larger in size and was 5-acres or larger in size at the time it was annexed into the City of Chattanooga and has a recorded access easement that is at least 15 feet wide for each lot it serves but not required to exceed 50 feet.

The Board of Zoning Appeals may grant a variance to this requirement if the following two conditions apply:

- The recorded lot was smaller than 5 acres at the time it was annexed into the City of Chattanooga.
- The recorded lot has a recorded access easement that is at least 15 feet wide for each lot it serves but not required to exceed 50 feet.

Non-Residential

Every non-residential building and/or structure hereafter erected, reconstructed or structurally altered shall be located on a lot fronting a public street or a permanent recorded easement approved by the City of Chattanooga Transportation Department.

Respectfully submitted

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John Bridger, Secretary

Date of Adoption: June 9, 2014

JB: GH