

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,  
PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE II, DEFINITIONS, ARTICLE IV,  
GENERAL REGULATIONS, AND ARTICLE V ZONE REGULATIONS  
RELATIVE TO SHORT TERM VACATION RENTALS**

WHEREAS, the current zoning ordinance only permits Short Term Vacation Rentals in R-3 and R-4 zones, and

WHEREAS, the Regional Planning Agency has received several rezoning requests to permit a Short Term Vacation Rental where the proposed use was not a concern, but the R-3/R-4 zone did receive opposition

WHEREAS, the following amendment allows for Short Term Vacation Rentals to be allowed in any zoning district that permits residential uses, provided they receive a certificate from the Land Development Office that complies with the standards and procedures established in Chapter 11 of the City Code.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on August 8, 2016 does hereby recommend to the Chattanooga City Council that the following sections be amended as follows:

SECTION 1. that Chattanooga City Code, Chapter 38, Article II, be amended by deleting the current definition for Short Term Vacation Rental and replacing it in lieu thereof the following new definitions and provisions:

**Sec. 38-2. - Definitions; use of words and terms.**

*“Short-Term Vacation Rental”*: Any house or other structure containing no more than nine (9) bedrooms within permissible zones which is used, advertised or held out to the public in part or its entirety to be a place where sleeping accommodations are supplied for pay and such accommodations are provided on a daily or weekly basis for not more than thirty (30) days for overnight stay. For the purposes of this definition, any short-term vacation rental on a site located in the R-1 Residential Zone, shall contain no more than five (5) bedrooms, and shall exclude hotels, rooming houses, bed and breakfast, and boarding houses, or other licensed dwelling units for rent or lease, as defined in Section 21-67 and/or Section 11-186 and/or Section 38-2 of the City Code.

SECTION 2. that Chattanooga City Code, Chapter 38, Article III, be amended by adding the following new section:

**Sec. 38-36. Short Term Vacation Rentals.**

Unless expressly prohibited in the Zoning Regulations provided in this Chapter, Short-Term Vacation Rentals shall be permitted in any zones allowing residential use.

SECTION 3. that Chattanooga City Code, Chapter 38, Article V, Division 8, Section 38-111 be amended by deleting “(14) Short Term Vacation Rental” from the list of permitted uses for the R-3 zone.

SECTION 4: that Chattanooga City Code, Chapter 38, Article V, Division 9, Section 38-121 be amended by deleting “(20) Short Term Vacation Rental” from the list of permitted uses.