

**A RESOLUTION TO AMEND THE HAMILTON COUNTY ZONING REGULATIONS,  
ARTICLE IV, SECTION 200 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, RELATIVE TO  
SIDE BUILDING SETBACKS**

**WHEREAS**, the Home Builders Association of Greater Chattanooga brought the following to the attention of the Chattanooga-Hamilton County Regional Planning Commission; and

**WHEREAS**, the current side yard setback in the R-1 Single-Family Residential District is ten (10) feet; and

**WHEREAS**, the current minimum lot width in the R-1 Single-Family Residential District is sixty (60) feet, leaving forty (40) feet for the construction of a new residence; and

**WHEREAS**, reducing the side yard building setback would allow more flexibility in house placement on the lot; and

**WHEREAS**, the current Planned Unit Development (PUD) Special Permit already allows such development; and

**WHEREAS**, the Chattanooga-Hamilton County Regional Planning Commission requested the staff of the Regional Planning Agency to review and report on the proposed amendment.

**NOW THEREFORE, BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on October 10, 2016 does hereby recommend to the Hamilton County Commission that the Hamilton County Zoning Regulations be amended as follows:

**AMEND Article IV, Section 200, R-1 Single-Family Residential District**, by removing **Section 202 D Side Yard** in its entirety and substituting lieu thereof in the following:

(D) Side Yard:

1. There shall be a side yard on each side of the building of not less than ten (10) feet.
2. For lot frontages 75 feet or less within new subdivisions with new streets recorded after January 1, 2017, the minimum side yard setback shall be five (5) feet.
3. For corner lot side yard requirements, see Article VI, Section 103.
4. Churches, schools, or other permitted uses and their accessory structures, other than dwellings, there shall be a side yard of not less than twenty-five (25) feet.

Respectfully submitted,

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John Bridger, Secretary

Date of Adoption: October 10, 2016

JB:GH:sh

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