

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II,  
CHAPTER 38 ZONING ORDINANCE, ARTICLE VIII BOARD OF APPEALS  
FOR VARIANCES AND SPECIAL PERMITS, SECTION 38-568 TO ADD  
BOARDING HOUSES WITHIN THE FORM-BASED CODE AREA TO THE  
BOARD'S POWER TO GRANT SPECIAL EXCEPTIONS.**

**WHEREAS**, the Downtown Chattanooga Form-Based Code was adopted by the Chattanooga City Council on June 21, 2016; and

**WHEREAS**, the Form-Based Code lists Boarding Houses as requiring a Special Exception from the Board of Zoning Appeals; and

**WHEREAS**, the Board of Zoning Appeals routinely reviews requests for Special Exceptions to the zoning regulations; and

**WHEREAS**, boarding houses are not listed in Section 38-568 of the Chattanooga Zoning Ordinance as a specific use which the Board is empowered to hear.

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

**Amend Article VIII Board of Appeals Variances and Special Permits by adding item (24) to Section 38-568 to read as follows:**

(24) Boarding Houses in the Form-Based Code zones, where allowed.

Respectfully submitted,

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John Bridger, Secretary

Date of Adoption: October 10, 2016

JB: KH