

**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 OFF-
STREET PARKING IN 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 requires a Special Exception from the Board of Appeals for "remote (off-site) parking lots" in all Civic zones; and

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

WHEREAS, Form-Based Code zones are not listed in Section 38-568 (7) of the Chattanooga Zoning Ordinance as zones that require a Special Exception permit for off-street parking lots.

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 deleting Section 38-568 (7) in its entirety and replace with the following:

(7) **For off-street parking on lots** in the R-1, R-2, R-3MD, R-3, and R-5 Residential Zones when such lots are adjacent to the R-4, O-1, C-1, C-2, C-4, C-5, C-6, M-1, M-2, or M-3 Zones, **or for any CIV (Civic) Zones in the Form-Based Code area**, provided that plans for such off-street parking, approved by the City Engineer and Traffic Engineer, are filed with an application for such permits. Such plans shall also provide for the paving of all driveways and parking areas and adequate drainage of the lots.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: October 10, 2016

JB: KH