

**A RESOLUTION TO AMEND THE HAMILTON COUNTY ZONING REGULATIONS, ARTICLE II, DEFINITIONS AND ARTICLE IV, RT-1 RESIDENTIAL TOWNHOUSE DISTRICT AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE DISTRICT REGARDING TOWNHOUSES**

**WHEREAS**, current regulations prohibit two (2) unit townhouses from being adjacent to existing single-family detached dwellings; and

**WHEREAS**, an adequate landscape buffer would help to soften the placement of 2-unit townhouses adjacent to existing single-family detached dwellings; and

**WHEREAS**, current regulations prohibiting two (2) unit townhouses from being adjacent to single-family detached dwellings should not apply if the single-family detached dwelling and the 2-unit townhouse are within the same development.

**NOW THEREFORE, BE IT RESOLVED**, that the Chattanooga-Hamilton County Regional Planning Commission on November 8, 2010, does hereby recommend to the Hamilton County Commission that the Hamilton County Zoning Regulations be amended as follows:

**In Article II, Definitions; delete the definition of Townhouse in its entirety and substitute in lieu thereof the following:**

*Townhouse:* A townhouse is a single-family dwelling unit attached by fireproof common walls to other similar type units, each unit having an open space for light, air, and access in the front and rear. There shall be not less than three (3) nor more than twelve (12) such units connected together.

A two (2) unit townhouse may be permitted if it is part of a townhouse-only or mixed-residential development that consists predominantly of townhouses with three (3) or more units. The two-unit townhouses should be sited to the interior of a development and shall not be placed adjacent to any existing single-family detached dwelling unless landscaping is provided as required by the Landscaping Regulations, or Type B landscaping is provided, or if the existing single-family dwelling and the two-unit townhouse are part of the same development. Two-unit townhouses shall not have frontage on an exterior public street or have a rear or side property line abutting an exterior public street. This does not apply to existing duplexes being converted into two (2) unit townhouses for subdivision in fee simple purposes.

**In Article IV, Section 302(A), RT-1 Residential Townhouse District, Permitted Uses; delete subsection (2) in its entirety and substitute in lieu thereof the following:**

(2) Townhouses (see Article II, Definition)

**In Article IV, Section 402 (A) R-T/Z Residential Townhouse/Zero Lot Line District, Permitted Uses; delete subsection (2) in its entirety and substitute in lieu thereof the following:**

(2) Townhouses (see Article II, Definition)

Respectfully submitted,

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Karen Rennich, Secretary

Date of Adoption: November 8, 2010

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