

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,
PART II, CHAPTER 38 ZONING, ARTICLE V, DIVISION 1 R-1 RESIDENTIAL ZONE,
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 Residential Zone is ten (10) feet; and

WHEREAS, the current minimum lot width in the R-1 Residential Zone 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 Chattanooga City Council that the City of Chattanooga Zoning Ordinance be amended as follows:

AMEND Article V, Division 1, R-1 Residential Zone, by removing **Section 38-44(3)** in its entirety and substituting in lieu thereof the following:

3) Side Setback:

- a. There shall be a side yard on each side of the building of not less than ten (10) feet.
- b. 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.
- c. For corner lot side yard requirements, see Article VI, Section 38-509.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: October 10, 2016
JB:GH:sh

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