

CHATTOOGA COUNTY ORDINANCE FOR SUBDIVISION  
DEVELOPMENTS, MULTI-FAMILY DEVELOPMENTS AND COMMERCIAL  
DEVELOPMENTS

TABLE OF CONTENTS

ARTICLE I. IN GENERAL

SECTION 1. GENERAL	1
SECTION 2. SHORT TITLE	1
SECTION 3. JURISDICTION	1
SECTION 4. CONTENT	1
SECTION 5. PURPOSE	1 - 2
SECTION 6. SCOPE; APPLICABILITY OF REGULATION	2 - 3
SECTION 7. RESERVED	3
SECTION 8. ADMINISTRATION	3
SECTION 9. DEFINITIONS	3 - 9
SECTIONS 10 - 34. RESERVED	9

ARTICLE II. ENFORCEMENT OF ORDINANCE AND PENALTIES FOR VIOLATION

SECTION 35. VIOLATIONS	10
SECTION 36. ENFORCEMENT	10-11
SECTION 37. INSPECTION	11
SECTION 38. SEVERABILITY	11
SECTION 39. LIABILITY	11
SECTION 40. REMEDIES	11-12
SECTIONS 41 - 58. RESERVED	12

ARTICLE III. SUBDIVISION DEVELOPMENT

SECTION 59. CLASSES OF SUBDIVISIONS	12
SECTION 60. CLASS I SUBDIVISION	12
SECTION 61. CLASS II SUBDIVISION	12
SECTION 62. CLASS III SUBDIVISION	12
SECTION 63. CLASS IV SUBDIVISION	12-13
SECTIONS 64 – 68. RESERVED	13
SECTION 69. GENERAL SUBDIVISION DEVELOPMENT REQUIREMENTS	13
SECTION 70. SUBDIVISION DEVELOPMENT REQUIREMENTS	13-14
SECTION 71. REQUIREMENTS FOR SPLITTING PARCELS/SUBDIVISION DEVELOP	14
SECTIONS 72 – 98. RESERVED	14

ARTICLE IV. PLATTING JURISDICTION

SECTION 99. AUTHORITY	15
SECTION 100. PENALTIES FOR TRANSFERRING LOTS OF UNAPPROVED SUBDIVIDE	15
SECTION 101. PLAT APPROVAL PROCEDURES	15
SECTION 102. ACCEPTANCE OF APPROVEMENTS IN AND REQUIREMENTS TO UNAPPROVED STREETS	15
SECTIONS 103 – 164. RESERVED	15
SECTION 165. RECORDING	16
SECTION 166. INSPECTION	16 -18
SECTIONS 167 – 184. RESERVED	18

**ARTICLE V. GENERAL DESIGN AND OTHER REQUIREMENTS**

<b>SECTION 185. APPLICATION</b>	<b>18</b>
<b>SECTION 186. SUITABILITY OF THE LAND</b>	<b>18</b>
<b>SECTION 187. NAME OF SUBDIVISION</b>	<b>18</b>
<b>SECTION 188. ACCESS</b>	<b>19</b>
<b>SECTION 189. CONFORMANCE TO ADOPTED COUNTY PLANS</b>	<b>19</b>
<b>SECTION 190. LARGE SCALE DEVELOPMENTS/REGIONAL IMPACTS</b>	<b>19</b>
<b>SECTION 191. EASEMENTS</b>	<b>19-20</b>
<b>SECTION 192. RESERVED</b>	<b>19</b>
<b>SECTION 193. COMMUNITY ASSETS</b>	<b>20</b>
<b>SECTION 194. RESPONSIBILITY FOR PRIVATELY MAINTAINED ROADS</b>	<b>20</b>
<b>SECTION 195. SCHOOL BUS, MAIL/PARCEL DELIVERY AND EMERGENCY SERVICE</b>	<b>20-21</b>
<b>SECTIONS 196 – 213. RESERVED</b>	<b>21</b>

**ARTICLE VI. REQUIREMENTS FOR STREETS AND RIGHTS-OF-WAY**

<b>SECTION 214. CONTINUATION OF EXISTING STREETS</b>	<b>21</b>
<b>SECTION 215. STREET NAMES</b>	<b>21</b>
<b>SECTION 216. STREET JOGS</b>	<b>22</b>
<b>SECTION 217. CUL-DE-SAC OR DEAD-END STREETS</b>	<b>22</b>
<b>SECTION 218. DEVELOPMENT ALONG MAJOR THOROUGHFARES, LIMITED ACCESS HIGHWAYS</b>	<b>22</b>
<b>SECTION 219. ALLEYS</b>	<b>22</b>
<b>SECTION 220. STREET RIGHT-OF-WAY WIDTHS</b>	<b>22-23</b>
<b>SECTION 221. ADDITIONAL WIDTHS ON EXISTING STREETS</b>	<b>23</b>
<b>SECTION 222. REQUIREMENTS FOR ROADS TO BE DEDICATED TO THE COUNTY</b>	<b>23-24</b>

<u>SECTION 223. HORIZONTAL AND VERTICAL DESIGN OF ROADWAYS</u>	<u>24</u>
<u>SECTION 224. INTERSECTIONS</u>	<u>24-25</u>
<u>SECTION 225. RESERVED</u>	<u>25</u>
<u>SECTION 226. GENERAL REQUIREMENTS FOR ROAD CONSTRUCTION</u>	<u>25</u>
<u>SECTION 227 -247. RESERVED</u>	<u>25</u>

**ARTICLE VII. DESIGN STANDARDS FOR BLOCKS AND LOTS**

<u>SECTION 248. RESIDENTIAL BLOCK LENGTHS AND WIDTHS</u>	<u>25-26</u>
<u>SECTION 249. LOT SIZES AND PROPORTIONS</u>	<u>26</u>
<u>SECTION 250. ADEQUATE BUILDING SITES</u>	<u>26</u>
<u>SECTION 251. LOT LINE ARRANGEMENTS</u>	<u>26</u>
<u>SECTION 252. PANHANDLE OR FLAG LOTS</u>	<u>26</u>
<u>SECTION 253. BUILDING SETBACK LINES</u>	<u>26-27</u>
<u>SECTION 254. DOUBLE FRONTAGE LOTS</u>	<u>27</u>
<u>SECTIONS 255 – 271. RESERVED</u>	<u>27</u>

**ARTICLE VIII. REQUIRED IMPROVEMENTS**

<u>SECTION 272. PERFORMANCE AND SPECIFICATIONS</u>	<u>27</u>
<u>SECTION 273. MARKING OF LOTS</u>	<u>27-28</u>
<u>SECTION 274. STORM DRAINAGE</u>	<u>28</u>
<u>SECTION 275. DESIGN POLICY</u>	<u>28-29</u>
<u>SECTION 276. STORM DRAINAGE PLAN</u>	<u>29-30</u>
<u>SECTION 277. INSTALLATION OF UTILITIES</u>	<u>30</u>
<u>SECTION 278. WATER SUPPLY SYSTEM</u>	<u>30-31</u>

SECTION 279. RESERVED	31
SECTION 280. PLACEMENT OF FIRE HYDRANTS AND VALVES	31
SECTION 281. SANITARY SEWERAGE PLAN	31-33
SECTION 282. STREET CONSTRUCTION	34
SECTION 283. STREET IMPROVEMENTS	34
SECTION 284. NEWLY CONSTRUCTED ROAD ACCEPTANCE PROCEDURES	35
SECTION 285. PRIVATELY MAINTAINED ROADS	35
SECTIONS 286-303. RESERVED	35

**ARTICLE IX. COMMERCIAL DEVELOPMENT REQUIREMENTS**

SECTION 304. AREA OF APPLICABILITY	35
SECTION 305. PROHIBITS ENCROACHMENTS ON COUNTY RIGHT-OF-WAY OR EASEMENTS	36
SECTION 306. PARKING LOT LIGHTING	36
SECTION 307. HANDICAP REQUIREMENTS GENERALLY	36
SECTIONS 308-352 RESERVED	36

**ARTICLE X. VARIANCES**

SECTION 353. PURPOSE	37
SECTION 354. CONDITIONS	37
SECTION 355. CRITERIA FOR GRANTING	37
SECTION 356. ROAD AND STREET REQUIREMENTS	37-38
SECTION 357. PROCEDURES	38
SECTION 358. COMPLIANCE WITH CONDITIONS ATTACHED TO APPROVAL	38
SECTION 359. VESTED INTEREST IN APPROVED VARIANCES	38

SECTION 360. INVESTIGATION AND REPORTS	38
SECTION 361. REVOCATION	38
SECTION 362. LIMITATIONS OF REAPPLICATION	38
SECTIONS 363-445. RESERVED	39

**ARTICLE XI. MISCELLANEOUS PROVISIONS**

SECTION 446. ADMINISTRATION BY PLANNING COMMISSION; APPEALS	39
SECTION 447. LIABILITY	39
SECTIONS 448-498. RESERVED	39

**ARTICLE XII. REMEDIES**

SECTION 499. RIGHT TO LEGAL PROCEEDINGS	39-40
SECTIONS 500-566. RESERVED	40

**ARTICLE XII MULTI FAMILY DEVELOPMENTS**

SECTION 567. JURISDICTION	40
SECTION 568. RESERVED	40
SECTION 569. REQUIREMENTS	40
SECTION 570. DEVELOPMENT STANDARDS	40-41
SECTION 571. PROCEDURES	42
SECTION 572. APPLICATION	42
SECTION 573. FEES	42
SECTION 574. DURATION OF ACTION	42
SECTION 575-579. RESERVED	42

ARTICLE XIV. PLANNING COMMISSION

SECTION 580. CREATED	43
SECTION 581. TERMS OF OFFICE; VACANCIES; COMPENSATION	43
SECTION 582. ORGANIZATION; RULES; STAFF; FINANCES	43-44
SECTION 583. POWERS AND DUTIES	44
SECTION 584. OFFICIAL NAME	44
SECTION 585. OFFICERS	44
SECTION 586. CHAIR	44
SECTION 587. VICE-CHAIR	44
SECTION 588. SECRETARY	44-45
SECTION 589. MEETINGS	45
SECTION 590. QUORUM	45
SECTION 591. ORDER OF BUSINESS	45
SECTION 592. COMMISSION BYLAWS	45
SECTION 593. CANCELLATION OF MEETINGS	45