

ORDINANCE 13-33

AN ORDINANCE TO AMEND ORDINANCE 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE BY AMENDING ARTICLES III (3) and VIII (8).

BE IT ORDAINED BY THE CITY OF SPRING HILL:

WHEREAS, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and the general laws of the State of Tennessee, have right to enact an amend the Spring Hill Zoning Ordinance 86-47.Said amendments being within the adopted Comprehensive Plan purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Spring Hill Municipal Planning Commission has created a precedent of guiding such land uses to areas of less impact creating a better harmony of land uses for the community ; and

WHEREAS, the Spring Hill Municipal Planning Commission has recommended to the Board of Mayor and Aldermen on the 9th of December 2013 to amend Zoning Ordinance 86-47 of the City of Spring Hill, as hereafter described;

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND
ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE.**

Section 1. That Articles III (3) and VIII (8) of Zoning Ordinance 86-47 of the City of Spring Hill is hereby amended as follows:

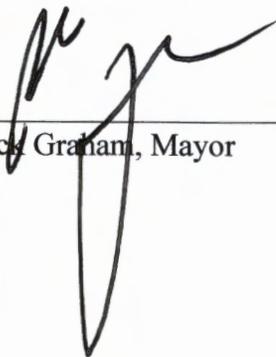
That Article III (3) Definitions be amended by adding “Automobile Sales and Service”, and “Automobile restoration”, attached hereto as Exhibit “A”.

That Article VIII (8) Section 1 Provisions Governing Industrial Districts M-1 Industrial Light be amended by adding “1.1.(19) Automobile restoration” as permitted uses.

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith, be and same hereby, are repealed or modified as the case may be.

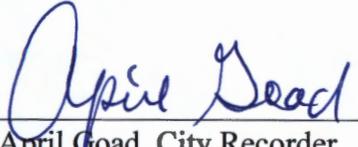
BE IT FURTHER ENACTED, that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill,
Tennessee on the 21st day of January, 2014.**



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

EXHIBIT "A"

ARTICLE III

DEFINITIONS (Chg by Ord 13-11)

Except where definitions are specifically included in various articles and sections, words in the text or tables of this ordinance shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail. In any case, the Building Official and the Board of Zoning Appeals shall have the right to interpret the definition of any word.

Accessory - An activity or structure that is customarily associated with and is appropriately incidental and subordinate to the principal activity and/or structure and located on the same lot.

Addition (to an existing building): - Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter load-bearing walls is new construction. The placement of a single-wide, double-wide, or triple-wide mobile home adjacent to an existing building with a connecting roof or other covering between the existing building and the single-wide, double-wide, or triple-wide mobile home is not an addition and shall be prohibited. Seventy-five (75) percent of the addition must be constructed on-site.

Alley - A public way intended to provide only secondary vehicular access to abutting properties.

Automobile sales and service - The principal activity of sales, general maintenance and/or servicing of vehicles such as sales with or without incidental vehicle restoration services, rental or leasing facilities also lubrication, tires sales and mounting, and alignment shops.

Commented [Staff1]:
Define the use and give examples

Automobile restoration - The principal activity of returning motor vehicles to a former condition and/or removing, installing or painting a vehicle structure. The activity includes such uses as vehicle painting facilities and vehicle body shops.

Commented [Staff2]:
Add Automobile restoration definition and use examples

Buffer Yard - a unit of open space improved with screening and/or landscaping materials used to increase compatibility between commercial or industrial districts adjacent to any residential district, or residential developments of differing densities and/or intensities which may or may not be greater than the required yard areas for the zoning district. (Changed by Ord. 07-30.)

Building - Any structure constructed or used for residence, business, industry or other public and private purposes, or accessory thereto, and including signs, tents, mobile homes and similar structures whether stationary or movable.

Building Setback Line - A line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise noted.

Building Setback Line (Front) - A line delineating the minimum allowable distance between the street right-of-way, or if an official future street right-of-way has been established, from the future street right-of-way line, and the future building on a lot. The front setback line extends the full width of the lot and is parallel to or concentric with the street right-of-way.

- 1.1(7) Conference centers with attendant lodging facilities for students enrolled in and instructors employed by educational and research institutions and for visitors to such facilities and to the Town of Spring Hill.
- 1.1(8) Accessory uses or structures customarily incidental to any of the above permitted uses 1.1(1) to 1.1(7), such as services for employees or students and other persons, customarily associated with the permitted uses. Examples of such accessory uses are: coffee shops, restaurants, barber shops, tobacco shops and landscaped parking areas.
- 1.1(9) Enclosed industrial uses such as the manufacture and/or cleaning of textiles and apparel, fabrication and assembly of small machinery and parts, accessories and equipment for transportation equipment including automobiles, and other products of metal, wood or other materials, baker, carpenter's shop, machine shop, printing, bottling works, and similar uses.
- 1.1(10) Enclosed wholesaling, warehousing and storage uses, truck terminals and public uses necessary to service the area.
- 1.1(11) Animal hospitals.
- 1.1(12) Electrical switching or transforming stations.
- 1.1(13) Ice manufacture or cold storage.
- 1.1(14) Enclosed wholesale food market.
- 1.1(15) Cellular telephone towers or structures.
- 1.1(16) Pet kennels; boarding and grooming facilities; and similar uses, as determined by the planning commission.
- 1.1(17) Accessory uses or structures customarily incidental to permitted uses 1.1(9) to 1.1(16).

1.1(18) Automobile restoration

Commented [Staff3]:
Add to Permitted Uses

1.3 Uses Prohibited.

Uses not specifically permitted.

1.4 Lot Area, Lot Width, Yards and Building Area.

1.4(1) Lot Area.

The minimum lot area shall be ten thousand (10,000) square feet.

1.4(2) Lot Width.

The minimum lot width at the building shall be fifty (50) feet.