

**ORDINANCE NO. 05-15**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF  
SPRING HILL, TENNESSEE**

**WHEREAS**, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and general laws of the State of Tennessee, enact and amend zoning ordinance regulations in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community.

**WHEREAS**, the Spring Hill Planning Commission has recommended to the Board of Mayor and Aldermen that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended as hereafter described;

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

**Section 1.** That Article X, Section 3 (Residential Planned Unit Development) of the Zoning Ordinance of the City of Spring Hill is amended to read as follows: Add the following sections and language:

Content of Preliminary Approval

2.3(2.1) (h) Amenities and open space.

3.5 Density Permitted

3.5 (1.3) Any portion of the site utilized for detention or retention, drainage swales and ditches, wetlands or other unusable land.

3.6 Open Space Requirements

Within any development approved under the provisions of this section, Open space shall be provided which is usable land to the Residential PUD development residents for recreational or passive use and adequate to: (see original section for details)

3.7 Lot Size and Coverage

The lot size for all single family detached residential structures shall be a minimum of 8,000 square feet.

3.9 Setback requirement

Minimum distance between the structure and side lot line.....10 feet

3.11 Amenities

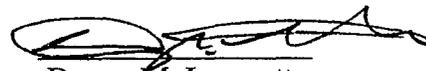
All Residential PUD developments shall contain an amenities package consisting of features that allow recreation and other activities for the residents of that development. Amenity features shall be of a type such as greenway trails, playgrounds with permanent equipment, clubhouse, swimming pools, soccer fields and ball fields. The amenity features shall be presented with the Application for Preliminary Approval submitted as to allow proper review by the Planning Commission. Equipment listings, sizes, details and literature of these features shall be submitted as part of the Planning Commission review.

The amenities shall be required to be constructed and in place for use by the residents of the Residential PUD development at the point of 50% completion of the phase or section containing the proposed amenities. The 50% completion will be based on the number of dwelling units (houses, apartments, town homes, condominiums, etc) constructed in which a Certificate of Occupancy (CO) has been issued.

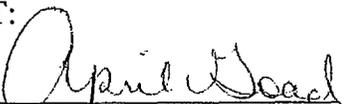
**BE IT FURTHER ENACTED**, that all ordinances or parts of ordinances in conflict herewith, be and the same hereby, are repealed or modified as the case may be.

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

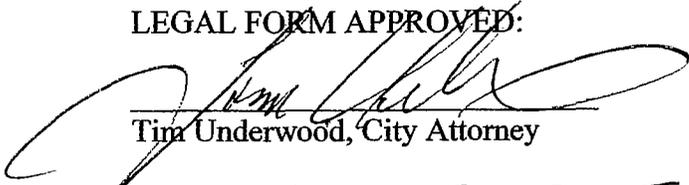
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of October, 2005.**

  
Danny M. Leverette,

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Tim Underwood, City Attorney

Passed on 1<sup>st</sup> Reading 9-19-05

Passed on 2<sup>nd</sup> Reading 10-17-05