

ORDINANCE NO. 00-13

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE, TO REQUIRE ADDITIONAL REGULATIONS WITH REGARD TO SITE PLAN SUBMISSION, LANDSCAPING REQUIREMENTS AND SIGN HEIGHTS

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.

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

- (1) That Article IV, Section 8 of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by deleting it in its entirety and replacing with the following:

Prior to the issuance of any building permit for a commercial or industrial use or activity, a site plan meeting the minimum requirements of this section shall have received the approval of the Planning Commission. In general, the site plan shall be sufficient to indicate the ultimate intended use and development of the property. The plan shall indicate:

- (a) The actual shape, location and dimensions of the lot.
- (b) The shape, size and location of all buildings or other structures to be erected, altered or moved, and of any building or other structure already on the lot.
- (c) The existing and intended use of the lot and of such structures upon it, including, for residential activities, the number of dwelling units the building is intended to accommodate.
- (d) Topographic features (contours not greater than five (5) foot intervals).
- (e) Location of all driveways and entrances.

- (f) Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities where five (5) or more accessory off-street parking spaces are to be provided.
- (g) Location of all accessory off-street loading berths.
- (h) Location of open space.
- (i) Proposed ground coverage, floor area and building heights.
- (j) Position of fences and walls (materials specified).
- (k) Position of screen planting (type of planting specified).
- (l) Location, type and size of proposed signs.
- (m) Proposed means of surface drainage.
- (n) Location of all easements and rights-of-way.
- (o) Location of areas subject to flooding.
- (p) Landscaping plans.
- (q) Architectural plans.
- (r) Any other information deemed necessary by the Planning Commission.

(2) That Article IV of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

18. Buffer Yards

A buffer yard is a unit of open space together with plantings, which may or may not be greater than the required yard areas for the district. Within all commercial or industrial districts adjacent to any residential district, buffer yards shall be required to separate certain activities from others in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and buildings or parking areas.

Any required buffer yard shall be of sufficient width to accommodate plant materials, which will provide effective visual screening. In no case shall a buffer yard be less than five (5) feet wide nor more than twenty five (25) feet wide.

Evergreen plant materials shall be planted in clusters as opposed to a single line in order to maximize chances of survival. Fences, walls and berms may also be utilized in the landscaping plan of the buffer yard. Buffer yards shall remain in the ownership of the lot owner and shall be adequately maintained by the owner.

Accessory parking is permitted within buffer yards outside the minimum required front or side yard area, provided that aisles and stalls are separated from the street right-of-way by a strip of land at least five (5) feet wide with landscaping or fencing sufficient to provide effective visual screening of the parking area. Buffer yards are not to be used for storage of any type.

Existing trees or hedgerows, which are proposed to be used to fulfill buffer requirements, shall be shown on the required site plan. Any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the Planning Commission, such material meets the requirements and achieves the objectives of this section.

- (3) That Article IV of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

19. Landscaping Requirements

Within any commercial or industrial district, all sites shall be developed with an area landscaped with trees, green shrubbery, grass, ground cover, vines or flowers as determined by the Planning Commission based on previously approved site plans. Such landscaped area shall be located on the site to provide the maximum visibility of the landscaping to surrounding properties and public streets.

Deciduous trees shall have a clear trunk of at least four (4) feet above the ground and a one and three-fourths (1 $\frac{3}{4}$) inch caliper six (6) inches above ground level at the time of planting. Evergreen trees shall be a minimum of six (6) feet high. The remaining area shall be landscaped with shrubs (at least eighteen (18) inches in height), ground cover or other planting materials.

Existing landscape material, which is proposed to be used to fulfill landscape requirements, shall be shown on the required site plan. Any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the Planning Commission, such material meets the requirements and achieves the objectives of this section.

- (4) That Article VII, Section 1, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

1.7(2.2) No sign shall be set closer to the ground that will inhibit the line of sight distances or reaches a height greater than twenty (20) feet, except those signs attached to buildings. If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height.

- (5) That Article VII, Section 1.8(5) and 1.9, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by deleting them in their entirety and renumbering Section 1.10 to 1.9.

- (6) That Article VII, Section 2, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

2.7(5) No sign shall be set closer to the ground that will inhibit the line of sight distances or reaches a height greater than twenty (20) feet, except those signs attached to buildings. If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height.

- (7) That Article VII, Section 3, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

3.7(5) No sign shall be set closer to the ground that will inhibit the line of sight distances or reaches a height greater than twenty (20) feet, except those signs attached to buildings. If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height.

- (8) That Article VII, Section 4, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

4.7(6) No sign shall be set closer to the ground that will inhibit the line of sight distances or reaches a height greater than twenty (20) feet, except those signs attached to buildings. If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height.

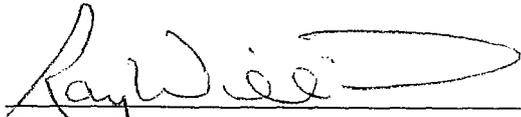
(9) That Article VIII, Section 1, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by adding the following:

1.7(2) No sign shall be set closer to the ground that will inhibit the line of sight distances or reaches a height greater than twenty (20) feet, except those signs attached to buildings. If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height.

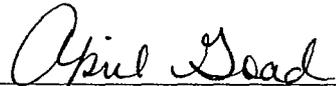
(10) That Article X of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended by deleting it in its entirety and renumbering the remaining Articles, with the Zoning Ordinance, in sequential order.

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

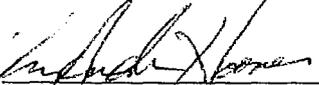
Passed and adopted by the Board of Mayor and Aldermen of the Town of Spring Hill, Tennessee on the 15th day May, 2000.


Ray Williams, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


M. Andrew Hoover, City Attorney

Passed on 1st Reading April 17, 2000
Passed on 2nd Reading May 15, 2000