

ORDINANCE

97-15

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

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

WHEREAS, the Board of Mayor and Aldermen has reviewed such recommendation and conducted a public hearing therein, now therefore, **BE IT ORDAINED**, That the Zoning Ordinance of Spring Hill, Tennessee be amended by:

Changing the following text in ARTICLE XII EXCEPTIONS AND MODIFICATIONS, Section 5. Provisions for Temporary Use of a Mobile Home as a Dwelling to read as follows:

A mobile home may be temporarily permitted as a second dwelling upon a lot of record, provided that said mobile home shall have separate electrical service. The Board of Zoning Appeals shall not permit the temporary use of a mobile home as a second dwelling unless the Board of Zoning Appeals determines that:

- 5.1 The use of a temporary nature resulting from the destruction of the primary dwelling due to fire, explosion, or act of nature may not be permitted for a period to exceed one (1) year, unless the permit is reviewed and extended for an additional period not to exceed one (1) additional year by the Board of Zoning Appeals prior to the expiration of the initial one (1) year period.
- 5.2 The use of a temporary nature resulting from the sickness or disability of the individual(s) residing within the primary dwelling provided that a written statement from a physician certifying that the specific illness or disability requires assistance from someone in close proximity. Such permit may be initially issued for a period of one (1) year. A permit may be extended for an additional year at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the illness or disability. The temporary permit shall be revoked and the structure removed immediately upon expiration of the permit or upon a change in the condition under which such permit was issued.

5.3 The Mobile home may be so positioned upon the lot that:

5.3(1) The placement of the mobile home will result in no violation of any requirement established for the district in which the use is to be located.

5.3(2) No part of the mobile home is located within fifteen (15) feet of the primary dwelling or of any detached garage located upon the lot.

5.4 The mobile home is capable of being served by all utilities in such a manner as may be required by the various adopted plumbing, building, electrical, and, where appropriate, gas codes and that connection these systems will be accomplished prior to any use or occupancy of the structure.

5.5 In exercising its authority under the provisions of this section, the Board of Zoning Appeals may provide such other stipulations and conditions, specifically including time limits, for such use, as it may find necessary to assure compliance with the provisions contained herein and with the intended temporary nature of any use permitted hereunder.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE that this ordinance shall take effect immediately after its passage



RON HANKINS, MAYOR

ATTEST:


JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:


ANDREW HOOVER, ATTORNEY

PUBLIC HEARING: August 18, 1997

PASSED ON 1ST READING: July 21, 1997

PASSED ON 2ND READING: August 18, 1997