

**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,

THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN that the "Zoning Ordinance of Spring Hill, Tennessee be amended by:

Section 1: Changing the following text in ARTICLE II DEFINITIONS to read as:

Structure - Anything constructed, assembled or erected, the use of which require permanent or semi-permanent location on the ground, or attached to something having a permanent or semi-permanent location on the ground including, but not limited to, buildings, stadiums, radio or other transmission towers, sheds, storage dens, fallout shelters, swimming pools, mobile and manufactured homes, and signs. The term shall not include fences, landscaping, pavement, or other surface treatments.

Section 2: Adding the following text to ARTICLE III DEFINITIONS:

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 front of a building on a lot. The front building setback line extends the full width of the lot and is parallel to or concentric with the street right-of-way.

Building Setback Line (Rear) - A line delineating the minimum allowable distance between the rear property line and building on a lot (other than for permitted accessory structures). The rear setback line extends the full width of the lot.

Building Setback Line (Side) - A line delineating the minimum allowable distance between the side property line and a building on a lot. The side setback line extends from the front building setback line to the rear setback line.

Fence - Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Lot Line (Front) - The line separating the front of the lot from the street. When a lot or building site is bounded by a public street and one (1) or more alleys or private easements, the front lot line shall be the nearest right-of-way line of the public street.

Lot Line (Rear) - The lot line not intersecting a front line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three (3) lot lines will not have a rear lot line.

Lot Line (Side) - Any boundary of a lot that is not a front or rear lot line. On a corner lot, a side lot line may be a street lot line.

Required Yard (Front) - The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the front lot line.

Required Yard (Rear) - The yard extending across the entire width of the lot between the nearest part of the principal building, including attached carports and garages, and the rear lot line.

Required Yard (Side) - The yard space unoccupied except as herein provided, measured between the side lot line and the nearest point of the principal building and between the front yard the rear yard.

Section 3: Adding the following sentence to ARTICLE IV GENERAL PROVISIONS.

Section 14 Corner Lots:

The rear yard of a corner lot shall be the front yard opposite the public street which provides the address for the lot; the remaining yard shall be the side yard.

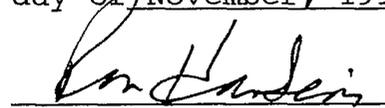
Section 4: Adding the following text to ARTICLE IV GENERAL PROVISIONS

16. Fences, Walls and Hedges:

Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, or along any lot lines except as prohibited in Section 6 of this ARTICLE. Only new material, or such material as found to be structurally acceptable to the Chief Building Inspector shall be used. On corner lots where a double front setback is required, and where there is a common rear yard relationship with a lot in the same block, a fence no greater than forty-eight (48) inches in height above the existing grade of the land may be installed along the common street line from the front building setback line to the rear property line.

This ordinance is passed and adopted on the recommendation of the Spring Hill Regional Planning Commission made at its regular meeting of September 8, 1997, after a public hearing before the Board of Mayor and Aldermen on November 17, 1997, and after due publication in the Columbia Daily Herald on 10-26-97 and the Franklin Review Appeal on 10-31-97 and Car Country News on _____.

Passed and adopted by the Board of Mayor and Aldermen of the Town of Spring Hill, Tennessee on the 17th day of November, 1997.



RON HANKINS, MAYOR

ATTEST:



JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



M. ANDREW HOOVER, ATTORNEY

Passed on 1st Reading October 20, 1997

Passed on 2nd Reading November 17, 1997