

ORDINANCE 16-06

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 0250, GROUP B, PARCEL 018.01 FROM B-2, LIMITED RETAIL, TO B-4, CENTRAL BUSINESS

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 0250, Group B, Parcel 018.01 from B-2, Limited Retail, to B-4, Central Business; and

WHEREAS, said property to be rezoned from B-2 to B-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on June 13, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, the following exclusions and limitations apply as a condition of rezoning:

Exclusions:

- Public garages or parking lots, off-site parking lots, or other motor vehicle services *{Article VII, Subsection 1.2(4)} {Article VII, Subsection 3.1(1)} {Article VII, Subsection 4.1(2)}*
- Automobile sales or rentals *{Article VII, Subsection 3.1(1)}*
- Filling stations *{Article VII, Subsection 3.1(1)}*
- Bus terminals *{Article VII, Subsection 3.1(1)}*
- Warehouses or mini-warehouse storage units of any kind *{Article VII, Subsection 4.1(2)}*
- Movie theaters *{Article VII, Subsection 3.1(1)}*
- Drive-in/drive-through businesses *{Article VII, Subsection 4.1(10)}*
- Outdoor advertising signs and outdoor advertising structures *{Article VI, Section 3.1(1)}*

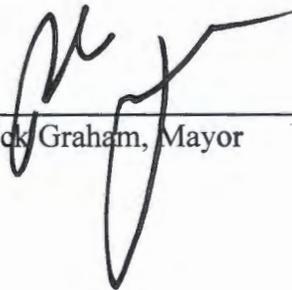
Limitations:

Dwelling units limited to the loft live/work style {Article VII, Subsection 1.1(1)} {Article VII, Subsection 5}

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 0250, Group B, Parcel 018.01 from B-2, Limited Retail, to B-4, Central Business, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED


Patrick Carter, City Attorney

Passed on First Reading: June 20, 2016

Passed on Second Reading: July 18, 2016

Section 2. (B-2) Neighborhood Shopping District.

Intent. To provide for certain frequently needed basic household commercial services at locations convenient to residential area, without altering their residential character. Secondly, to eliminate lengthy trips for everyday needs to major shopping areas, and so reduce traffic at these locations.

2.1 Uses Permitted

2.1(1) Loft style work/live apartments (Changed by Ord. 05-35.)

2.1(2) Grocery, drug and hardware stores, meat or fruit markets, legitimate theaters, barber or beauty shops, shoe repair shops, branch laundry or dry cleaning establishments where no laundering or cleaning is to be done on the premises, offices, restaurants with no drive-in/drive-thru service, and other retail businesses or services which are essential to the convenience of the neighboring residents, and, in addition, any accessory use or building customarily incidental to the above permitted uses. (See definition on Convenience Commercial).

2.2 Uses Permitted on Appeal.

2.2(1) Filling stations

2.2(2) Movie theaters

2.2(3) Off-site parking lots

2.3 Uses Prohibited.

Uses not specifically permitted.

2.4 Lot Area, Lot Width, Yards and Building Area. (Changed by Ordinance 12-14)

2.4(1) Lot Area.

No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

2.4(2) Lot Width.

Lot width at the building setback line shall be seventy-five (75) feet.

2.4(3) Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance of thirty (30) feet.

On lots adjacent to a residential zone, all buildings shall be located so as to conform with the side yard requirements of the adjacent residential zone.

Rear yards shall be a minimum of twenty (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required.
(Changed by Ord. 07-30.)

2.4(4) Building Area.

Maximum building area shall be forty percent (40%) of the total lot area.

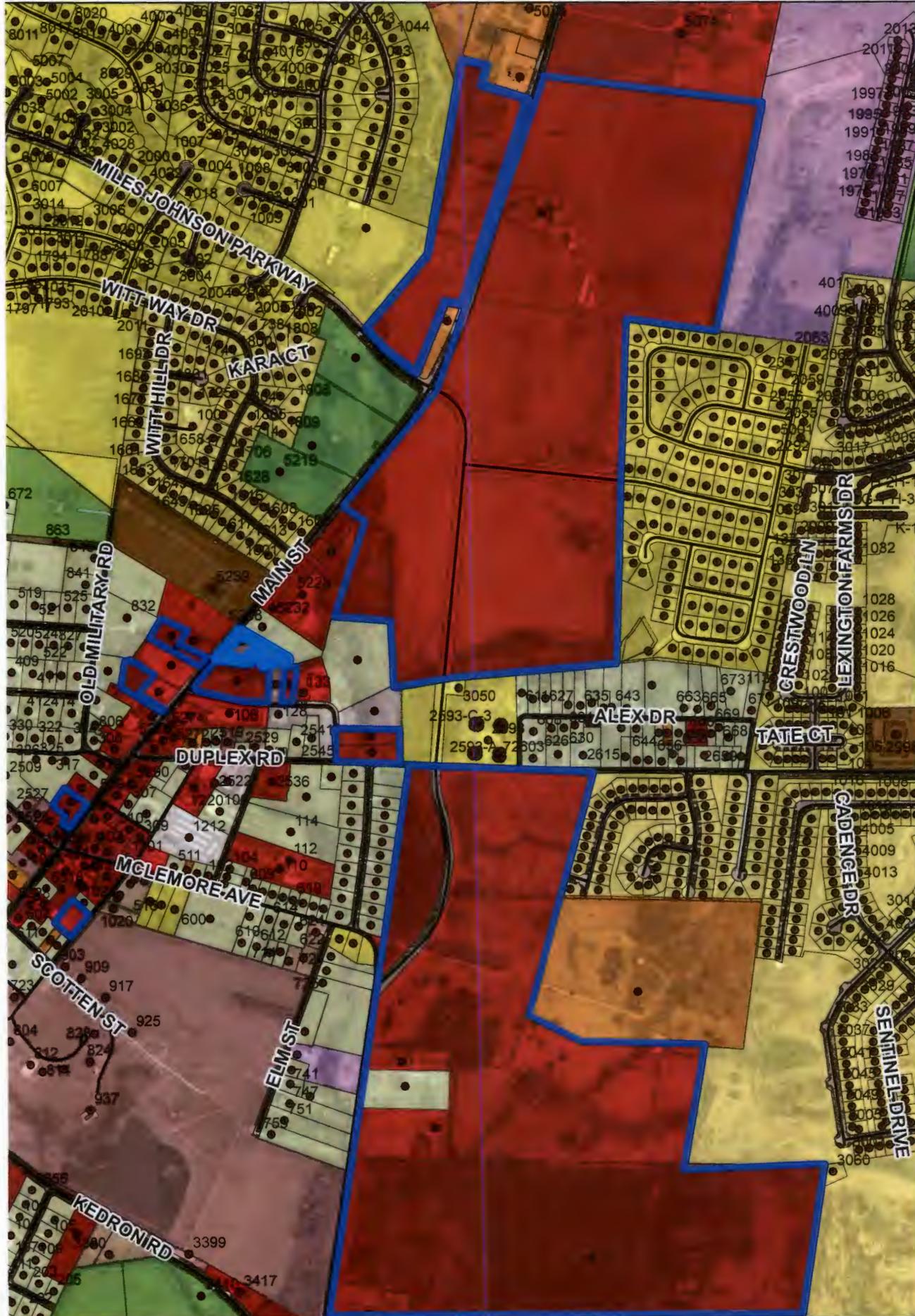
2.5 Height.

Buildings hereafter constructed shall not exceed fifty (50) feet in height.

2.6 Location of Accessory Structures.

2.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

2.6(2) Accessory structures shall be located at least five (5) feet from all rear lot lines and from any building on the same lot.



Legend

zoning

ZType

[Green]	AG
[Light Green]	B-1
[Light Blue]	B-2
[Light Yellow]	B-3
[Red]	B-4
[Purple]	F-1
[White]	M-1
[Grey]	M-2
[Brown]	PUD-Comm
[Light Yellow]	R-1
[Yellow]	R-2
[Light Yellow]	R-2 PUD
[Light Purple]	R-4
[Dark Purple]	R-5
[Blue]	R-6

 Subject property  Vacant or underutilized property zoned B-4