

Ordinance No. 21-29

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE REGARDING SINGLE FAMILY HOMES TO BE CONSTRUCTED BY RIGHT WITHIN THE AG ZONING DISTRICT

WHEREAS, on August 20, 2018, the Board of Mayor and Alderman adopted Ordinance 18-21 to adopt the Unified Development Code, along with subsequent amendments thereto, that set forth standards and general use regulations such that no structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district; and

WHEREAS, the City intends to ensure that the development of any land within the City of Spring Hill is subject to the standards and requirements set forth in the Unified Development Code and Title 18 of the Code of Ordinances and other applicable standards and requirements of the City in order to reasonably protect the citizens and taxpayers of the City and to otherwise improve the quality of life through proper planning and design, same being in the best interest of the public health, safety, and general welfare of the citizens of the municipality; and

WHEREAS, the Board of Mayor and Alderman recognizes that the preservation of agricultural areas and communities within the City is in the best interest of the public health, safety, and welfare; and

WHEREAS, the Board of Mayor and Alderman acknowledges the importance of open space and green fields and preservation of the historically rural agricultural character of Spring Hill where practical, while at the same time aiding and ensuring sufficient infrastructure capacity to serve and develop property within the City; and

WHEREAS, the Board of Mayor and Alderman recognizes the necessity of permitting single-family housing within the Agricultural Zoning District by right for an annexation, zoning map amendment, planned development, subdivision preliminary plat, site plan, and/or special use permit application; and

WHEREAS, the Spring Hill Municipal Planning Commission conducted a public meeting on August 9, 2021 and unanimously voted to recommend changes to Articles 8 and 10 of the Uniform Development Code.

NOW, THEREFORE, BE IT HEREBY ORDAINED, by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee, as follows:

1. Amend Article 8, Section 8.2.A (Table 8-1 Use Matrix) of the Unified Development Code as referenced in the attached Exhibit
2. Amend Article 10, Section 10.9.A.4 of the Unified Development Code as referenced in the attached Exhibit.
3. Amend Article 7, Section 7.2.C (Table 7-2 AG District Dimensional Standards) of the Unified Development Code as referenced in the attached Exhibit.

This ordinance shall take effect from and after its adoption by majority vote of the Board and Mayor and Alderman at two (2) consecutive regularly scheduled meetings, the public welfare requiring it.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF SPRING HILL, TENNESSEE, this the 15th day of November, 2021.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick M. Carter, City Attorney

Passed on First Reading: November 1, 2021

Passed on Second Reading: November 15, 2021

Exhibit A

Proposed Code Change: Table 8-1 Use Matrix:

Table 8-1: Use Matrix																										
P = Permitted Use S = Special Use T = Temporary Use Blank = Use not allowed in the district																										
PRINCIPAL USE	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-MH	C-1	C-2	C-3	C-4	C-5	C-D	C-G	I-1	I-2	RD	IC	AG	PR	NA	USE STANDARD	
Dwelling - Accessory Dwelling Unit: 900sf or Less in GFA	P	P	P	P	P																				Sec. 8.3.I	
Dwelling - Accessory Dwelling Unit: 901sf or More in GFA	S	S	S	S	S																				Sec. 8.3.I	
Dwelling - Manufactured Home	P									P															Sec. 8.3.J	
Dwelling - Multi-Family									P	P						S	S								Sec. 8.3.K	
Dwelling - Townhouse ^								P	P	P						S									Sec. 8.3.K	
Dwelling - Single-Family	P	P	P	P	P	P	P	P	P							S									Sec. 8.3.L	
Dwelling - Three-Family ^								P	P	P						S									Sec. 8.3.M	
Dwelling - Two-Family								P	P							S									Sec. 8.3.M	

Table 8-1 Use Matrix would be amended placing a "P" (permitted) in the applicable location for Dwelling – Single Family, which would be permitted on the subject property if the amendment were adopted.

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PRINCIPAL USE	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-MH	C-1	C-2	C-3	C-4	C-5	C-D	C-G	I-1	I-2	RD	IC	AG	PR	NA	USE STANDARD	
Dwelling - Accessory Dwelling Unit: 900sf or Less in GFA	P	P	P	P	P																				Sec. 8.3.I	
Dwelling - Accessory Dwelling Unit: 901sf or More in GFA	S	S	S	S	S																				Sec. 8.3.I	
Dwelling - Manufactured Home	P									P															Sec. 8.3.J	
Dwelling - Multi-Family									P	P						S	S								Sec. 8.3.K	
Dwelling - Townhouse ^								P	P	P						S									Sec. 8.3.K	
Dwelling - Single-Family	P	P	P	P	P	P	P	P	P							S							P		Sec. 8.3.L	
Dwelling - Three-Family ^								P	P	P						S									Sec. 8.3.M	
Dwelling - Two-Family								P	P							S									Sec. 8.3.M	

Article 10.9.A4 (Current):

4. All driveways must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product. Pervious paving is allowed. However, in the R-A and R-R District, a gravel driveway is permitted with a paved driveway apron a minimum of 15 feet in depth, as measured from the right-of- way line.

Article 10.9.A4 (Proposed):

4. All driveways must be surfaced with a durable all-weather material, such as asphalt, concrete, or other product. Pervious paving is allowed. However, in the **AG**, R-A and R-R District, a gravel driveway is permitted with a paved driveway apron a minimum of 15 feet in depth, as measured from the right-of- way line

7.2 AG AGRICULTURAL DISTRICT

A. Purpose Statement

The AG Agricultural District is intended to promote and protect agricultural land. The standards of the district promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

B. Uses

Article 8 lists permitted and special principal uses and temporary uses for the AG District.

C. Dimensional Standards

Table 7-2: AG District Dimensional Standards establishes the dimensional standards for the AG District.

Table 7-2: AG District Dimensional Standards	
Bulk	
Minimum Lot Area	5 acres 15 acres *
Minimum Lot Width	200'
Maximum Building Height	40'
Setbacks	
Minimum Front Setback	35'
Minimum Interior Side Setback	30'
Minimum Corner Side Setback	35'
Minimum Rear Setback	60'

* - In the event that an existing parcel is smaller than the minimum lot area, one single family residential structure shall be permitted to be built on the parcel.

D. General Standards of Applicability

1. On-Site Development Standards

See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading

See Article 10 for on-site parking and loading standards and requirements.

3. Landscape

See Article 11 for landscape standards and requirements.

4. Signs

See Article 12 for standards governing signs.

7.3 PR PUBLIC RECREATION DISTRICT

A. Purpose Statement

The PR Public Recreation District is intended to provide for and protect open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary commercial activities, such as cultural facilities, performance venues, and eating establishments.

B. Uses

Article 8 lists permitted and special principal uses and temporary uses for the PR District.

C. Dimensional Standards

Table 7-3: PR District Dimensional Standards establishes the dimensional standards for the PR District.