

**ORDINANCE NO. 22-21**

**AN ORDINANCE TO AMEND ARTICLE 8 SECTION 2, TABLE 8-1: USE MATRIX, REGARDING UNIDENTIFIED ZONING USES WITHIN THE UDC**

**WHEREAS**, on August 20, 2018 the Board of Mayor and Aldermen adopted Ordinance 18-21 to adopt the Unified Development Code, along with subsequent amendments thereto, that sets forth standards and requirements for permitted zoning uses necessary for the preservation and protection of the public health, safety and general welfare; and

**WHEREAS**, the City intends to ensure that the development of any land within the City of Spring Hill subject to the standards and requirements set forth in the Unified Development and other applicable standards and requirements of the City will reasonably protect the citizens and taxpayers from having undue hardship due to inadequate regulations pertaining to unrecognized zoning uses; and

**WHEREAS**, the proper zoning classification and placement of permitted uses are an element of community development which could impact other public facilities, roadways and adjacent lands, and the execution of such creation in a proper and orderly manner in the best interest of the public health, safety and general welfare; and

**WHEREAS**, the Board of Mayor and Aldermen recognizes that all land-uses are considered for adequate placement and/or locations within the City of Spring Hill is important to the local community and are in the best interest of citizens, taxpayers, and local business owners; and

**WHEREAS**, the Board of Mayor and Aldermen acknowledges the importance of understanding the requirements of identifying applicable transitioning between uses to include the possibility an inadequate use may constitute a nuisance within the City; and

**WHEREAS**, the Board of Mayor and Aldermen recognizes the necessity of regulating unidentified uses through a special use permit application to determine the sufficiency and capacity of the land in question; and

**WHEREAS**, the Spring Hill Municipal Planning Commission after conducting a public meeting on April 25, 2022, has reviewed the proposed amendments to the Unified Development Code in their entirety and provides a favorable recommendation for their adoption by the Board of Mayor and Aldermen as provided in Resolution 22-58 approved on June 13th, 2022 by the Planning Commission.

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE**, that the following is hereby adopted relative to the inclusion of requirements for farmers' markets to be regulated:

1. Article 8, Table 8-1 of the Unified Development Code, is amended as referenced in the attached Exhibit.
2. The effective date for the amendments referenced herein shall be October 1st, 2022.

**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 6th day of September, 2022.**

  
\_\_\_\_\_  
Jim Hagaman, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

PASSED ON 1<sup>ST</sup> READING: August 1, 2022

PASSED ON 2<sup>ND</sup> READING: \_\_\_\_\_

## RESOLUTION 22-58

### A RESOLUTION TO AMEND ARTICLE 8 SECTION 2, TABLE 8-1: USE MATRIX, REGARDING UNIDENTIFIED USES WITHIN THE PERMITTED USE TABLE

**WHEREAS**, pursuant to TCA 13-4-310, et seq, authority is granted to the Spring Hill Municipal Planning Commission to recommend amendments of the zoning ordinance to the governing body, including, but not limited to, the review and approval of site plans, planned unit developments, overlay districts, mixed use developments, and other types of sustainable design and development of property; and

**WHEREAS**, on August 20, 2018 the Board of Mayor and Aldermen adopted Ordinance 18-21 to adopt the Unified Development Code, along with subsequent amendments thereto, that sets forth standards and permitted uses allowed within zoning districts necessary for the preservation and protection of the public health, safety and general welfare; and

**WHEREAS**, the City intends to ensure that the development of any land within the City of Spring Hill subject to the standards and requirements set forth in the Unified Development Code and other applicable standards and requirements of the City will reasonably protect the citizens and taxpayers from having undue hardship due to a lack of identifiable locations that may allow undefined land-uses; and

**WHEREAS**, the placement of all land-uses can be acknowledged and the appropriate location may be identified as an element of community development which could impact other facilities, roadways and adjacent lands in a proper and orderly manner in the best interest of the public health, safety and general welfare; and

**WHEREAS**, the Spring Hill Municipal Planning Commission recognizes that adequate location of all land-uses is important to the local community and are in the best interest of citizens, taxpayers, and local business owners; and

**WHEREAS**, the Spring Hill Municipal Planning Commission recognizes the necessity of identifying placement of land-uses not identified in the permitted use table through a special use permit application to determine the sufficiency and capacity of the land in question; and

**WHEREAS**, the Spring Hill Municipal Planning Commission conducted a public meeting on June 13, 2022 as required by the Unified Development Code; and

**WHEREAS**, the Spring Hill Municipal Planning Commission intends to make a recommendation for approval to the Board of Mayor and Alderman regarding the adoption of amendments to Article 8 of the Unified Development Code as attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Spring Hill Municipal Planning Commission hereby adopts Resolution 22-58 recommending approval of the following amendments to the Article 8 of the Unified Development Code:

1. Article 8, Table 8-1 of the Unified Development Code, is amended as referenced in the attached Exhibit.
2. Effective date of amendments shall coincide with other related amendments pending consideration and approval by the Planning Commission for Subdivision Regulations and Board of Mayor and Aldermen for the Code of Ordinances.

Passed and adopted this 13 day of June, 2022.



Secretary, Planning Commission



Chair, Planning Commission

Table 8-1. Use Matrix																											
PRINCIPAL USE	P = Permitted Use										S = Special 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		
Agriculture	P	P																									
Alternative Correction Facility									S																		
Amusement Facility – Indoor ^										P																	
Amusement Facility – Outdoor ^																											
Animal Care Facility – Large Animal	S																									Sec. 8.3.A	
Animal Care Facility – Small Animal																										Sec. 8.3.A	
Animal Kennel/Breeder	S	S																								Sec. 8.3.A	
Art Gallery										P																	
Arts Studio										P																	
Bar										S																	
Bed and Breakfast	P	P	P	P	P																					Sec. 8.3.B	
Body Modification Establishment																											
Broadcasting Facility TV/Radio - With Antennas																											
Broadcasting Facility TV/Radio - No Antennas										P	P	P	P	P	P	P	P	P	P	P	P						
Campground																										Sec. 8.3.C	
Car Wash																										Sec. 8.3.D	
Cemetery																											
<b>PRINCIPAL USE</b>	<b>R-A</b>	<b>R-R</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-7</b>	<b>R-MH</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-D</b>	<b>C-G</b>	<b>I-1</b>	<b>I-2</b>	<b>RD</b>	<b>IC</b>	<b>AG</b>	<b>PR</b>	<b>NA</b>	<b>USE STANDARD</b>		
Children's Home			S	S	S	S				R-MH																	
Community Center	P	P	P	P	P	P	P	P	P		P																
Community Garden	P	P	P	P	P	P	P	P	P	P																	Sec. 8.3.E
Conservation Area																											
Contractor's Yard																											
Country Club	S	S	S	S	S																					Sec. 8.3.F	
Cultural Facility																											
Day Care Center																											
Domestic Violence Shelter																											
Drive-Through Facility																											
Drug/Alcohol Treatment Facility, Residential																											
Dwelling – Above the Ground Floor																											

Article 8. Uses

**Table 8-1: Use Matrix**  
*Blank = Use not allowed in the district*

PRINCIPAL USE	P = Permitted Use														USE STANDARD											
	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-7 MH	C-1	C-2	C-3	C-4		C-5	C-D	C-G	I-1	I-2	RD	IC	AG	PR	NA	
Dwelling – Accessory Dwelling Unit: 900sf or Less in GFA	P	P	P	P																						Sec. 8.3.I
Dwelling – Accessory Dwelling Unit: 901sf or More in GFA	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																		Sec. 8.3.K
Dwelling - Single-Family	P	P	P	P	P																	P				Sec. 8.3.L
Dwelling - Three-Family ^							P	P	P																	Sec. 8.3.M
Dwelling - Two-Family							P	P																		Sec. 8.3.M
Educational Facility - Primary or Secondary																						P				
Educational Facility - University or College														P	P							P				
Educational Facility - Vocational							S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P				
Financial Institution ^							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Financial Institution, Alternative													S	S	S											Sec. 8.3.N
Food Bank																										
Food Pantry												P	P	P	P	P										
<b>PRINCIPAL USE</b>	<b>R-A</b>	<b>R-R</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-7</b>	<b>R-7 MH</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-D</b>	<b>C-G</b>	<b>I-1</b>	<b>I-2</b>	<b>RD</b>	<b>IC</b>	<b>AG</b>	<b>PR</b>	<b>NA</b>	<b>USE STANDARD</b>	
Funeral Home													S	P	P											Sec. 8.3.O
Gas Station													S	P	P		S									
Golf Course/Driving Range																										
Government Office/Facility																										
Greenhouse/Nursery – Retail ^																										
Group Home	P	P	P	P	P	P	P	P																		
Halfway House														S	S							P				
Healthcare Facility/Institution																										
Heavy Retail, Rental, and Service																			S							
Homeless Shelter																										
Hotel																										
Industrial - General																										
Industrial – Light ^																										
Industrial Design ^												P														
Live Entertainment - Secondary Use													S	S	S	S	S	S								



Article 8. Uses

**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-7 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	
Vehicle Repair/Service— Major															S			P	P						Sec. 8.3.X	
Vehicle Repair/Service – Minor													S	P	P			P	P						Sec. 8.3.X	
Warehouse																		P	P							
Wholesale Establishment															S			P	P							
Wind Energy System	S	S																S	S	S	S	S			Sec. 8.3.Y	
Winery	S																					S				
Wireless Telecommunications – Colocation, Antenna ^	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.Z
Wireless Telecommunications – New Towers ^	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Sec. 8.3.Z
Wireless Telecommunications – Small Cell & DAS Colocation ^	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.Z
Wireless Telecommunications – Small Cell & DAS New Pole ^	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.3.Z
<b>TEMPORARY USE</b>	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-7 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	
Farmers' Market	T	T									T	T	T	T	T	T	T			T	T	T	T		Sec. 8.4.A	
Mobile Food Sales											T	T	T	T	T	T	T			T	T				Sec. 8.4.B	
Real Estate Project Sales Office/Model Unit	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T			T	T				Sec. 8.4.C	
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T			T	T				Sec. 8.4.D	
Temporary Outdoor Entertainment	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T			T	T	T	T		Sec. 8.4.E	
Temporary Outdoor Sales	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T			T	T	T	T		Sec. 8.4.F	
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T		Sec. 8.4.G	

(Ord. 19-09, 4/15/19; Ord. 19-28, 9/16/19)

^ Revised

\*Any requested use that does not have a comparable use within any zoning district may be allowed within the I-2 (General Industrial District) after approval of a special-use permit.