

ORDINANCE NO. 24-01

**AN ORDINANCE TO AMEND ARTICLE 5 COMMERCIAL DISTRICTS
AND ARTICLE 8.5 USE DEFINITIONS OF THE UNIFIED
DEVELOPMENT CODE TO CLARIFY AND AMEND DWELLING
ABOVE GROUND FLOOR COMMERCIAL USE STANDARDS**

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 farmers' markets 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 the intensity of use caused by above ground floor commercial dwellings; and

WHEREAS, the clearly limiting the density of commercial dwelling units is 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 it is important to ensure responsible growth of these mixed used developments and that it is in best interest of citizens, taxpayers, and local business owners; and

WHEREAS, the Spring Hill Municipal Planning Commission after conducting a public meeting on March 18th, 2024, 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 24-40 approved on March 18, 2024 by the Planning Commission.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, amends Ordinance 18-21 and hereby adopts text amendments to Article 5 and Article 8.5 of the UDC as they relate and regulated dwelling above ground floor commercial:

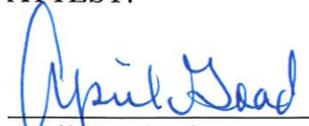
1. Article 5, Table 5-1 of the Unified Development Code, is amended as referenced in the attached Exhibits

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 1st day of April, 2024.



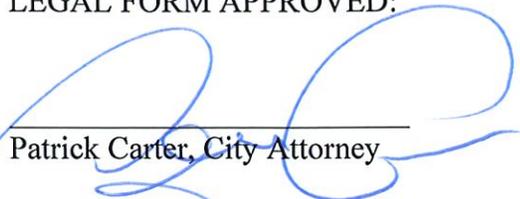
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

PASSED ON 1ST READING: March 4, 2024

Deferred on March 18, 2024

PASSED ON 2ND READING: April 1, 2024

PC RESOLUTION 24-40

**A RESOLUTION TO AMEND ARTICLE 5 COMMERCIAL DISTRICTS
AND ARTICLE 8.5 USE DEFINITIONS OF THE UNIFIED
DEVELOPMENT CODE TO CLARIFY AND AMEND DWELLING
ABOVE GROUND FLOOR COMMERCIAL USE STANDARDS**

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 requirements for farmers' markets 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 the intensity of use caused by above ground floor commercial dwellings; and

WHEREAS, clearly limiting the density of commercial dwelling units is 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 Spring Hill Municipal Planning Commission conducted a public meeting on March 11, 2024 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 5 and 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 24-XX recommending approval of the following amendments to the Article 5 and 8 of the Unified Development Code:

1. Article 5, Table 5-1 of the Unified Development Code, is amended as referenced in the attached Exhibits

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Passed and adopted this ____ day of _____, 2024.

Secretary, Planning Commission

Chair, Planning Commission

Table 5-1: Commercial Districts Dimensional Standards

| | C-1 | C-2 | C-3 | C-4 | C-5 |
|--|---|---|--|--|---|
| Bulk | | | | | |
| Minimum Lot Area | 10,000sf | 10,000sf | 10,000sf | 10,000sf | 20,000sf |
| Minimum Lot Width | None | None | None | 60' | 80' |
| Maximum Gross Floor Area | 5,000sf unless meeting the standards of Section 5.3.B | 5,000sf unless meeting the standards of Section 5.3.B | None | None | None |
| Maximum Building Height | 30' | 30' | 40' | 50' unless meeting the standards of Section 5.3.C | 50' unless meeting the standards of Section 5.3.C |
| Minimum Building Height | None | None | 14' | 14' | None |
| Maximum Impervious Surface | 80% | 80% | 80% | 80% | 80% |
| Setbacks | | | | | |
| Front Setback | None | None | 10' | 10' | 30' |
| Interior Side Setback | 5', unless abutting residential district, then 10' | 5', unless abutting residential district, then 10' | None, unless abutting residential district, then 10' | None, unless abutting residential district, then 20' | 15', unless abutting residential district, then 25' |
| Corner Side Setback | 10' | 10' | 10' | 20' | 25' |
| Rear Setback | 15', unless abutting residential district, then 25' | 15', unless abutting residential district, then 25' | None, unless abutting residential district, then 15' | 10', unless abutting residential district, then 20' | 15', unless abutting residential district, then 25' |
| Dwelling Units Above the Ground Floor | Max. Density – 14 du/ac | Max. Density – 14 du/ac | Max. Density – 14 du/ac | Max. Density – 14 du/ac | Max. Density – 14 du/ac |