

ORDINANCE 05-52
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
SPRING HILL, TENNESSEE

WHEREAS, the Board of Mayor and Alderman for the City of Spring Hill may, pursuant to its charter and general laws of the State of Tennessee, enact and amend the zoning ordinance and other regulations in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, convenience, order, prosperity and general welfare of the community.

WHEREAS, the Spring Hill Planning Commission has recommended to the Board of Mayor and Alderman that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended as hereafter described.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF SPRING HILL, TENNESSEE; THAT

ARTICLE VII, SECTION 3.7(4), currently provides as follows:

"Retail stores, the shopping areas which exceed twenty thousand (20,000) square feet shall be permitted to display on and within the outside walls of the buildings they occupy the names of their establishment.

One sign attached to the building, mounted flat against the side of the building, shall be permitted for each tenant actually conducting business on the premises. Each tenant actually conducting business on the premises shall be permitted one (1) square foot of sign for every linear foot of buildings frontage or side, if the tenant's primary entrance opens on the side of the building. Said sign shall not exceed one hundred (100) square feet based on the linear feet of the building frontage for each tenant, or the side frontage if the tenant's primary entrance opens on the side of the building for either single-tenant or multi-tenant buildings. A design plan shall be submitted to the City for review prior to the issuance of any permit."

Such section shall be deleted in its entirety and replaced with the following language:

"Retail stores, the shopping areas of which exceed twenty thousand (20,000) square feet, shall be permitted to display on and within the outside walls of the buildings they occupy, the names of their establishments.

One sign attached to the building, mounted flat against the side of the building, shall be permitted for each tenant actually conducting business on the premises. Each tenant conducting business on the premises shall be permitted one (1) square foot of sign for every linear foot of building frontage or side, if the tenant's primary entrance opens on the side of the building. In no event shall the total sign for all of the businesses at one location exceed one hundred (100) square feet. A design plan shall be submitted to the City for review prior to the issuance of any permit. The above restrictions on attached signs shall not apply to strip malls. Strip malls shall be defined as a shopping complex containing a row of various stores,

businesses and restaurants opening onto a common parking lot. Each store, business or restaurant in the strip mall shall be permitted one (12) linear foot of sign for every linear foot of building frontage of that particular store, business or restaurant, regardless of the total amount of signs for the entire strip mall. “

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith, be and the same hereby, are repealed or modified as the case may be.

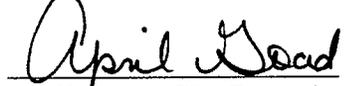
BE IT FURTHER ENACTED, that this Ordinance shall take effect immediately from and after its adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee on the 17th day of January, 2006.



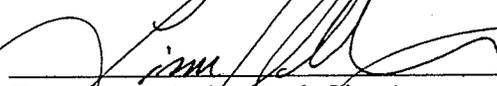
Danny M. Leverette, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed first reading _____

Passed second reading _____