

**ORDINANCE NO. 00-23**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE, WITH REGARD TO VARIOUS STANDARDS WITHIN THE R-3, MOBILE HOME PARK ZONE**

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

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:**

That the following Subsections of **Article VI, PROVISIONS GOVERNING RESIDENTIAL DISTRICTS**, Section 4 (R-3) Mobile Home Park Zone, of the Zoning Ordinance of the City of Spring Hill, Tennessee, is hereby amended:

1. By adding the following language to Subsection 4.2 (1) Site Conditions:  
  
4.2 (1.3) A site plan as required in **ARTICLE IV GENERAL PROVISIONS**, Section 8. Materials to be Submitted for Review, shall be submitted to and receive the approval from the Planning Commission prior to the issuance of any building permit.

2. By changing the language of Subsection 4.2 (3) Density as follows:

The maximum overall density of dwellings within mobile home parks shall not exceed four (4) per gross acre.

3. By changing the language of Subsection 4.2 (4) Access to read as follows:

Direct vehicular access to the mobile home park shall be provided by means of an abutting improved arterial or collector public street, as shown on the official Spring Hill Thoroughfare Plan, and access to each mobile home stand shall be by a permanently maintained private street or way which is protected by a permanent easement. Sole vehicular access shall not be by way of an alley.

4. By adding the following language to the end of the first paragraph of Subsection 4.3 (5) Recreation Area:

There shall be a minimum of one (1) recreation area for every one-hundred (100) individual mobile home sites.

5. By adding the following language to the end of the first paragraph of Subsection 4.4(2) Walks:

Within the mobile home park sidewalks shall be required on both sides of the streets.

6. By changing the language of the first paragraph of Subsection 4.6 Spacing of Mobile Homes and Site Coverage to read as follows:

Mobile homes shall be so harbored on each space that there shall be at least a thirty-five (35) foot clearance between mobile homes; for mobile homes parked end-to-end, the end-to-end clearance may be less than thirty-five (35) feet, but not less than twenty-five feet.

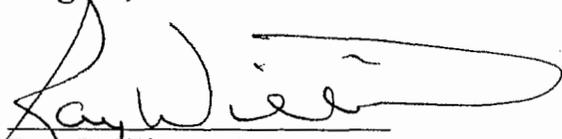
7. By changing the language of the first sentence within the second Paragraph of Subsection 4.6 Spacing of Mobile Homes and Site Coverage to read as follows:

Within the landscaped buffer, a continuous fence six (6) feet to eight (8) feet high and landscaped screen shall be provided.

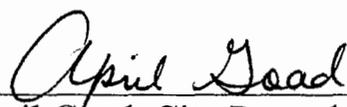
This ordinance is passed and adopted on the recommendation of Spring Hill Regional Planning Commission made at its regular Board Meeting of July 10, 2000, after a public hearing before the Board of Mayor and Aldermen on August 21, 2000 and after publication in the Daily Herald on August 5, 2000.

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

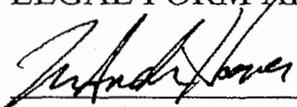
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21<sup>st</sup> day of August, 2000.**

  
Ray Williams, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED

  
M. Andrew Hoover, City Attorney

Passed on 1<sup>st</sup> Reading: July 17, 2000

Passed on 2<sup>nd</sup> Reading: August 21, 2000