

**AN ORDINANCE TO AMEND
THE ZONING ORDINANCE OF
SPRING HILL, TENNESSEE**

Whereas, the Spring Hill Planning Commission has recommended to the Board of Mayor and Aldermen that the Zoning Ordinance of Spring Hill, Tennessee be amended as hereafter described; and

Whereas, the Board of Mayor and Aldermen has reviewed such recommendation and conducted a public hearing thereon.

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE that the Zoning Ordinance of Spring Hill, Tennessee be amended by:

1. Adding the following text to ARTICLE IV GENERAL PROVISIONS:

15. Lot Must Abut A Dedicated or Public Street.

No building shall be erected on a lot which does not abut at least one (1) publicly approved and accepted street for a distance of at least fifty (50) feet, or at least forty (40) feet on cul-de-sac courts, or unless it abuts for fifty (50) feet on a street shown on a final subdivision plat as approved by the Spring Hill Planning Commission.

2. Deleting the following text from ARTICLE VII PROVISIONS GOVERNING BUSINESS DISTRICTS, Section 3. (B-3) Intermediate Business District., Subsection 3.7. Limitation of Signs., Item 3.7(3):

Class "A" signs (Billboards) shall be permitted on vacant lots only; and

Adding the following text:

No sign shall exceed a Class "B".

3. Adding the following text to ARTICLE IX PROVISIONS GOVERNING FLOODWAY AND FLOOD FRINGE DISTRICTS, Section 2. Supplementary Definitions, Subsection 2.27 Structure:

The term shall include the crown of all roadways, driveways and alleys (public or private); all residential, commercial and industrial buildings; air conditioners; doghouses; garages; utility/storage buildings; porches; gazebos; satellite dishes; and parking lots. The term does not include fences.

4. Changing the first sentence of ARTICLE IX PROVISIONS GOVERNING FLOODWAY AND FLOOD FRINGE DISTRICTS, Section 5. Flood Fringe Provisions, Subsection 5.1(2) Residential Approval and Permits to read as follows:

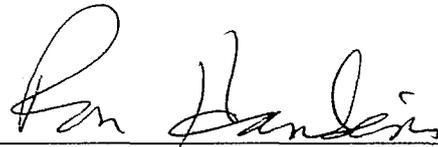
Any residential structure to be located within the flood-fringe shall be constructed so that the lowest floor (including basement) shall be at no point lower than two (2) feet above the level of the 100-year flood; existing structures with elevations already established may replace, repair and expand without meeting the provisions herein.

5. Changing ARTICLE IX PROVISIONS GOVERNING FLOODWAY AND FLOOD FRINGE DISTRICTS, Section 5. Flood Fringe Provisions, Subsection 5.1(3) Non-Residential Buildings and Uses to read as follows:

Buildings and structures used for non-residential purposes shall ordinarily be elevated as provided above, but may, in special circumstances, be otherwise elevated or flood-proofed by utilization of the measures set forth in Section 8, at an elevation no lower than two (2) feet above the 100-year flood. Existing structures with elevations already established may replace, repair and expand without meeting the provisions herein.

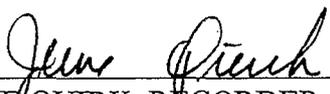
BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE that this ordinance shall take effect immediately after its passage.

Passed and adopted by the Board of Mayor and Aldermen of the Town of Spring Hill, Tennessee on the 21st day of October, 1996.



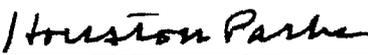
RON HANKINS, MAYOR

ATTEST:



JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



N. HOUSTON PARKS, ATTORNEY

PASSED ON 1ST READING: 9-16-96

PASSED ON 2ND READING: 10-21-96

CAPTION PUBLISHED: 9-15-96