

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(ORDINANCE NO. 74-2) BY INCREASING THE
MINIMUM LOT AREA IN ALL DISTRICTS FOR LOTS
NOT SERVED BY THE SANITARY SEWER SYSTEM
TO ONE AND ONE HALF (1 1/2) ACRES

BE IT ORDAINED by the Board of Mayor and Aldermen of the
Town of Spring Hill:

SECTION 1: There is hereby established as a policy of
the Town of Spring Hill: No building or other structure as defined
in the zoning ordinance containing human waste water facilities may
be constructed on any lot or property not served by a sanitary
sewer unless such lot or property consists of a minimum of 1 1/2
acres of land approved by the appropriate agency for septic tanks.

SECTION 2: The zoning ordinance (Ordinance No. 74-2), as
previously amended, is hereby further amended by renumbering
Section 1 of Article IV to redesignate it as Section 1.(a) and
inserting at the end thereof a separate paragraph the following:

"SECTION 1.(b) Minimum Lot Area for Buildings
Constructed in Any District Not Connected to the Sewer
System.

No building with human waste water facilities shall
hereafter be constructed on any lot or other site not
served by the Spring Hill sanitary sewer system unless
such lot or property consists of a minimum of 1 1/2 acres
of land approved by the appropriate agency for septic
tanks."

SECTION 3: Sections 1.4(1.1) and 2.4(1.1) of Article VI
of the zoning ordinance are hereby amended by deleting all of the
provisions thereof pertaining to lots not served by sanitary
sewers.

SECTION 4: The zoning ordinance is further amended by adding as a prohibited use within each district as the last sentence of the appropriate sections dealing with prohibited uses the following:

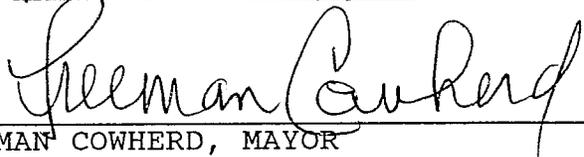
"Any building or structure containing a toilet or other means of the disposal of human waste which will not be served by the sanitary system to be constructed on a lot or other parcel of land containing less than 1 1/2 acres. The construction of a septic tank or other means of the disposal of human waste which will not be connected to the sanitary sewer system on any area that has not been approved by the appropriate agency for septic tanks."

SECTION 5: BE IT FURTHER ORDAINED that the Planning Commission shall henceforth approve no proposed plat of a subdivision, either preliminary or final, unless it reflects, and the owner of the property affirmatively declares in writing, that the subdivision will be served by the Spring Hill sanitary sewer system unless such plat is approved by the Board of Mayor and Aldermen as herein provided. In the event any plat of a proposed subdivision, preliminary or final, which does not reflect that it will be served by the Spring Hill sanitary sewer system accompanied by a written statement to that effect from the owner of the property involved is submitted to the Planning Commission it shall, before taking any action thereon, refer the plat to the Board of Mayor and Aldermen of the Town of Spring Hill, which will reject the proposed subdivision or approve the same in unusual circumstances if all lots therein consist of a minimum of 1 1/2 acres of land approved by the appropriate agency for septic tanks. In the event the Board of Mayor and Aldermen approves such

subdivision, it shall return the plat to the Spring Hill Planning Commission for appropriate action.

This ordinance was adopted on second reading on the 15th day of November, 1993, after submission to the Spring Hill Regional Planning Commission at a regular meeting of that Commission held on September 13, 1993, where it received a vote of two for, one against and one abstention from the four members present and after a public hearing thereon was held before the Board of Mayor and Aldermen on October 18, 1993, after due publication in the Columbia Daily Herald. Both readings were passed and adopted by a favorable vote of a majority of the entire membership of the Board of Mayor and Aldermen.

Passed and Approved this 15th day of Nov, 1993.


FREEMAN COWHERD, MAYOR

ATTEST:


JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:

ROBIN S. COURTNEY,
TOWN ATTORNEY

Passed on 1st Reading: 10-18-93
Passed on 2nd Reading: 11-15-93