

**AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE  
(ORDINANCE NO. 74-2) BY PROHIBITING  
THE PLANNING COMMISSION FROM APPROVING  
PLATS OF SUBDIVISIONS WHICH WILL NOT BE SERVED  
BY A SANITARY SEWER SYSTEM UNLESS SUCH  
REQUIREMENT IS WAIVED BY THE BOARD OF MAYOR AND ALDERMEN**

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

Pursuant to Ordinance No. 93-18, the Zoning Ordinance of  
the Town of Spring Hill, Ordinance No. 74-2, as has been previously  
amended, is hereby further amended by adding the following as  
Section 13 to Article IV of the Zoning Ordinance:

13. Sanitary Sewers Required for Subdivisions.

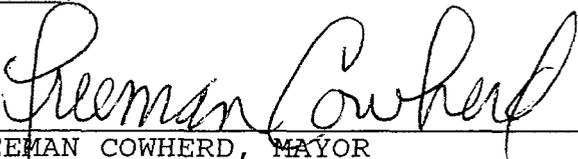
(a) No subdivision or other development of property for residential, commercial, or industrial use, when such property will not be served by a sanitary sewer system, will be approved by the Planning Commission or building permits issued for such property unless the owner of the property, at its expense, extends the necessary water and sewer lines and accessories to serve the proposed subdivision or development; provided, however, that the sewer line requirement may be waived by the Board of Mayor and Aldermen of the Town of Spring Hill when it determines that extraordinary circumstances authorize a waiver of this requirement.

(b) The Spring Hill Planning Commission henceforth shall not approve any subdivision that does not comply with the requirements of subsection (a) above involving property in the Spring Hill city limits or in such proximity to the city limits as likely to be annexed within the foreseeable future, as determined by the Planning Commission, except where, for extraordinary reasons, the requirement for a sanitary sewer is waived by the Board of Mayor and Aldermen as provided in Ordinance No. 93-18.

(c) Any determination by the Planning Commission involving property outside the city limits under subsection (b) above may be modified or overruled by the Board of Mayor and Aldermen which may place conditions on any such action.

This ordinance was adopted by the Board of Mayor and Aldermen on second and final reading on October 18, 1993, after a public hearing held on that date after due notice of the hearing published in the Daily Herald and on the recommendation of the Planning Commission made at a regular meeting held on September 13, 1993.

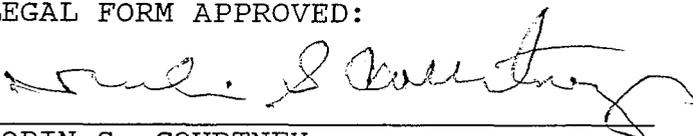
This 18<sup>th</sup> day of Oct, 1993.

  
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FREEMAN COWHERD, MAYOR

ATTEST:

  
\_\_\_\_\_  
JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
ROBIN S. COURTNEY,  
TOWN ATTORNEY

Passed on 1st Reading: 9-20-93  
Passed on 2nd Reading: 10-18-93