

ORDINANCE 86-39

AN ORDINANCE AMENDING THE SPRING HILL MUNICIPAL ZONING ORDINANCE TO PROVIDE FOR THE RELATIONSHIP BETWEEN THE ISSUANCE OF BUILDING AND OCCUPANCY PERMITS AND WATER AND SEWER CAPACITY

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE:

Section 1. Article XII, Section 2 of the Spring Hill Zoning Ordinance is amended by adding a new subsection 2.4 to read as follows:

2.4 No Building Permits Without Sewer Capacity.

- 2.4(1) No building permit may be issued for any lot where the construction work authorized under the permit will result in the need for a new connection to the town's sanitary sewer system or an increased demand on the sewer system (as determined in accordance with Appendix A to Title 13, Chapter 1 of the Municipal Code) unless the developer has secured a reservation of existing sewer capacity (see Section 13-60 of the Municipal Code) that is sufficient to accommodate the proposed development.
- 2.4(2) If a building permit is sought for a lot with respect to which sewer capacity has already been reserved and availability fees paid at the time the building permit is applied for, but the proposed use will place a greater demand on the sewer system (according to Appendix A) than the capacity paid for at the time capacity was reserved, then no building permit may be issued until the additional required existing capacity is reserved and availability fees paid.

Section 2. That Sections 13-112(1)(a) and (b) of the Spring Hill Municipal Code are hereby amended accordingly:

2.5 No Certificates of Occupancy Without Water and Sewer Capacity.

- 2.5(1) Whenever any construction work on a lot results in the need for a new connection for the town's water or sewer system or an increased demand on the respective systems (as determined in accordance with Appendix A to Title 13, Chapter 1 of the Municipal Code), then no certificate of occupancy may be

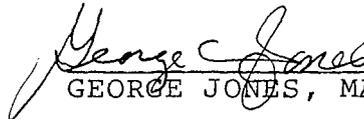
issued for such new construction unless and until the applicant has paid an availability fee for the additional demand in accordance with Title 13, Chapter 1 of the Municipal Code.

- 2.5(2) Whenever a change in use is made of property that has previously been connected to the town's water or sewer system and under the new use a greater demand will be placed on the respective systems than was placed on them by the previous use (with demand calculated in reference to Appendix A to Title 13, Chapter 1 of the Municipal Code), then no occupancy permit may be issued for such lot until the applicant has paid an availability fee for the additional demand.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE, on this the 15 day of September, 1986.



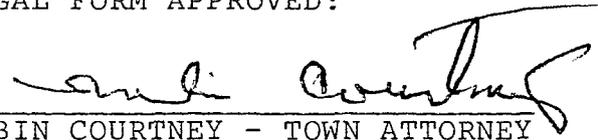
GEORGE JONES, MAYOR

ATTEST:



JUNE QUIRK, CITY RECORDER

LEGAL FORM APPROVED:



ROBIN COURTNEY - TOWN ATTORNEY

Passed on 1st reading: 8-11-86

Passed on 2nd reading: 8-18-86

Passed on 3rd reading: 9-15-86