



consultants in planning, zoning, economic development,  
urban design & landscape architecture

**MEMO**

**To: City of Spring Hill**  
**From: Camiros, Ltd.**  
**Date: May 8, 2018**

**Re: Draft Revisions**

The following table summarizes the changes to the UDC Draft from April 2018 to May 2018.

<b>Article 1. Title</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
1-1	1.1	Add language referencing Design Review Guidelines
1-1	1.2	Add TCA references to Subdivision Regulations and Design Review Guidelines
1-2	1.4	Add language regarding Design Review Guidelines authority and administration
1-4	1.5.G	Clarify language regarding PUD, PZD, TND, site plans (no change in intent)
<b>Article 5. Commercial Districts</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
5-2	5.4	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
5-6	5.5.C	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
5-11	5.6.B	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
<b>Article 6. Industrial Districts</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
6-1	6-4	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
<b>Article 7. Special Purpose Districts</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
7-1	7.1.D	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
7-6	7.3.D	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines
<b>Article 8. Use Standards</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
8-6	8.3.K (Multi-Family & Townhouse Standards)	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines; divide standards by siting vs. design
8-6	8.3.K.1.b	Update on common open space requirements for multi-family development
8-9	8.3.L (Single-Family)	Clarify these standards are subject to a variance
8-10	8.3.M (Two-Family & Three-Family)	Add language regarding Design Review Guidelines; incorporate additional design standards from Design Review Guidelines; divide standards by siting vs. design

<b>Article 9. On-Site Development Standards</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
9-5	9.3.A.2	Clarify language (no change in intent)
9-6	9.3.A.3.c (New standard)	Add language regarding no accessory structures in the front yard
9-6	9.3.A.3.c (Old item c)	Eliminate standard per staff direction
9-20	Table 9-1	Add swimming pool to encroachments table
<b>Article 11. Landscape</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
Article 11	Various	Change of terminology from “practical” or “practicable” to “feasible, per city attorney direction
<b>Article 13. Zoning Approvals</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
13-5	13.2.C	Add language regarding Design Review Guidelines authority and amendment
<b>Article 15. Improvements &amp; Bonds</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
15-3	15.5.B.1 & 3	Eliminate percentages of common open space limitations
15-1	15.5.D.6	Correct reference (Should reference BOMA)
15-7	15.7.C	Clarify city maintenance responsibilities
15-11	15.9.I.9	Clarify headwall standards
15-16	15.11.Q.1	Revise manhole distance standards
Article 15	Various	Change of terminology from “practical” or “practicable” to “feasible, per city attorney direction
<b>Article 16. ROW</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
16-2	16.3.A.3	Clarify can be wood or metal pole
16-2	16.3.B	Add fee-in-lieu language
16-2	16.3.C.3	Clarify multi-family development access
16-3	16.5	Change to “emergency services”
16-4	16.5.C.1 & 2	Remove edition citation and change to “latest edition”
16-7	16.5.F	Revise to require landscape strip to be in common areas
16-8	16.6.F	Multi-use path width changed to a recommendation of 12’ (“should,” not “must”)
16-12	16.8.A.1	Rewritten for clarity (no substantive change)
16-14	16.9.B	Rewritten for clarity (no substantive change)
16-15	Table 16-6	Bicycle Lane Width standards updated
Article 16	Various	Change of terminology from “practical” or “practicable” to “feasible, per city attorney direction
<b>Article 18. Design Review</b>		
<b>Page #</b>	<b>Section</b>	<b>Change</b>
<b>Entire Article is new</b>		