

**HASTINGS CITY COUNCIL
WORKSESSION AGENDA**

**Hastings Municipal Airport
3300 W. 12th Street
April 20, 2026
6:00 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for April 20, 2026 Worksession.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Friday, April 17, 2026. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

CITIZEN COMMUNICATIONS: (Only for agenda items.)

DISCUSSION ITEMS

1. Discussion of Lake Hastings Water Plan.
2. Discussion of proposed zoning changes.

ADJOURN:

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

Worksession meetings are intended to allow for communication and discussion amongst the elected officials. At the prerogative of the presiding officer of the worksession, city staff, consultants or citizens may be requested or allowed to address specific items on the worksession agenda.

Lake Hastings Water Level

Lake Hastings Water Level

- Lake Hastings hit historically low level this spring (30” below dam spillway).
- Property owners around lake concerns of lake safety, property values, aesthetics, and long-term lake use/health.
- Utility staff conversations pose four options for conversation.

Option 1: Fill the lake utilizing Units 4 & 5 plant wells

- Groundwater resources utilized to fill surface water basin (groundwater levels have dropped 4.5ft in 5 years).
- Plant wells currently under LBNRD allocations (5 years, limit 3-year average). Any water used by these wells to fill lake will count against plant well allocations.
- West plant wells likely ASR influenced. Water treated to drink used to fill the lake (about \$1,000,000 per year ASR O&M).
- Costs about \$2,500 per ft for pump power. Pump runtime about 400 hours per ft (pump wear).
- Sets precedence to keep lake full.

Option 2: Fill the lake utilizing municipal wells

- Groundwater resources utilized to fill surface water basin (groundwater levels have dropped 4.5ft in 5 years).
- Municipal water system currently under mandate by LBNRD to construct and enact water conservation plan. Current plan estimated to conserve about 24.5 million gallons per year.
- Filling lake about 1 foot would be equivalent to 1 full year conservation efforts. also, equivalent to 3-4 full days of water system use.
- If LBNRD and State determines groundwater resources are fully or over appropriated, 3-year average allocation will go into effect. Filling the lake would count against this allocation.

Option 2: Fill the lake utilizing municipal wells

- West municipal wells ASR influenced. Water treated to drink used to fill the lake (about \$1,000,000 per year ASR O&M).
- Costs about \$2,500 per ft for pump power. Pump runtime about 400 hours per ft (pump wear).
- Sets precedence to keep lake full.
- **Scott Nelson, General Manager LBNRD:** “As you are aware, much of Nebraska has been in some sort of drought the past 5 years or so. Currently, all irrigated acres, except a few sections in southeast Jefferson County are in a stay and 5-year allocation period. Due to declining groundwater levels, our board has advised staff to highly discourage the use of groundwater for surface water uses, especially those involving recreational purposes.”

Option 3: Construct well devoted to filling lake

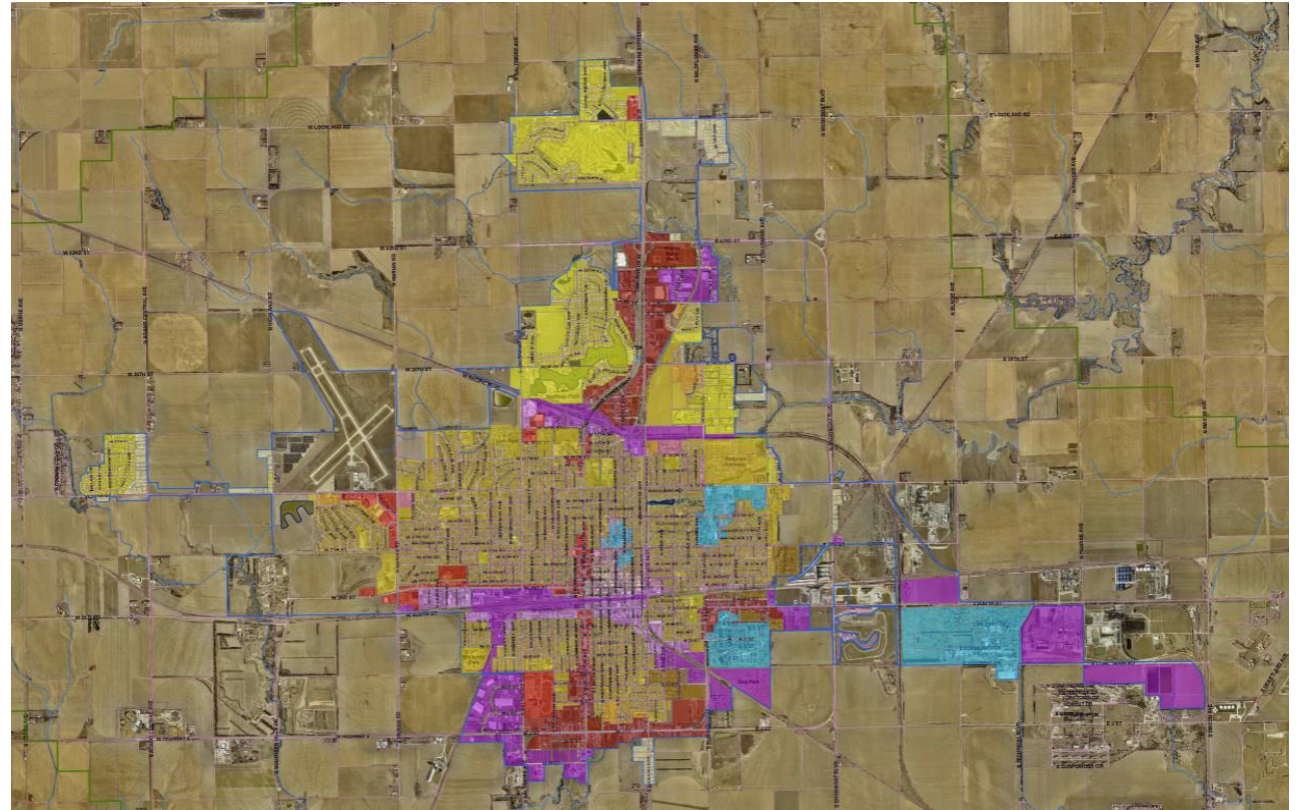
- UBBNRD has had no historic water use curtailment / allocation mandates.
- Capital estimate for construction about \$150,000.
- Costs about \$2,500 per ft for pump power. Pump runtime about 400 hours per ft (pump wear).

Option 4: Do not fill lake

- LBNRD has historically only had to curtail / allocate water usage once in its existence (now).
- Unit 4 usage has increased as electric market continues to volatilize, filling lake more often.

ZONING CODE REWRITE

Development Services Department



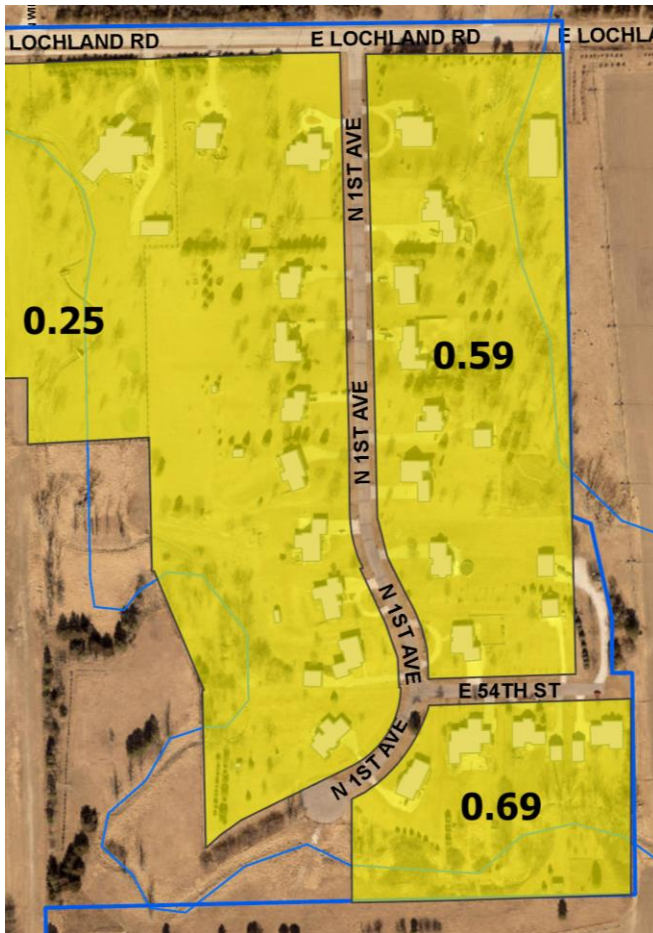
BACKGROUND

- State Statute
- Comparable Communities – Grand Island, NE; Kearney, NE; Fremont, NE; Norfolk, NE; Missoula, MT; Salina, KS
- Comprehensive Plan
- Neighborhood Character Survey

BACKGROUND – STATE STATUTE

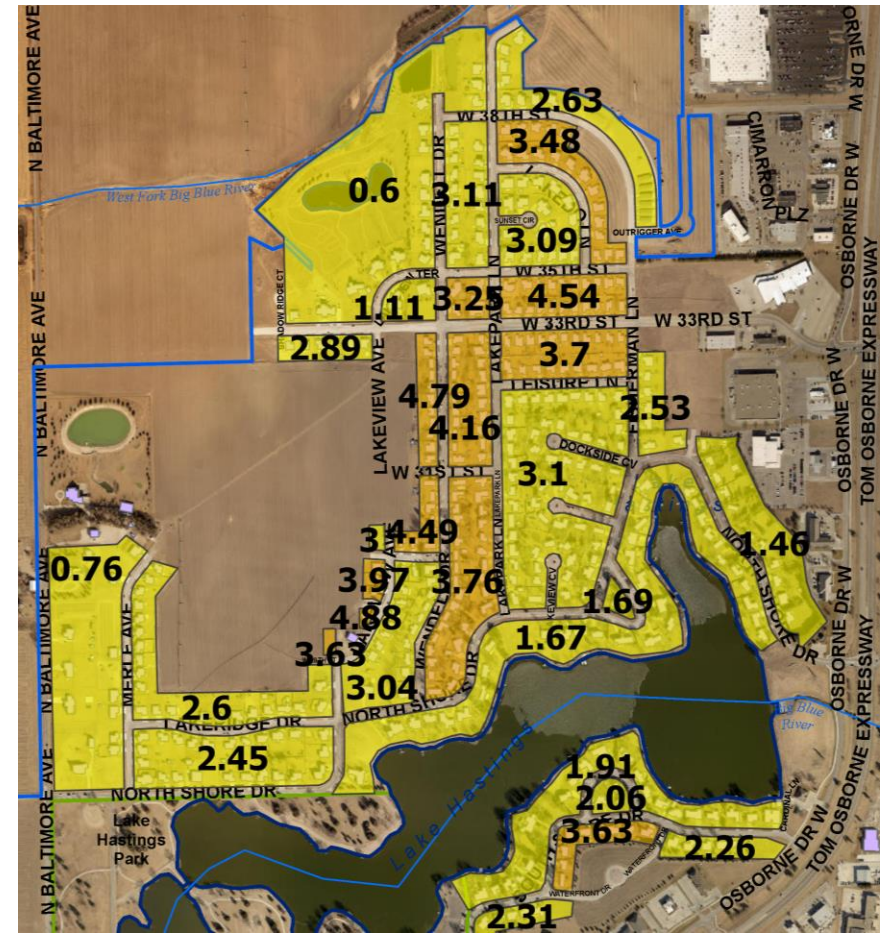
- 19-5504: Affordable Housing Report & Hastings' Affordable Housing Action Plan
- Fair Housing Act: prohibits discrimination in housing, financing, and rentals based on race, color, religion, sex, national origin, familial status, or disability
- Other State Statutes as applicable

BACKGROUND – COMPREHENSIVE PLAN

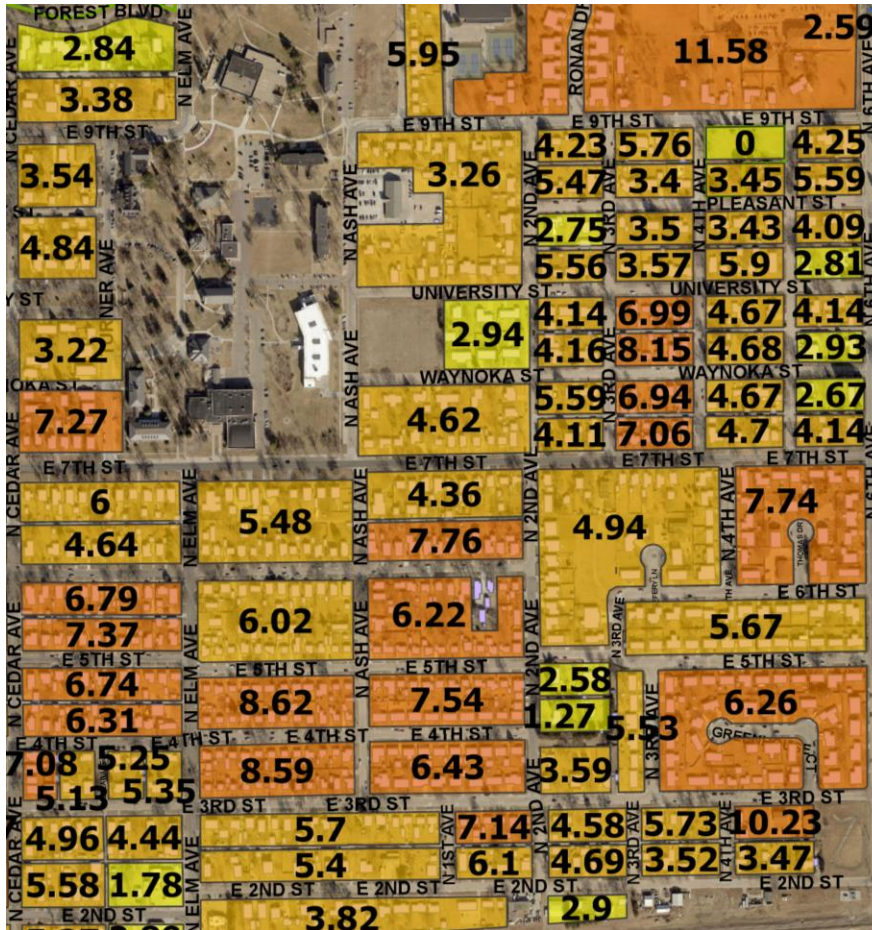


2nd Avenue R-1S Existing
Density: 0.25 to 0.69 du/ac
Residential Estates: 0.33 to 2
du/ac

Lake Hastings R-1 Existing
Density: 0.6 to 4.88 du/ac
Low Density Residential: up to 7
du/ac

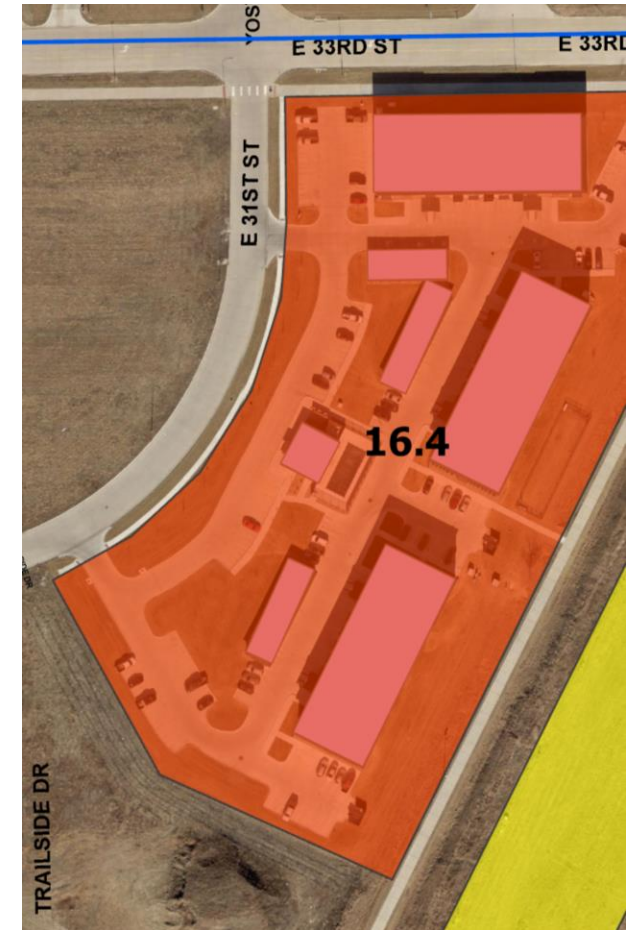


BACKGROUND – COMPREHENSIVE PLAN

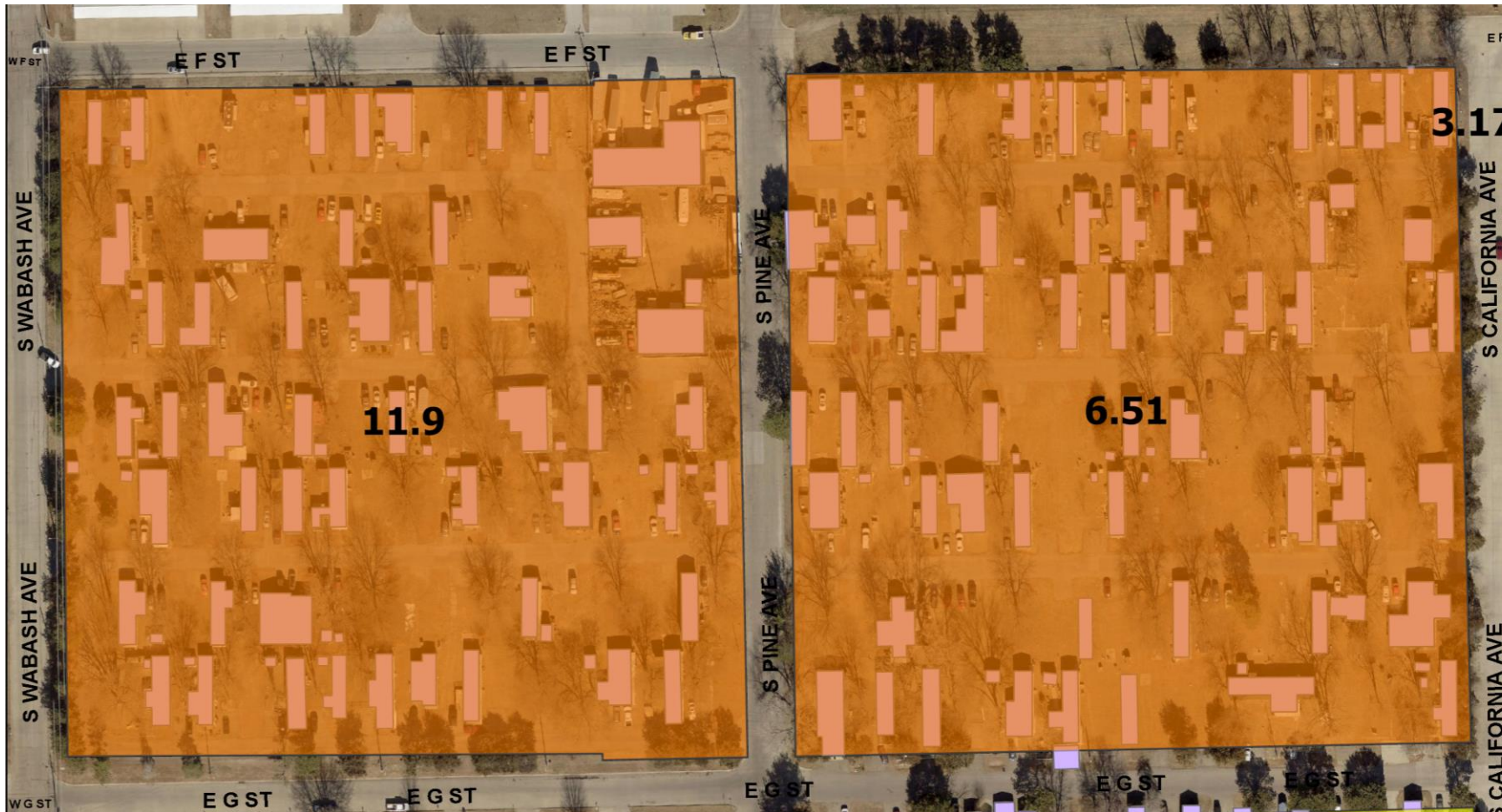


Hastings College R-2 & R-3
 Existing Density: 1.27 to
 11.58 du/ac
 Medium Density Residential: 7 to
 15 du/ac

Pioneer Trail Flats R-3 Existing
 Density: 16.4 du/ac
 High Density Residential: 15 or
 more du/ac



BACKGROUND – COMPREHENSIVE PLAN



Smitty's I-2 Existing
Density: 6.51 to 11.9
du/ac

Residential Village
Park: not specified

BACKGROUND – COMPARABLE COMMUNITIES

Density	Proposed	Existing	Grand Island	Kearney	Fremont	Norfolk	Missoula, MT	Salina, KS
R-0	0.33 to 2	0.7 to 2.2	2	0.57	0.05 to 1	0.3 to 3.6	0.2 to 2.2	1
R-1	2 to 7	6.2	4 to 7	4	0.33 to 6	7.3 to 14.5	4.4 to 8.1	5.1 to 7.3
R-2	7 to 15	7.3 to 12.4	14 to 15	6 to 12	1 to 12	10.9 to 14.5	14.5 to 16.1	14.5 to 21.8
R-3	15 +	9.7 to 27.2	43	12 +	4.36 to 24	10.9 to 29	21.8 to 87.1	43.6
R-4	15 +	N/A	14 to 15	8.7 to 29	9.68	9.7 to 36.3	43.6	2.7 to 7.3

BACKGROUND – NEIGHBORHOOD CHARACTER SURVEY

- Survey was conducted November 17 to December 31, 2025.
- Survey respondents 33 participants and 4 public meetings.
- 79 to 91 percent of participants preferred sidewalks in their neighborhood.
- 55 to 67 percent of participants preferred privacy fences in their neighborhood.
- 52 to 64 percent of participants preferred set back garages in their neighborhood.
- Preferred housing types depended on location.
 - 40 to 50 percent preferred single family houses.
 - 20 to 24 percent preferred duplexes/triplexes.
 - 7 to 14 percent preferred four to six unit buildings.
 - 8 to 16 percent preferred six to twelve unit buildings.

PURPOSE

- Building Blocks of Planning
 - Address legal issues
 - Consistency
 - Clarity



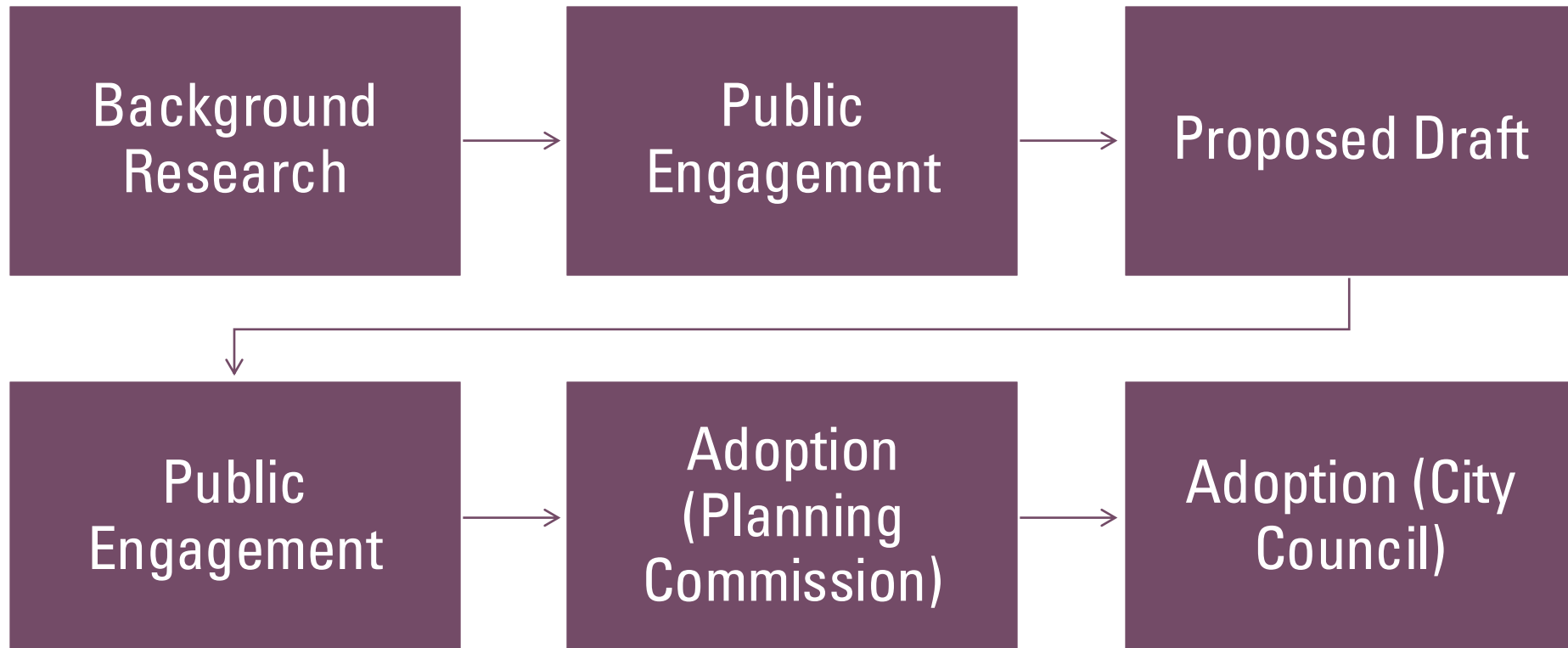
PROPOSED DISTRICTS

Existing Districts	Proposed Districts
A, Agriculture District	A-1, Agriculture District
R-1, Urban Single-Family Residential District	R-1, Low Density Residential District
R-1A, Single-Family Large Lot Residential District	R-0, Residential Estates District
R-1S, Single-Family Suburban Acreage Residential	R-0, Residential Estates District
R-2, Mixed-Density Neighborhood District	R-2, Medium Density Residential District
R-3, Multiple-Family Residential District	R-3, High Density Residential District
-	R-4, Residential Village District

PROPOSED DISTRICTS

Existing Districts	Proposed Districts
CMP, Institutional Campus District	MU, Mixed Use District
C-O, Commercial Office Non-Retail District	C-1, Local Business District
C-1, Local Business District	C-1, Local Business District
C-2, Central Business District	C-2, Downtown Business District
C-3, Commercial Business District	C-3, Commercial Corridor District
-	C-4, Highway Commercial District
I-1, Light Industrial District	I-1, Light Industrial District
I-2, Heavy Industrial District	I-2, Heavy Industrial District

TIMELINE



QUESTIONS?



Sec. 54-410 – Commercial and Industrial Districts Land Use Tables

Legend	P = Permitted ¹						
	C = Conditional ²						
	- = Prohibited ³						
Uses & Districts Table	MU	C-1	C-2	C-3	C-4	I-1	I-2
A							
Agriculture, Confined Animal Operation	-	-	-	-	-	-	-
Agriculture, Retail Small-Scale	P	P	P	P	P	-	-
Agriculture, Rural	-	-	-	-	-	-	P
Agriculture, Urban	P	P	C	P	-	-	-
Animal, Boarding	-	-	-	C	P	P	P
Animal, Veterinary Services Large	C	-	-	-	P	P	P
Animal, Veterinary Services Small	P	P	P	P	P	-	-
Assembly, Adult Establishment	-	-	-	-	-	C	P
Assembly, Commercial	P	C	P	P	P	-	-
Assembly, Public	P	P	P	P	P	-	-
Assembly, Religious	P	P	P	P	P	P	P
B							
C							
Community Retail, Adult Establishment	-	P	P	P	P	-	-
Community Retail, Convenience	-	-	-	P	P	P	-
Community Retail, General	-	-	-	P	P	P	-
Community Retail, Outdoor	-	-	-	C	P	-	-
Community Retail, Storage	-	-	-	C	P	P	P
Uses & Districts Table	MU	C-1	C-2	C-3	C-4	I-1	I-2
D							
Dwelling, Accessory Single-Unit Detached	P	C	-	C	C	C	C
Dwelling, Cottage	P	-	-	-	-	-	-
Dwelling, Cottage Community	P	-	-	-	-	-	-
Dwelling, Manufactured Home	P	-	-	-	-	-	-
Dwelling, Manufactured Home Community	C	-	-	-	-	-	-
Dwelling, Mixed-Use	P	P	P	P	-	-	-
Dwelling, Multi-Unit Large-Scale	P	C	C	C	C	C	C
Dwelling, Multi-Unit Small-Scale	P	C	C	-	-	-	-
Dwelling, Single-Unit Attached	P	-	-	-	-	-	-
Dwelling, Single-Unit Detached	P	-	-	-	-	-	-
Dwelling, Two-Unit Detached	P	-	-	-	-	-	-
Dwelling, Unit Conversion	P	-	-	-	-	-	-

Legend	P = Permitted¹						
	C = Conditional²						
	- = Prohibited³						
Uses & Districts Table	MU	C-1	C-2	C-3	C-4	I-1	I-2
E							
Education, Higher	P	C	C	P	P	-	-
Education, Primary	P	P	-	C	C	-	-
Education, Secondary	P	P	-	P	P	-	-
F							
Facility, Adult Care	P	P	P	P	P	C	-
Facility, Child Care	P	P	P	P	P	C	-
Facility, Hospital	P	-	-	P	P	-	-
G							
H							
Home Occupation, Adult Day Care	P	P	P	P	P	P	P
Home Occupation, Child Day Care	P	P	P	P	P	P	P
Home Occupation, Office	P	P	P	-	-	-	-
Home Occupation, Retail	P	P	P	P	-	-	-
I							
J							
Uses & Districts Table	MU	C-1	C-2	C-3	C-4	I-1	I-2
K							
L							
Lodging, Rental Large-Scale	P	-	P	P	P	-	-
Lodging, Rental Small-Scale	P	P	P	P	P	P	P
M							
Manufacturing, Heavy	-	-	-	-	-	-	P
Manufacturing, Light	C	-	-	-	P	P	P
Manufacturing, Recycling	-	-	-	-	-	P	P
N							
Neighborhood Retail, Convenience	P	P	P	-	-	-	-
Neighborhood Retail, General	P	C	P	-	-	-	-
O							
Office, Financial Services	P	P	P	P	P	P	-
Office, Health Services	P	P	P	P	P	-	-
Office, Professional Services	P	P	P	P	P	P	-
P							
Q							

Legend	P = Permitted¹						
	C = Conditional²						
	- = Prohibited³						
Uses & Districts Table							
	MU	C-1	C-2	C-3	C-4	I-1	I-2
R							
Recreation, Campground	-	-	-	-	P	-	-
Recreation, Equestrian Facility	P	-	-	-	C	-	-
Recreation, Indoor	P	-	P	P	P	-	-
Recreation, Outdoor	P	P	P	P	P	-	-
Recreation, Racetrack	-	-	-	-	P	P	P
S							
T							
U							
Utility, Airport	-	-	-	P	P	P	P
Utility, Burial Ground	P	P	-	P	P	-	-
Utility, Energy Generation Large-Scale	C	-	-	P	P	P	P
Utility, Energy Generation Small-Scale	P	P	P	P	P	P	P
Utility, Facility	P	P	P	P	P	P	P
Utility, Telecommunication	P	P	P	P	P	P	P
Uses & Districts Table							
	MU	C-1	C-2	C-3	C-4	I-1	I-2
V							
Vehicle, Fuel Sales General	-	-	-	P	P	P	P
Vehicle, Fuel Sales Limited	-	C	C	P	P	P	P
Vehicle, Repair	C	-	-	C	P	P	P
Vehicle, Salvage	-	-	-	-	-	C	P
Vehicle, Storage, Long-Term	-	-	-	P	P	P	P
Vehicle, Storage, Short-Term	P	P	P	P	P	P	P
W							
X							
Y							
Z							
<p>1 = Permitted by right subject to general district standards 2 = Permitted with a Conditional Use Permit subject to discretionary review by Planning Commission and City Council 3 = Not Permitted</p>							

Sec. 54-411 – MU, Mixed Use District

- A. **Purpose:** This district is intended to assist and encourage the development of educational, institutional, and medical uses in a campus setting. This district is applicable to institutions which have multi-block common ownership of lands and shall be approved through the rezoning process.
- B. **Rezoning Process:** See **Sec. 54-109** for Rezoning Procedures and application materials. Additionally, rezoning property to a Mixed Use District shall include the approval of a master plan, which is filed with the City Clerk. The master plan shall include the following information:
1. Allowed Permitted Principal Uses provided the uses are more restrictive than the uses permitted in **Sec. 54-410**.
 2. Accessory Structure Requirements including type of structures, height, material, and location.
 3. Minimum Building Footprint
 4. Maximum Height
 5. Lot Requirements including minimum lot area and minimum lot width.
 6. Lot Coverage including maximum coverage by structures and parking, as well as minimum landscaping.
 7. Minimum Yard Requirements including front yard, side yard, street side yard, and rear yard setbacks.
 8. Screening Requirements
 9. Fencing Requirements
 10. Lighting Requirements
 11. Signage Requirements
 12. Any other information as determined by Planning Commission or City Council.

Sec. 54-412 – C-1, Local Business District

A. **Purpose:** This district is intended to provide small-scale retail uses to support pedestrian and bicycle traffic through locating along other arterial and collector streets near residential districts. This includes small-scale grocery stores, pharmacies, doctor offices, and other small-scale retail uses to provide for daily retail needs of local residents without generating large volumes of vehicular traffic.

B. **Minimum District Size:** 75,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Agriculture, Urban
3. Animal, Veterinary Services Small
4. Assembly, Public
5. Assembly, Religious
6. Community Retail, Adult Establishment
7. Dwelling, Mixed Use
8. Education, Primary
9. Education, Secondary
10. Facility, Adult Care
11. Facility, Child Care
12. Home Occupation, Adult Day Care
13. Home Occupation, Child Day Care
14. Home Occupation, Office
15. Home Occupation, Retail
16. Lodging, Rental Small-Scale
17. Neighborhood Retail, Convenience
18. Office, Financial Services
19. Office, Health Services
20. Office, Professional Services
21. Recreation, Outdoor
22. Utility, Burial Ground
23. Utility, Energy Generation Small-Scale
24. Utility, Facility
25. Utility, Telecommunication
26. Vehicle, Storage Short-Term
27. Uses Not Listed see [Sec. 54-410](#)

D. Allowed Conditional Principal Uses:

1. Assembly, Commercial
2. Dwelling, Accessory Single-Unit Detached
3. Dwelling, Multi-Unit Large-Scale
4. Dwelling, Multi-Unit Small-Scale
5. Education, Higher
6. Neighborhood Retail, General
7. Vehicle, Fuel Sales Limited
8. Uses Not Listed see **Sec. 54-410**

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of three (3) allowed accessory structures on a lot:
 - i. Carport: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Dwelling, Accessory Single-Unit Detached: Maximum of one (1) structure allowed.
 - iv. Shed: Maximum of one (1) structure allowed.
3. Timing of Construction: Accessory structure shall be constructed in conjunction with or after the construction of a principal structure.
4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
5. Material: Accessory structures shall match the material of the principal structure.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 500 square feet

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structure: 15 feet

H. Lot Requirements:

1. Minimum Lot Area: 4,000 square feet
2. Minimum Lot Width: 40 feet

I. Lot Coverage:

1. Structures: Maximum of 50 percent of total lot area.
2. Landscaping: Minimum of 10 percent of total lot area.

3. Parking:
 - i. Maximum parking of 40 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 20 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 5 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
4. Maximum Height: Four (4) feet within front yard setback and eight (8) feet within side and rear yard setbacks.

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

DRAFT

Sec. 54-413 – C-2, Downtown Business District

A. **Purpose:** This district is intended to support the continued development and maintenance of the retail, service, and civic uses in the Downtown core of the community. This includes development and redevelopment which maintain the historic character of the area such as structures built with brick and stone at the front lot line.

B. **Minimum District Size:** 30,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Animal, Veterinary Services Small
3. Assembly, Commercial
4. Assembly, Public
5. Assembly, Religious
6. Community Retail, Adult Establishment
7. Dwelling, Mixed Use
8. Facility, Adult Care
9. Facility, Child Care
10. Home Occupation, Adult Day Care
11. Home Occupation, Child Day Care
12. Home Occupation, Office
13. Home Occupation, Retail
14. Lodging, Rental Large-Scale
15. Lodging, Rental Small-Scale
16. Neighborhood Retail, Convenience
17. Neighborhood Retail, General
18. Office, Financial Services
19. Office, Health Services
20. Office, Professional Services
21. Recreation, Indoor
22. Recreation, Outdoor
23. Utility, Energy Generation Small-Scale
24. Utility, Facility
25. Utility, Telecommunication
26. Vehicle, Storage Short-Term
27. Uses Not Listed see [Sec. 54-410](#)

D. Allowed Conditional Principal Uses:

1. Agriculture, Urban
2. Dwelling, Multi-Unit Large-Scale
3. Dwelling, Multi-Unit Small-Scale
4. Education, Higher
5. Vehicle, Fuel Sales Limited
6. Uses Not Listed see [Sec. 54-410](#)

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of one (1) allowed accessory structures on a lot:
 - i. Detached Garage: Maximum of one (1) structure allowed.
 - ii. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - iii. Shed: Maximum of one (1) structure allowed.
3. Timing of Construction: Accessory structure shall be constructed in conjunction with or after the construction of a principal structure.
4. Maximum Building Footprint: None
5. Material: Accessory structures shall match the material of the principal structure.
6. Separation: Minimum of five (5) feet required between structures.

F. Minimum Building Footprint: 500 square feet

G. Maximum Height:

1. Principal Structure: 50 feet
2. Accessory Structure: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 2,000 square feet
2. Minimum Lot Width: 20 feet

I. Lot Coverage:

1. Structures: Maximum of 100 percent of total lot area.
2. Landscaping: Minimum of 0 percent of total lot area.
3. Parking:

- i. Maximum parking of 0 percent of total lot area.
- ii. Minimum parking dependent on use. See **Sec. 54-418**.
- iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
- iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 0 feet
 - ii. Accessory Structures: Shall be constructed behind front building line of principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 0 feet
 - ii. Accessory Structures: 0 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 0 feet
 - ii. Accessory Structures: 0 feet
4. Rear Yard Setback:
 - i. Principal Structure: 0 feet
 - ii. Accessory Structures: 0 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
4. Maximum Height: Four (4) feet within front yard setback and eight (8) feet within side and rear yard setbacks.

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

DRAFT

Sec. 54-414 – C-3, Commercial Corridor District

- A. **Purpose:** This district is intended to provide medium-scale commercial uses to support primarily local traffic through locating along other arterial streets in the core of the community, generally located between E Street and 16th Street along the Burlington Avenue Corridor and between Burlington Avenue and Marian Road along West 2nd Street. This includes medium-sized grocery stores, pharmacies, doctor offices, and other medium-sized commercial uses to provide for retail needs of local residents and visitors with larger volumes of vehicular traffic.
- B. **Minimum District Size:** 300,000 square feet
- C. **Allowed Permitted Principal Uses:**
1. Agriculture, Retail Small-Scale
 2. Agriculture, Urban
 3. Animal, Veterinary Services Small
 4. Assembly, Commercial
 5. Assembly, Public
 6. Assembly, Religious
 7. Community Retail, Adult Establishment
 8. Community Retail, Convenience
 9. Community Retail, General
 10. Dwelling, Mixed Use
 11. Education, Higher
 12. Education, Secondary
 13. Facility, Adult Care
 14. Facility, Child Care
 15. Facility, Hospital
 16. Home Occupation, Adult Day Care
 17. Home Occupation, Child Day Care
 18. Home Occupation, Retail
 19. Lodging, Rental Large-Scale
 20. Lodging, Rental Small-Scale
 21. Office, Financial Services
 22. Office, Health Services
 23. Office, Professional Services
 24. Recreation, Indoor
 25. Recreation, Outdoor

26. Utility, Airport
27. Utility, Burial Ground
28. Utility, Energy Generation Large-Scale
29. Utility, Energy Generation Small-Scale
30. Utility, Facility
31. Utility, Telecommunication
32. Vehicle, Fuel Sales General
33. Vehicle, Fuel Sales Limited
34. Vehicle, Storage Long-Term
35. Vehicle, Storage Short-Term
36. Uses Not Listed see [Sec. 54-410](#)

D. Allowed Conditional Principal Uses:

1. Animal, Boarding
2. Community Retail, Outdoor
3. Community Retail, Storage
4. Dwelling, Accessory Single-Unit Detached
5. Dwelling, Multi-Unit Large-Scale
6. Education, Primary
7. Vehicle, Repair
8. Uses Not Listed see [Sec. 54-410](#)

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of five (5) allowed accessory structures on a lot:
 - i. Cart Corral: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Dwelling, Accessory Single-Unit Detached: Maximum of one (1) structure allowed.
 - iv. Energy Generation Small-Scale: Maximum of one (1) structure allowed.
 - v. Shed: Maximum of one (1) structure allowed.
 - vi. Storage Tank: Maximum of one (1) structure allowed.
3. Timing of Construction: Not applicable.
4. Maximum Building Footprint: None
5. Material: Any material allowed.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 500 square feet

G. Maximum Height:

1. Principal Structure: 60 feet
2. Accessory Structure: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 6,000 square feet
2. Minimum Lot Width: 60 feet

I. Lot Coverage:

1. Structures: Maximum of 40 percent of total lot area.
2. Landscaping: Minimum of 20 percent of total lot area.
3. Parking:
 - i. Maximum parking of 40 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 25 feet
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet

K. **Screening Requirements:** Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. **Fencing Requirements:**

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
4. Maximum Height: Four (4) feet within front yard setback and eight (8) feet within side and rear yard setbacks.

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Sec. 54-415 – C-4, Highway Commercial District

- A. **Purpose:** This district is intended to provide large-scale commercial uses to support vehicular traffic through locating along expressways and major arterial streets on the outskirts of the community. This includes big box stores, auto-related businesses, and other large-scale commercial uses to provide for retail needs of local residents and visitors with high volumes of vehicular traffic.
- B. **Minimum District Size:** 450,000 square feet
- C. **Allowed Permitted Principal Uses:**
1. Agriculture, Retail Small-Scale
 2. Animal, Boarding
 3. Animal, Veterinary Services Large
 4. Animal, Veterinary Services Small
 5. Assembly, Commercial
 6. Assembly, Public
 7. Assembly, Religious
 8. Community Retail, Adult Establishment
 9. Community Retail, Convenience
 10. Community Retail, General
 11. Community Retail, Outdoor
 12. Community Retail, Storage
 13. Education, Higher
 14. Education, Secondary
 15. Facility, Adult Care
 16. Facility, Child Care
 17. Facility, Hospital
 18. Home Occupation, Adult Day Care
 19. Home Occupation, Child Day Care
 20. Lodging, Rental Large-Scale
 21. Lodging, Rental Small-Scale
 22. Manufacturing, Light
 23. Office, Financial Services
 24. Office, Health Services
 25. Office, Professional Services
 26. Recreation, Campground
 27. Recreation, Indoor
 28. Recreation, Outdoor

29. Recreation, Racetrack
30. Utility, Airport
31. Utility, Burial Ground
32. Utility, Energy Generation Large-Scale
33. Utility, Energy Generation Small-Scale
34. Utility, Facility
35. Utility, Telecommunication
36. Vehicle, Fuel Sales General
37. Vehicle, Fuel Sales Limited
38. Vehicle, Repair
39. Vehicle, Storage Long-Term
40. Vehicle, Storage Short-Term
41. Uses Not Listed see **Sec. 54-410**

D. Allowed Conditional Principal Uses:

1. Dwelling, Accessory Single-Unit Detached
2. Dwelling, Multi-Unit Large-Scale
3. Education, Primary
4. Recreation, Equestrian Facility
5. Uses Not Listed see **Sec. 54-410**

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures:
 - i. Any type of structure allowed and no maximum number of structures.
3. Timing of Construction: Not applicable.
4. Maximum Building Footprint: None
5. Material: Any material allowed.
6. Separation: Minimum of five (5) feet required between structures.

F. Minimum Building Footprint: 500 square feet

G. Maximum Height:

1. Principal Structure: 100 feet
2. Accessory Structure: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 8,000 square feet
2. Minimum Lot Width: 80 feet

I. Lot Coverage:

1. Structures: Maximum of 30 percent of total lot area.
2. Landscaping: Minimum of 20 percent of total lot area.
3. Parking:
 - i. Maximum parking of 50 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 25 feet
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 15 feet

K. Screening Requirements: None

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
4. Maximum Height: Four (4) feet within front yard setback and eight (8) feet within side and rear yard setbacks.

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

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Sec. 54-416 – I-1, Light Industrial District

A. **Purpose:** This district is intended to support small-scale industrial, manufacturing, processing, storage, wholesaling, and distribution operations, which have minimal impacts on surrounding properties. This district should be located along major and other arterial streets to ensure for efficient movement of goods.

B. **Minimum District Size:** 750,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Animal, Boarding
2. Animal, Veterinary Services Large
3. Assembly, Religious
4. Community Retail, Convenience
5. Community Retail, General
6. Community Retail, Storage
7. Home Occupation, Adult Day Care
8. Home Occupation, Child Day Care
9. Lodging, Rental Small-Scale
10. Manufacturing, Light
11. Manufacturing, Recycling
12. Office, Financial Services
13. Office, Professional Services
14. Recreation, Racetrack
15. Utility, Airport
16. Utility, Energy Generation Large-Scale
17. Utility, Energy Generation Small-Scale
18. Utility, Facility
19. Utility, Telecommunication
20. Vehicle, Fuel Sales General
21. Vehicle, Fuel Sales Limited
22. Vehicle, Repair
23. Vehicle, Storage Long-Term
24. Vehicle, Storage Short-Term
25. Uses Not Listed see [Sec. 54-410](#)

D. **Allowed Conditional Principal Uses:**

1. Assembly, Adult Establishment

2. Dwelling, Accessory Single-Unit Detached
3. Dwelling, Multi-Unit Large-Scale
4. Facility, Adult Care
5. Facility, Child Care
6. Vehicle, Salvage
7. Uses Not Listed see [Sec. 54-410](#)

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures:
 - i. Any type of structure allowed and no maximum number of structures.
3. Timing of Construction: Not applicable.
4. Maximum Building Footprint: None
5. Material: Any material allowed.
6. Separation: Minimum of five (5) feet between structures.

F. Minimum Building Footprint: None

G. Maximum Height:

1. Principal Structure: 100 feet
2. Accessory Structure: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 10,000 square feet
2. Minimum Lot Width: None

I. Lot Coverage:

1. Structures: Maximum of 50 percent of total lot area.
2. Landscaping: Minimum of 20 percent of total lot area.
3. Parking:
 - i. Maximum parking of 30 percent of total lot area.
 - ii. Minimum parking dependent on use. See [Sec. 54-418](#).
 - iii. Bicycle Parking: None
 - iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:

- i. Principal Structure: 25 feet
 - ii. Accessory Structures: 25 feet
- 2. Side Yard Setback:
 - i. Principal Structure: None
 - ii. Accessory Structures: None
- 3. Street Side Yard Setback:
 - i. Principal Structure: None
 - ii. Accessory Structures: None
- 4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 15 feet

K. **Screening Requirements:** None

L. **Fencing Requirements:**

- 1. Permit Required: Yes
- 2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
- 3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
- 4. Maximum Height: None

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Sec. 54-417 – I-2, Heavy Industrial District

A. **Purpose:** This district is intended to support large-scale industrial, manufacturing, processing, storage, wholesaling, and distribution operations, which may have impacts on surrounding properties that should be mitigated. This district should be located along major arterial streets and railway networks to ensure for efficient movement of goods.

B. **Minimum District Size:** 1,000,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Rural
2. Animal, Boarding
3. Animal, Veterinary Services Large
4. Assembly, Adult Establishment
5. Assembly, Religious
6. Community Retail, Storage
7. Home Occupation, Adult Day Care
8. Home Occupation, Child Day Care
9. Lodging, Rental Small-Scale
10. Manufacturing, Heavy
11. Manufacturing, Light
12. Manufacturing, Recycling
13. Recreation, Racetrack
14. Utility, Airport
15. Utility, Energy Generation Large-Scale
16. Utility, Energy Generation Small-Scale
17. Utility, Facility
18. Utility, Telecommunication
19. Vehicle, Fuel Sales General
20. Vehicle, Fuel Sales Limited
21. Vehicle, Repair
22. Vehicle, Salvage
23. Vehicle, Storage Long-Term
24. Vehicle, Storage Short-Term
25. Uses Not Listed see **Sec. 54-410**

D. Allowed Conditional Principal Uses:

1. Dwelling, Accessory Single-Unit Detached
2. Dwelling, Multi-Unit Large-Scale
3. Uses Not Listed see **Sec. 54-410**

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet
2. Type & Number of Structures:
 - i. Any type of structure allowed and no maximum number of structures.
3. Timing of Construction: Not applicable.
4. Maximum Building Footprint: None
5. Material: Any material allowed.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: None

G. Maximum Height:

1. Principal Structure: None
2. Accessory Structure: None

H. Lot Requirements:

1. Minimum Lot Area: 10,000 square feet
2. Minimum Lot Width: None

I. Lot Coverage:

1. Structures: Maximum of 70 percent of total lot area.
2. Landscaping: Minimum of 0 percent of total lot area.
3. Parking:
 - i. Maximum parking of 30 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: None
 - iv. Shared Parking: 25 percent of required parking may be shared depending on operating hours of businesses.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 50 feet
 - ii. Accessory Structures: 50 feet

2. Side Yard Setback:
 - i. Principal Structure: None
 - ii. Accessory Structures: None
3. Street Side Yard Setback:
 - i. Principal Structure: None
 - ii. Accessory Structures: None
4. Rear Yard Setback:
 - i. Principal Structure: None
 - ii. Accessory Structures: None

K. **Screening Requirements:** None

L. **Fencing Requirements:**

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences may be constructed of any material except barbed wire, electrified fence, or re-used material.
4. Maximum Height: None

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Sec. 54-418 – Minimum Parking Table

Land Use	Min. Parking Required	Unit of Measure
A		
Agriculture, Confined Animal Operation	1	Per employee
Agriculture, Retail Small-Scale	0.5 or none ¹	Per 100 sq ft
Agriculture, Rural	None	-
Agriculture, Urban	None	-
Animal, Boarding	0.25	Per 100 sq ft
Animal, Veterinary Services Large	0.25	Per 100 sq ft
Animal, Veterinary Services Small	0.25 or none ¹	Per 100 sq ft
Assembly, Adult Establishment	0.5	Per person
Assembly, Commercial	0.25	Per 100 sq ft
Assembly, Public	0.25 or none ¹	Per 100 sq ft
Assembly, Religious	0.25 or none ¹	Per seat
B		
C		
Community Retail, Adult Establishment	0.5 or none ¹	Per person
Community Retail, Convenience	0.25	Per 100 sq ft
Community Retail, General	0.5	Per 100 sq ft
Community Retail, Outdoor	0.1	Per 100 sq ft
Community Retail, Storage	None	-
Land Use		
Min. Parking Required		
Unit of Measure		
D		
Dwelling, Accessory Single-Unit Detached	1	Per unit
Dwelling, Cottage	0.5	Per unit
Dwelling, Cottage Community	0.5	Per unit
Dwelling, Manufactured Home	Variable ²	Per unit
Dwelling, Manufactured Home Community	1	Per unit
Dwelling, Mixed Use	Variable ³	-
Dwelling, Multi-Unit Large-Scale	0.5 or none ¹	Per unit
Dwelling, Multi-Unit Small-Scale	0.75 or none ¹	Per unit
Dwelling, Single-Unit Attached	1	Per unit
Dwelling, Single-Unit Detached	Variable ²	Per unit
Dwelling, Two-Unit Detached	1	Per unit
Dwelling, Unit Conversion	1	Per unit
E		
Education, Higher	a. 1 or none ¹ b. 0.33 or none ¹	a. Per employee b. Per student

Land Use	Min. Parking Required	Unit of Measure
E		
Education, Primary	a. 1 b. 0.05	a. Per employee b. Per student
Education, Secondary	a. 1 b. 0.12	a. Per employee b. Per student
F		
Facility, Child Care	a. 1 or none ¹ b. 0.1 or none ¹	a. Per employee b. Per child
Facility, Adult Care	a. 1 or none ¹ b. 0.33 or none ¹	a. Per employee b. Per bed
Facility, Hospital	a. 1 b. 0.5	a. Per employee b. Per bed
G		
H		
Home Occupation, Adult Day Care	None	-
Home Occupation, Child Day Care	None	-
Home Occupation, Office	None	-
Home Occupation, Retail	1 additional	-
I		
J		
K		
L		
Lodging, Rental Large-Scale	a. 1 or none ¹ b. 1 or none ¹	a. Per employee b. Per room
Lodging, Rental Small-Scale	1 or none ¹	Per room
M		
Manufacturing, Heavy	1	Per 100 sq ft
Manufacturing, Light	0.2	Per 100 sq ft
Manufacturing, Recycling	1	Per employee
Land Use		
Min. Parking Required		
Unit of Measure		
N		
Neighborhood Retail, Convenience	0.12 or none ¹	Per 100 sq ft
Neighborhood Retail, General	0.25 or none ¹	Per 100 sq ft
O		
Office, Financial Services	0.33 or none ¹	Per 100 sq ft
Office, Health Services	0.5 or none ¹	Per 100 sq ft
Office, Professional Services	0.5 or none ¹	Per 100 sq ft
P		
Q		

Land Use	Min. Parking Required	Unit of Measure
R		
Recreation, Campground	1	Per space
Recreation, Equestrian Facility	a. 1 b. 1	a. Per employee b. Per student
Recreation, Indoor	0.33 or none ¹	Per occupant
Recreation, Outdoor	0.33 or none ¹	Per occupant
Recreation, Racetrack	0.33	Per person
S		
T		
U		
Utility, Airport	0.2	Per 100 sq ft
Utility, Burial Ground	0.5	Per 100 sq ft
Utility, Energy Generation Large-Scale	None	-
Utility, Energy Generation Small-Scale	None	-
Utility, Facility	0.1	Per 100 sq ft
Utility, Telecommunication	None	-
V		
Vehicle, Fuel Sales General	0.5	Per pump
Vehicle, Fuel Sales Limited	0.25 or none ¹	Per pump
Vehicle, Repair	2	Per service bay
Vehicle, Salvage	1	Per employee
Vehicle, Storage Long-Term	None	-
Vehicle, Storage Short-Term	None	-
W		
X		
Y		
Z		

1 = No off-street parking required in C-2 District.
2 = Two (2) off-street parking spaces required per unit in A-1 & R-0 districts and one (1) off-street parking space required per unit in R-1, R-2, & MU districts.
3 = Mixed-use buildings require off-street parking based on the mix of uses. For example, a building with “Neighborhood Retail, General” and “Multi-Unit Small-Scale” would require 0.12 spaces per 100 sq ft of retail and an additional 0.75 spaces per dwelling unit.
4 = Parking with “a” and “b” require parking to comply with both units of measure.

Art. IV District Regulations

Sec. 54-401 – Establishment of Zoning Districts

A. **Purpose:** The City of Hastings and its two-mile Extraterritorial Jurisdiction (ETJ) is hereby divided into 13 base districts and six (6) overlay districts, designated as follows:

Base Zoning Districts	Overlay Zoning Districts
1. A-1, Agriculture District	1. PDO, Planned Development Overlay District
2. R-0, Residential Estates District	2. HPO, Historic Preservation Overlay District
3. R-1, Low Density Residential District	3. FHO, Flood Hazard Overlay District
4. R-2, Medium Density Residential District	4. AHO, Airport Hazard Overlay District
5. R-3, High Density Residential District	5. WPO, Wellhead Protection Overlay District
6. R-4, Residential Village District	6. DSO, Dark Sky Overlay District
7. MU, Mixed Use District	
8. C-1, Local Business District	
9. C-2, Downtown Business District	
10. C-3, Commercial Corridor District	
11. C-4, Highway Commercial District	
12. I-1, Light Industrial District	
13. I-1, Heavy Industrial District	

B. **Application:** A base district designation shall apply to each lot within the City and its ETJ. Overlay districts may be applied to any lot or portion thereof, in addition to a base district designation.

C. **Zoning Map:** The boundaries of the zoning districts are hereby established as shown on the map entitled "Official Zoning Map of the City of Hastings, Nebraska." The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk. No changes shall be made on the Official Zoning Map except as may be required by amendments to this chapter. Such changes shall be promptly indicated on the Official Zoning Map with the ordinance number, nature of change, and date of change noted on the map. No changes shall be made which create spot zoning.

Sec. 54-402 – ETJ District Assignments

- A. **Purpose:** The City of Hastings hereby assigns zoning districts to any lands that come into the two-mile Extraterritorial Jurisdiction (ETJ) as follows:

Adams County Zoning Districts	Hastings Zoning Districts
AG, Agriculture District	A-1, Agriculture District
TA, Transitional Agriculture District	A-1, Agriculture District
R-1, Residential Estates District	R-0, Residential Estates District
R-2, Urban Residential District	R-1, Low Density Residential District
C-1, Village Development District	R-1, Low Density Residential District
C-2, Highway Commercial District	C-4, Highway Commercial District
C-3, General Commercial District	C-3, Commercial Corridor District
MU, Mixed Use District	MU, Mixed Use District
FS, Flex Space District	I-1, Light Industrial District
I-1, Light Industrial District	I-1, Light Industrial District
I-2, Industrial District	I-2, Heavy Industrial District
CMD, Clustered Mixed Use Development District	MU, Mixed Use District
DSO, Dark Sky Overlay District	DSO, Dark Sky Overlay District
CO, Conservation Overlay District	Not Applicable
WHO, Wellhead Protection Overlay District	WPO, Wellhead Protection Overlay District
AHO, Airport Hazard Overlay District	AHO, Airport Hazard Overlay District
FW/FF, Floodway and Flood Fringe Hazard Overlay Districts	FHO, Flood Hazard Overlay District
HO, Highway Corridor Overlay District	Not Applicable

- B. **Rezoning:** Any lands assigned a zoning district, as mentioned above, will remain so zoned until an ordinance is adopted to rezone such land, as determined by rezoning procedures in **Sec. 54-109**.

Sec. 54-403 – Agriculture and Residential Districts Land Use Tables

Legend	P = Permitted ¹					
	C = Conditional ²					
	- = Prohibited ³					
Uses & Districts Table	A-1	R-0	R-1	R-2	R-3	R-4
A						
Agriculture, Confined Animal Operation	P	-	-	-	-	-
Agriculture, Retail Small-Scale	P	C	C	P	P	P
Agriculture, Rural	P	-	-	-	-	-
Agriculture, Urban	-	P	P	P	P	P
Animal, Boarding	P	-	-	-	-	-
Animal, Veterinary Services Large	P	-	-	-	-	-
Animal, Veterinary Services Small	P	-	-	-	-	-
Assembly, Adult Establishment	-	-	-	-	-	-
Assembly, Commercial	P	-	-	-	C	C
Assembly, Public	P	-	-	-	C	C
Assembly, Religious	P	P	P	P	P	P
B						
C						
Community Retail, Adult Establishment	-	-	-	-	-	-
Community Retail, Convenience	-	-	-	-	-	-
Community Retail, General	-	-	-	-	-	-
Community Retail, Outdoor	-	-	-	-	-	-
Community Retail, Storage	-	-	-	-	-	-
Uses & Districts Table	A-1	R-0	R-1	R-2	R-3	R-4
D						
Dwelling, Accessory Single-Unit Detached	P	P	P	P	-	-
Dwelling, Cottage	P	-	P	P	-	P
Dwelling, Cottage Community	P	-	-	-	-	P
Dwelling, Manufactured Home	P	P	P	P	-	-
Dwelling, Manufactured Home Community	-	-	-	-	-	P
Dwelling, Mixed-Use	-	-	-	C	C	P
Dwelling, Multi-Unit Large-Scale	-	-	-	-	P	-
Dwelling, Multi-Unit Small-Scale	-	-	-	P	-	-
Dwelling, Single-Unit Attached	-	-	P	P	-	-
Dwelling, Single-Unit Detached	P	P	P	P	-	-
Dwelling, Two-Unit Detached	-	-	P	P	-	-
Dwelling, Unit Conversion	-	-	-	P	-	-

Legend	P = Permitted¹					
	C = Conditional²					
	- = Prohibited³					
Uses & Districts Table						
	A-1	R-0	R-1	R-2	R-3	R-4
E						
Education, Higher	P	-	-	-	-	-
Education, Primary	P	P	P	P	P	P
Education, Secondary	P	C	C	P	P	C
F						
Facility, Adult Care	P	-	-	-	-	-
Facility, Child Care	P	-	-	-	-	-
Facility, Hospital	-	-	-	-	-	-
G						
H						
Home Occupation, Adult Day Care	P	P	P	P	P	P
Home Occupation, Child Day Care	P	P	P	P	P	P
Home Occupation, Office	P	P	P	P	P	P
Home Occupation, Retail	P	P	P	P	P	P
I						
J						
Uses & Districts Table						
	A-1	R-0	R-1	R-2	R-3	R-4
K						
L						
Lodging, Rental Large-Scale	-	-	-	-	-	-
Lodging, Rental Small-Scale	P	P	P	P	P	P
M						
Manufacturing, Heavy	-	-	-	-	-	-
Manufacturing, Light	-	-	-	-	-	-
Manufacturing, Recycling	-	-	-	-	-	-
N						
Neighborhood Retail, Convenience	-	-	-	C	P	C
Neighborhood Retail, General	-	-	-	-	-	-
O						
Office, Financial Services	-	-	-	-	-	-
Office, Health Services	-	-	-	-	-	-
Office, Professional Services	-	-	-	-	-	-
P						
Q						

Legend	P = Permitted¹					
	C = Conditional²					
	- = Prohibited³					
Uses & Districts Table						
	A-1	R-0	R-1	R-2	R-3	R-4
R						
Recreation, Campground	P	-	-	-	-	-
Recreation, Equestrian Facility	P	C	-	-	-	-
Recreation, Indoor	P	-	-	-	C	-
Recreation, Outdoor	P	P	P	P	P	P
Recreation, Racetrack	-	-	-	-	-	-
S						
T						
U						
Utility, Airport	P	-	-	-	-	-
Utility, Burial Ground	P	P	P	P	P	P
Utility, Energy Generation Large-Scale	P	-	-	-	-	-
Utility, Energy Generation Small-Scale	P	P	P	P	P	P
Utility, Facility	P	P	P	P	P	P
Utility, Telecommunication	P	P	P	P	P	P
Uses & Districts Table						
	A-1	R-0	R-1	R-2	R-3	R-4
V						
Vehicle, Fuel Sales General	-	-	-	-	-	-
Vehicle, Fuel Sales Limited	-	-	-	-	-	-
Vehicle, Repair	-	-	-	-	-	-
Vehicle, Salvage	-	-	-	-	-	-
Vehicle, Storage, Long-Term	-	-	-	-	-	-
Vehicle, Storage, Short-Term	-	-	-	-	-	-
W						
X						
Y						
Z						
<p>1 = Permitted by right subject to general district standards 2 = Permitted with a Conditional Use Permit subject to discretionary review by Planning Commission and City Council 3 = Not Permitted</p>						

Sec. 54-404 – A-1, Agriculture District

- A. **Purpose:** This district is intended to support the continued use of land for agricultural purposes outside city limits, but inside the two-mile Extraterritorial Jurisdiction (ETJ). This district may support residential development as city utilities are able to be extended.
- B. **Minimum District Size:** 200,000 square feet
- C. **Allowed Permitted Principal Uses:**
1. Agriculture, Confined Animal Operation
 2. Agriculture, Retail Small-Scale
 3. Agriculture, Rural
 4. Animal, Boarding
 5. Animal, Veterinary Services Large
 6. Animal, Veterinary Services Small
 7. Assembly, Commercial
 8. Assembly, Public
 9. Assembly, Religious
 10. Dwelling, Accessory Single-Unit Detached
 11. Dwelling, Cottage
 12. Dwelling, Cottage Community
 13. Dwelling, Manufactured Home
 14. Dwelling, Single-Unit Detached
 15. Education, Higher
 16. Education, Primary
 17. Education, Secondary
 18. Facility, Child Care
 19. Facility, Adult Care
 20. Home Occupation, Adult Day Care
 21. Home Occupation, Child Day Care
 22. Home Occupation, Office
 23. Home Occupation, Retail
 24. Lodging, Rental Small-Scale
 25. Recreation, Campground
 26. Recreation, Equestrian Facility
 27. Recreation, Indoor
 28. Recreation, Outdoor

29. Utility, Airport
30. Utility, Burial Ground
31. Utility, Energy Generation Large-Scale
32. Utility, Energy Generation Small-Scale
33. Utility, Facility
34. Utility, Telecommunication
35. Uses Not Listed see [Sec. 54-403](#)

D. Allowed Conditional Principal Uses:

1. None
2. Uses Not Listed see [Sec. 54-403](#)

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures:
 - i. Any type of structure allowed and no maximum number of structures.
3. Timing of Construction: Not applicable.
4. Maximum Building Footprint: None
5. Material: Any material allowed.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 200 square feet

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structures: None

H. Lot Requirements:

1. Minimum Lot Area: 50,000 square feet
2. Minimum Lot Width: 200 feet

I. Lot Coverage:

1. Structures: Maximum of 30 percent of total lot area
2. Landscaping: Minimum of 60 percent of total lot area
3. Parking:
 - i. Maximum parking of 10 percent of total lot area.
 - ii. Minimum parking is dependent on use. See [Sec. 54-418](#).

- iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
- iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

- 1. Front Yard Setback:
 - i. Principal Structure: 50 feet
 - ii. Accessory Structures: 50 feet
- 2. Side Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 10 feet
- 3. Street Side Yard Setback:
 - i. Principal Structure: 50 feet
 - ii. Accessory Structures: 25 feet
- 4. Rear Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 25 feet

K. Screening Requirements: None

L. Fencing Requirements:

- 1. Permit Required: Yes
- 2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
- 3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, ornamental metals, barbed wire, or electrified fence.
- 4. Maximum Height: None

M. Lighting Requirements: All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Sec. 54-405 – R-0, Residential Estates District

A. **Purpose:** This district is intended for large lot residential uses of up to two (2) dwelling units per acre. These areas are typically not yet served with city water and/or sewer infrastructure.

B. **Minimum District Size:** 100,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Urban
2. Assembly, Religious
3. Dwelling, Accessory Single-Unit Detached
4. Dwelling, Manufactured Home
5. Dwelling, Single-Unit Detached
6. Education, Primary
7. Home Occupation, Adult Day Care
8. Home Occupation, Child Day Care
9. Home Occupation, Office
10. Home Occupation, Retail
11. Lodging, Rental Small-Scale
12. Recreation, Outdoor
13. Utility, Burial Ground
14. Utility, Energy Generation Small-Scale
15. Utility, Facility
16. Utility, Telecommunication
17. Uses Not Listed see [Sec. 54-403](#)

D. **Allowed Conditional Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Education, Secondary
3. Recreation, Equestrian Facility
4. Uses Not Listed see [Sec. 54-403](#)

E. **Accessory Structure Requirements:**

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of five (5) allowed accessory structures on a lot:
 - i. Animal Enclosure: Maximum of one (1) structure allowed.

- ii. Carport: Maximum of one (1) structure allowed.
 - iii. Detached Garage: Maximum of one (1) structure allowed.
 - iv. Dwelling, Accessory Single-Unit Detached: Maximum of one (1) structure allowed.
 - v. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - vi. Greenhouse: Maximum of one (1) structure allowed.
 - vii. Hobby Shop: Maximum of one (1) structure allowed.
 - viii. Play Structure: Maximum of one (1) structure allowed.
 - ix. Shed: Maximum of one (1) allowed.
3. Timing of Construction: Accessory structure shall not be constructed prior to the completion of a principal structure.
 4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
 5. Material: Accessory structure shall match the material of the principal structure.
 6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 500 square feet

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structures: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 25,000 square feet
2. Minimum Lot Width: 100 feet

I. Lot Coverage:

1. Structures: Maximum of 40 percent of total lot area
2. Landscaping: Minimum of 50 percent of total lot area
3. Parking:
 - i. Maximum parking of 10 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 35 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 25 feet
4. Rear Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 15 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals.
4. Maximum Height: Four (4) feet within front yard setback and six (6) feet within side and rear yard setbacks.

M. Lighting Requirements: All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Sec. 54-406 – R-1, Low Density Residential District

A. **Purpose:** This district is intended for low density residential development of two (2) to seven (7) dwelling units per acre. This includes infill and new development consisting of single-family and missing middle housing types on moderately-sized lots. These areas are typically served with public water and sewer infrastructure.

B. **Minimum District Size:** 65,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Urban
2. Assembly, Religious
3. Dwelling, Accessory Single-Unit Detached
4. Dwelling, Cottage
5. Dwelling, Manufactured Home
6. Dwelling, Single-Unit Attached
7. Dwelling, Single-Unit Detached
8. Dwelling, Two-Unit Detached
9. Education, Primary
10. Home Occupation, Adult Day Care
11. Home Occupation, Child Day Care
12. Home Occupation, Office
13. Home Occupation, Retail
14. Lodging, Rental Small-Scale
15. Recreation, Outdoor
16. Utility, Burial Ground
17. Utility, Energy Generation Small-Scale
18. Utility, Facility
19. Utility, Telecommunication
20. Uses Not Listed see [Sec. 54-403](#)

D. **Allowed Conditional Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Education, Secondary
3. Uses Not Listed see [Sec. 54-403](#)

E. **Accessory Structure Requirements:**

1. Permit Required: Yes, if the structure is over 200 square feet.

2. Type & Number of Structures: Allowed structures are limited to the following up to a total of three (3) allowed accessory structures on a lot:
 - i. Carport: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Dwelling, Accessory Single-Unit Detached: Maximum of one (1) structure allowed.
 - iv. Greenhouse: Maximum of one (1) structure allowed.
 - v. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - vi. Hobby Shop: Maximum of one (1) structure allowed.
 - vii. Play Structure: Maximum of one (1) structure allowed.
 - viii. Shed: Maximum of one (1) allowed.
3. Timing of Construction: Accessory structure shall not be constructed prior to the completion of a principal structure.
4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
5. Material: Accessory structure shall match the material of the principal structure.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 200 square feet per unit

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structures: 15 feet

H. Lot Requirements:

1. Minimum Lot Area: 6,500 square feet per unit
2. Minimum Lot Width: 65 feet

I. Lot Coverage:

1. Structures: Maximum of 40 percent of lot area
2. Landscaping: Minimum of 40 percent of lot area
3. Parking:
 - i. Maximum parking of 20 percent of total lot area.
 - ii. Minimum parking dependent on use. See **Sec. 54-418**.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.

iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 10 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 25 feet
 - ii. Accessory Structures: 10 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals.
4. Maximum Height: Four (4) feet within front yard setback and six (6) feet within side and rear yard setbacks.

M. Lighting Requirements: All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

DRAFT

Sec. 54-407 – R-2, Medium Density Residential District

A. **Purpose:** This district is intended for medium density residential development of seven (7) to 15 dwelling units per acre. This includes infill and new developments consisting of single-family and missing middle housing types on moderately-sized lots. These areas are typically served with public water and sewer infrastructure.

B. **Minimum District Size:** 100,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Agriculture, Urban
3. Assembly, Religious
4. Dwelling, Accessory Single-Unit Detached
5. Dwelling, Cottage
6. Dwelling, Manufactured Home
7. Dwelling, Multi-Unit Small-Scale
8. Dwelling, Single-Unit Attached
9. Dwelling, Single-Unit Detached
10. Dwelling, Two-Unit Detached
11. Dwelling, Unit Conversion
12. Education, Primary
13. Education, Secondary
14. Home Occupation, Adult Day Care
15. Home Occupation, Child Day Care
16. Home Occupation, Office
17. Home Occupation, Retail
18. Lodging, Rental Small-Scale
19. Recreation, Outdoor
20. Utility, Burial Ground
21. Utility, Energy Generation Small-Scale
22. Utility, Facility
23. Utility, Telecommunication
24. Uses Not Listed see [Sec. 54-403](#)

D. **Allowed Conditional Principal Uses:**

1. Dwelling, Mixed Use
2. Neighborhood Retail, Convenience

3. Uses Not Listed see **Sec. 54-403**

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of three (3) allowed accessory structures on a lot:
 - i. Carport: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Dwelling, Accessory Single-Unit Detached: Maximum of one (1) structure allowed.
 - iv. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - v. Greenhouse: Maximum of one (1) structure allowed.
 - vi. Hobby Shop: Maximum of one (1) structure allowed.
 - vii. Play Structure: Maximum of one (1) structure allowed.
 - viii. Shed: Maximum of one (1) allowed.
3. Timing of Construction: Accessory structure shall not be constructed prior to the completion of a principal structure.
4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
5. Material: Accessory structure shall match the material of the principal structure.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 200 square feet per unit

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structures: 15 feet

H. Lot Requirements:

1. Minimum Lot Area: 4,000 square feet per unit
2. Minimum Lot Width: 40 feet

I. Lot Coverage:

1. Structures: Maximum of 50 percent of lot area
2. Landscaping: Minimum of 20 percent of lot area
3. Parking:

- i. Maximum parking of 30 percent of total lot area.
- ii. Minimum parking dependent on use. See Sec. 54-418.
- iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
- iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 20 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 10 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 20 feet
 - ii. Accessory Structures: 5 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals.
4. Maximum Height: Four (4) feet within front yard setback and six (6) feet within side and rear yard setbacks.

M. **Lighting Requirements:** All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

DRAFT

Sec. 54-408 – R-3, High Density Residential District

A. **Purpose:** This district is intended for high density residential development of 15 or more dwelling units per acre. This includes infill and new developments consisting of multi-family housing types on large lots. These areas are typically served with public water and sewer infrastructure and are located near arterial and collector streets.

B. **Minimum District Size:** 150,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Agriculture, Urban
3. Assembly, Religious
4. Dwelling, Multi-Unit Large-Scale
5. Education, Primary
6. Education, Secondary
7. Home Occupation, Adult Day Care
8. Home Occupation, Child Day Care
9. Home Occupation, Office
10. Home Occupation, Retail
11. Lodging, Rental Small-Scale
12. Neighborhood Retail, Convenience
13. Recreation, Outdoor
14. Utility, Burial Ground
15. Utility, Energy Generation Small-Scale
16. Utility, Facility
17. Utility, Telecommunication
18. Uses Not Listed see **Sec. 54-403**

D. **Allowed Conditional Principal Uses:**

1. Assembly, Commercial
2. Assembly, Public
3. Dwelling, Mixed Use
4. Recreation, Indoor
5. Uses Not Listed see **Sec. 54-403**

E. **Accessory Structure Requirements:**

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of three (3) allowed accessory structures on a lot:
 - i. Clubhouse: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - iv. Play Structure: Maximum of one (1) structure allowed.
 - v. Pool House: Maximum of one (1) structure allowed.
 - vi. Shed: Maximum of one (1) allowed.
3. Timing of Construction: Accessory structure shall not be constructed prior to the completion of a principal structure.
4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
5. Material: Accessory structure shall match the material of the principal structure.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 500 square feet per unit

G. Maximum Height:

1. Principal Structure: 60 feet
2. Accessory Structures: 20 feet

H. Lot Requirements:

1. Minimum Lot Area: 2,000 square feet per unit
2. Minimum Lot Width: 40 feet

I. Lot Coverage:

1. Structures: Maximum of 30 percent of lot area
2. Landscaping: Minimum of 40 percent of lot area
3. Parking:
 - i. Maximum parking of 30 percent of total lot area.
 - ii. Minimum parking dependent on use. See Sec. 54-418.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 10 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 10 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals.
4. Maximum Height: Four (4) feet within front yard setback and six (6) feet within side and rear yard setbacks.

M. Lighting Requirements: All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

DRAFT

Sec. 54-409 – R-4, Residential Village District

A. **Purpose:** This district is intended for high density residential development of 15 or more dwelling units per acre. This includes infill and new developments consisting of missing middle housing types on small lots, including tiny homes, cottage courts, modular, and manufactured home communities. These areas are typically served with public water and sewer infrastructure.

B. **Minimum District Size:** 150,000 square feet

C. **Allowed Permitted Principal Uses:**

1. Agriculture, Retail Small-Scale
2. Agriculture, Urban
3. Assembly, Religious
4. Dwelling, Cottage
5. Dwelling, Cottage Community
6. Dwelling, Manufactured Home Community
7. Dwelling, Mixed Use
8. Education, Primary
9. Home Occupation, Adult Day Care
10. Home Occupation, Child Day Care
11. Home Occupation, Office
12. Home Occupation, Retail
13. Lodging, Rental Small-Scale
14. Recreation, Outdoor
15. Utility, Burial Ground
16. Utility, Energy Generation Small-Scale
17. Utility, Facility
18. Utility, Telecommunication
19. Uses Not Listed see **Sec. 54-403**

D. **Allowed Conditional Principal Uses:**

1. Assembly, Commercial
2. Assembly, Public
3. Education, Secondary
4. Neighborhood Retail, Convenience
5. Uses Not Listed see **Sec. 54-403**

E. Accessory Structure Requirements:

1. Permit Required: Yes, if the structure is over 200 square feet.
2. Type & Number of Structures: Allowed structures are limited to the following up to a total of three (3) allowed accessory structures on a lot:
 - i. Clubhouse: Maximum of one (1) structure allowed.
 - ii. Detached Garage: Maximum of one (1) structure allowed.
 - iii. Energy Generation, Small-Scale: Maximum of one (1) structure allowed.
 - iv. Play Structure: Maximum of one (1) structure allowed.
 - v. Pool House: Maximum of one (1) structure allowed.
 - vi. Shed: Maximum of one (1) allowed.
3. Timing of Construction: Accessory structure shall not be constructed prior to the completion of a principal structure.
4. Maximum Building Footprint: 75 percent of the total building footprint of the principal structure.
5. Material: Accessory structure shall match the material of the principal structure.
6. Separation: Minimum of 10 feet required between structures.

F. Minimum Building Footprint: 200 square feet per unit

G. Maximum Height:

1. Principal Structure: 20 feet
2. Accessory Structure: 15 feet

H. Lot Requirements:

1. Minimum Lot Area: 2,000 square feet per unit
2. Minimum Lot Width: 40 feet

I. Lot Coverage:

1. Structures: Maximum of 60 percent of lot area
2. Landscaping: Minimum of 20 percent of lot area
3. Parking:
 - i. Maximum parking of 20 percent of total lot area.
 - ii. Minimum parking dependent on use. See Sec. 54-418.
 - iii. Bicycle Parking: Maximum of 10 percent of vehicle parking in addition to required vehicle parking.
 - iv. Shared Parking: Not allowed.

J. Minimum Yard Requirements:

1. Front Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: Shall be constructed behind the front building line of the principal structure.
2. Side Yard Setback:
 - i. Principal Structure: 5 feet
 - ii. Accessory Structures: 5 feet
3. Street Side Yard Setback:
 - i. Principal Structure: 10 feet
 - ii. Accessory Structures: 10 feet
4. Rear Yard Setback:
 - i. Principal Structure: 15 feet
 - ii. Accessory Structures: 5 feet

K. Screening Requirements: Screening shall be provided when one (1) or more of the following conditions is directly visible from and faces toward the boundary of the lot:

1. Outdoor storage
2. Trash enclosures

L. Fencing Requirements:

1. Permit Required: Yes
2. Location: No fence shall be erected on any lot or tract outside of the surveyed lot lines. No fence shall be erected on public land by a private party. No fence shall be erected within the sight triangle.
3. Material: Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals.
4. Maximum Height: Four (4) feet within front yard setback and six (6) feet within side and rear yard setbacks.

M. Lighting Requirements: All lighting shall be downlit, such that when installed, the light source is positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.

Art. II Definitions

Sec. 54-201 - Purpose

For the purposes of this chapter, the following words and terms as used herein are defined. All words and phrases not defined shall have their ordinary and customary meanings unless the context of the word or phrase indicates otherwise. Words in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word "structure" shall include the word "building," and the word "shall" is mandatory. Definitions are divided out by their section. The definitions sections are in the same order as they appear in the code.

- **Sec. 54-202** includes common definitions, which are applicable to multiple articles and sections within the Zoning Chapter.
- **Sec. 54-203** defines terms in **Art. III** Nonconformities.
- **Sec. 54-204** defines terms in **Art. IV** District Regulations. Land uses are defined with a use category and use type. The first word in the definition is the use category and the second word in the definition is the use type (Ex. Agriculture, Rural and Agriculture, Urban both have a use category of Agriculture, but have different use types).
- **Sec. 54-205** defines terms in **Sec. 54-420** Historic Preservation Overlay.
- **Sec. 54-206** defines terms in **Sec. 54-421** Airport Hazard Overlay.
- **Sec. 54-207** defines terms in **Sec. 54-422** Flood Hazard Overlay.
- **Sec. 54-208** defines terms in **Sec. 54-423** Wellhead Protection Overlay.
- **Sec. 54-209** defines terms in **Art. IX** Signs.

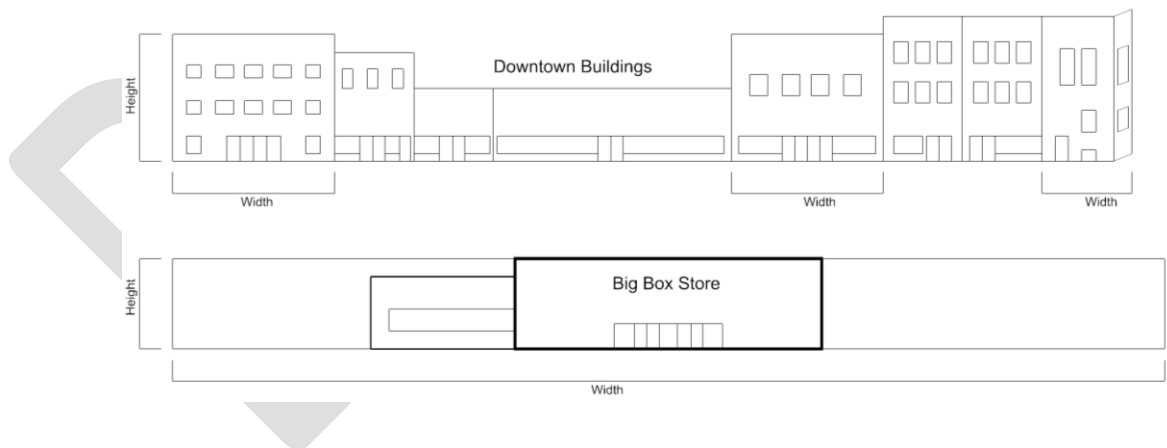
Sec. 54-202 – Common Definitions

A. .

1. Animal, Domestic: an animal that is customarily kept for personal use or enjoyment within the home, including, but not limited to dogs, cats, birds, fish, and rodents.
2. Animal, Enclosure: an accessory structure used to house animals, including, but not limited to stables, cages, bird coops, and dog houses.
3. Awning/Canopy: Roof-like covers that project from the wall of a building providing cover over a door, window, or patio or, in the case of canopies, are freestanding for the purposes of shielding from the elements, such as over a service station island or sidewalk. Canopies and awnings may be made of fabric, plastic, or metal.

B. .

1. Building Façade: the exterior wall of a building exposed to public view from the building's exterior, facing a street or parking lot, and measuring the entire width of the building and height from grade to parapet. Facades within 45 degrees or stepped back by less than 10 feet shall be considered part of the same building facade.



C. .

1. Community-Wide Service Area: a geographic region of more than ½-mile radius where the business draws its customers typically characterized by vehicular traffic.

D. .

1. Dwelling, Unit: one (1) or more rooms designed, occupied, or intended for occupancy as a separate living quarter, with separate entrance, cooking, sleeping, and sanitary facilities.

E. .

F. .

1. Frontage: the length of a property line abutting and parallel to a public or private street from which access is permitted.
2. Front Building Line: the outer boundary of a structure established by the location of its exterior walls on the side with street frontage.

G. .

H. .

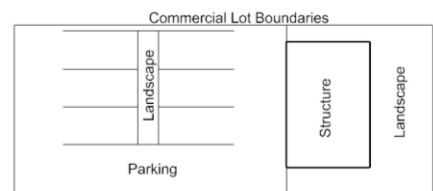
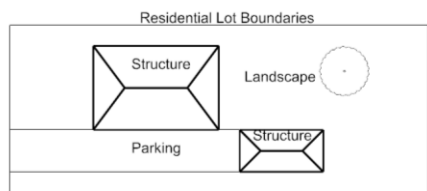
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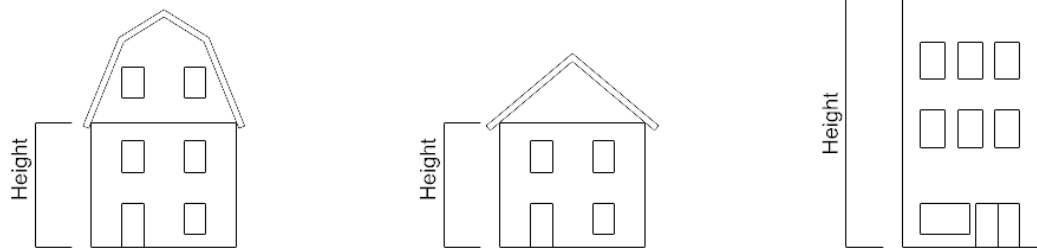
1. Lot Coverage: the total area of the lot which consists of structures, landscaping, and parking all of which shall total 100 percent of the lot area.



2. Lot Line: the property line bounding a lot, including the front lot line, rear lot line, and side lot lines.

M. .

1. **Maximum Height:** measured from the established grade to the eaves or parapet of the structure. The eaves of the structure are measured at the lowest point at which the external walls meet the roof plane. The parapet is measured at the highest point on the parapet wall.



2. **Maximum Parking:** measured by the total area of the lot used for required parking areas, including circulation of vehicles. These areas shall be surfaced with concrete, asphalt, brick, or other materials to prevent dust or debris. Parking, along with structures and landscaping, shall account for 100 percent of the total lot area.
3. **Maximum Structures:** measured by the total area of the lot covered by square footage of structures and paving excluding parking areas. This includes any principal and accessory structures, as well as exterior portions of the lot used for the principal use of the property, such as auto sales and garden centers. Structures, along with parking and landscaping, shall account for 100 percent of the total lot area.
4. **Minimum Building Footprint:** measured by the total area of ground a structure covers as defined by its outer foundation walls, excluding patios, decks, or sidewalks.
5. **Minimum District Size:** measured by the square footage of adjacent lots which constitute the zoning district. A minimum district size is dependent on zoning district and is intended to prevent spot zoning of properties.
6. **Minimum Landscaping:** measured by the total area of the lot covered by pervious surfaces, including, but not limited to crops, trees, bushes, grasses, parking islands, and xeriscaping. Landscaping, along with structures and parking, shall account for 100 percent of the total lot area.
7. **Minimum Lot Area:** total area, on a horizontal plane, within the lot lines of a lot.

8. Minimum Lot Width: measured as the average horizontal distance between the side lot lines.
9. Minimum Parking: calculated based on the units of measurement in **Sec. 54-418**. When the calculation of parking results in a fraction of 0.5 or greater, the requirement shall be rounded up to the next whole number of parking spaces.

N. .

1. Neighborhood Service Area: a geographic region of less than ½-mile radius where the business draws its customers typically characterized by pedestrian or bicycle traffic.

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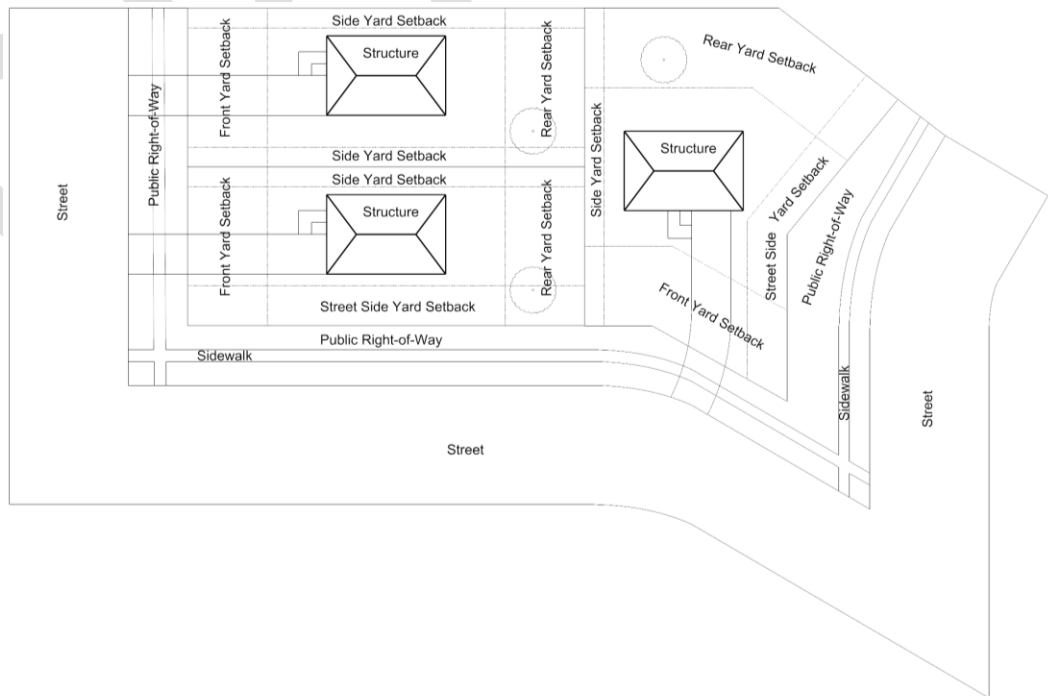
1. Parapet: A low protective wall along the edge of a roof.

Q. .

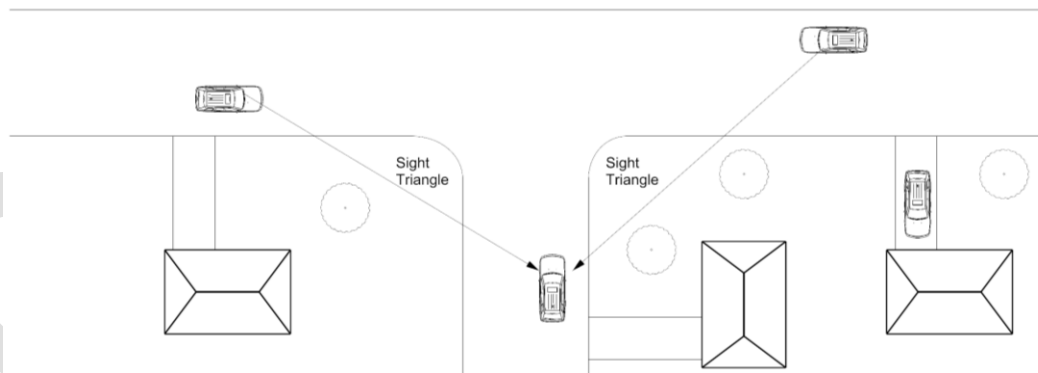
R. .

S. .

1. Setback: boundary lines on a property in which a property owner shall not build, consisting of a front yard setback, rear yard setback, side yard setback, and sometimes a street side yard setback.



2. Setback, Front Yard: determined based on the line established by yard requirements in the associated zoning district, which is located on the side that the property gains access from and is parallel to the lot line.
3. Setback, Rear Yard: determined based on the line established by yard requirements in the associated zoning district, which is located opposite the front yard setback and is parallel to the lot line.
4. Setback, Side Yard: determined based on the line established by yard requirements in the associated zoning district, which is located on any side and is not otherwise defined as a front yard, rear yard, or street side yard, and is parallel to the lot line.
5. Setback, Street Side Yard: determined based on the line established by yard requirements in the associated zoning district, which is located along street right-of-way and is not otherwise defined as a front yard, and is parallel to the lot line.
6. Sight Triangle: an area at a street intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede vision dependent on roadway design.



7. Spot Zoning: an arbitrary and unreasonable application of zoning or rezoning of a small tract of land, which is inconsistent with the comprehensive plan and surrounding properties.
8. Structure: anything constructed or erected which requires permanent attachment to the ground, excluding utility poles, streetlights, street signs, and minor landscape features such as bird fountains, clotheslines, and sculptures. This could also be known as a building.
9. Structure, Accessory: a structure on the same lot as the principal structure, the use of which is secondary to the use of the principal structure, including,

but not limited to grain silos, sheds, storage tanks, carports, pool houses, gazebos, clubhouses, detached garages, and accessory dwelling units.

10. Structure, Principal: a structure within which the main or primary use of the lot or premises is located, which is typically larger than any accessory structures.

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V. .

1. Vehicle: any self-propelled vehicle that does not operate on rails, including, but not limited to cars, trucks, recreational vehicles (RVs), and boats.
2. Vehicle, Fuel Island: any raised concrete pad that is intended to protect fuel pumps and dispensers.
3. Vehicle, Fuel Station: a piece of equipment that dispenses gasoline into the fuel tank of a vehicle.

W. .

X. .

Y. .

Z. .

1. Zoning District, Base: A zoning district established by this Ordinance, which prescribes basic regulations governing land use and site development standards.
2. Zoning District, Overlay: A zoning district established by this Ordinance, which prescribes additional regulations governing land use and site development in combination with a base zoning district.

Sec. 54-203 – Nonconformity Definitions

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Sec. 54-204 – Land Use Type Definitions

A. .

1. Agriculture, Confined Animal Operation: any tract of land or structure, pen, or corral outside of corporate city limits, wherein cattle, horses, sheep, goats or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market subject to Nebraska State licensure requirements.
2. Agriculture, Retail Small-Scale: any open-air market offering fresh agricultural products or hand-crafted goods for sale directly to the consumer, commonly known as a farmer's market.
3. Agriculture, Rural: the use of land outside of corporate city limits for the purpose of obtaining a profit;
 - i. by raising, harvesting, and selling crops, including, but not limited to corn, soybeans, and trees,
 - ii. by feeding, breeding, management and sale of animals, including, but not limited to livestock, poultry, aquatic organisms, or honeybees,
 - iii. by any other agricultural or horticultural use.
4. Agriculture, Urban: the use of land within the corporate city limits for the purpose of cultivating and harvesting fresh agricultural products for personal consumption or sale directly to the consumer, commonly known as community gardens.
5. Animal, Boarding: any business where four (4) or more dogs, cats, or domestic animals over the age of four months are groomed, bred, boarded, trained, or sold.
6. Animal, Veterinary Services Large: an establishment used for the care, diagnosis, and treatment of large animals, such as livestock, poultry, or horses. This may include long-term boarding of animals.
7. Animal, Veterinary Services Small: an establishment used for the care, diagnosis, and treatment of small animals, such as domestic animals. This may include long-term boarding of animals.
8. Assembly, Adult Establishment: any business which offers space for people to congregate characterized by an emphasis on matters of a sexual nature subject to Nebraska State licensure requirements, including, but not limited to adult bookstores, adult movie theatres, and adult cabarets. See [Sec. 54-601](#) for additional requirements.

9. Assembly, Commercial: any business which offers space for people to congregate, including, but not limited to concert halls, movie theaters, live theatres, and wedding venues.
10. Assembly, Public: any facility owned by a public entity or non-profit which offers space for people to congregate, including, but not limited to concert halls, community centers, live theatres, museums, libraries, and auditoriums.
11. Assembly, Religious: any facility which offers space for people to congregate for religious purposes, including, but not limited to churches, temples, synagogues, and mosques.

B. .

C. .

1. Community Retail, Adult Establishment: any business with a community-wide service area that sells products or services primarily to clientele over 18 years of age subject to Nebraska State licensure requirements, including, but not limited to tattoo parlors, cannabis dispensaries, bars, and liquor stores. See [Sec. 54-601](#) for additional requirements.
2. Community Retail, Convenience: any business with a community-wide service area which primarily sells food, beverages, and other household supplies to customers characterized by an emphasis on vehicular traffic and quick purchases of limited items.
3. Community Retail, General: any business with a community-wide service area which is contained entirely within the structure and sells general consumer products, including, but not limited to bookstores, furniture stores, grocery stores, and restaurants. This does not include adult establishments and storage.
4. Community Retail, Outdoor: any business with a community-wide service area which primarily sells merchandise on an exterior portion of the lot, including, but not limited to auto sales, truck sales, and garden centers.
5. Community Retail, Storage: any business with a community-wide service area which offers storage in individual, compartmentalized, and controlled-access spaces, including, but not limited to self-service storage facilities and shipping containers.

D. .

1. Dwelling, Accessory Single-Unit Detached: a detached structure with one (1) unit, which is located on the same lot as the principal structure, commonly known as an Accessory Dwelling Unit (ADU), in-law suite, granny flat, or backyard cottage.
2. Dwelling, Cottage: a detached structure with less than 500 square feet on its own fee simple lot, commonly known as a tiny home.
3. Dwelling, Cottage Community: a lot under single ownership that has been planned for and improved for two (2) or more cottage dwellings placed around a common driveway or greenspace, commonly known as a cottage court.
4. Dwelling, Manufactured Home: a factory-built dwelling which bears a label certifying that it was built in compliance with standards by the United States Department of Housing and Urban Development (HUD).
5. Dwelling, Manufactured Home Community: a lot under single ownership that has been planned for and improved for two (2) or more manufactured home dwellings, which is not used for purposes of storage, inspection, or sale.
6. Dwelling, Mixed-Use: a structure where various uses, such as office, commercial, or residential are combined in a single building. The residential portion of the structure is limited to upper stories.
7. Dwelling, Multi-Unit Large-Scale: a structure under single ownership designed for over four (4) units within one (1) building, commonly known as an apartment building.
8. Dwelling, Multi-Unit Small-Scale: a structure under single ownership designed for between three (3) to four (4) units within one (1) building, including, but not limited to rowhouses, triplexes, and four-plexes.
9. Dwelling, Single-Unit Attached: a structure with one (1) unit on its own fee simple lot, which is separated by a common wall from one (1) or more other units, commonly known as a townhouse.
10. Dwelling, Single-Unit Detached: a detached structure with more than 500 square feet on its own fee simple lot, commonly known as a single-family house.
11. Dwelling, Two-Unit Detached: a detached structure with two (2) units under single ownership on its own fee simple lot, commonly known as a duplex.
12. Dwelling, Unit Conversion: a structure which was constructed as a single-unit dwelling and has been altered to create two (2) or more units.

E. .

1. Education, Higher: any facility which conducts regular academic instruction at collegiate levels, including, but not limited to colleges, universities, and trade schools.
2. Education, Primary: any public or private facility which conducts regular academic instruction at kindergarten through 8th grade levels, including, but not limited to elementary schools, middle schools, and private schools.
3. Education, Secondary: any public or private facility which conducts regular academic instruction at 9th through 12th grade levels, including, but not limited to high schools, private schools, and focus programs.

F. .

1. Facility, Adult Care: any facility which provides residential and service uses for persons with disabilities or infirmities of old age requiring skilled nursing care and related medical services, including, but not limited to assisted living facilities, nursing homes, halfway houses, and adult day care.
2. Facility, Child Care: any facility which provides childcare for over 12 children, subject to Nebraska State licensure requirements.
3. Facility, Hospital: any facility which provides medical, dental, vision, or surgical services for sick or injured persons primarily on an inpatient basis, including, but not limited to emergency treatment, diagnostic services, and long-term care and associated accessory uses, such as a heli-pad.

G. .

H. .

1. Home Occupation: an occupation, profession, activity, or use that is clearly secondary to the residential or commercial use of a structure and which does not alter the exterior of the property. A home occupation shall not exceed 25 percent of the total floor area of any structures on the property.
2. Home Occupation, Adult Day Care: an accessory use of a dwelling unit which provides social, medical, or other support services to adults due to age or functional impairment.
3. Home Occupation, Child Day Care: an accessory use of a dwelling unit or commercial building which provides childcare services for up to 12 children, subject to Nebraska State licensure requirements.

4. Home Occupation, Office: an accessory use of a dwelling unit which provides home office space for professional occupations including, but not limited to, lawyers, accountants, therapists, and real estate agents.
5. Home Occupation, Retail: an accessory use of a dwelling unit which provides retail space for small-scale retail businesses which produces minimal additional traffic, including, but not limited to cookie sales and T-shirt sales.

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1. Lodging, Rental Large-Scale: any business which provides lodging accommodations for over six (6) units on a daily or weekly rate to the general public and associated accessory uses such as restaurants, meeting rooms, and recreational facilities, including, but not limited to hotels and motels.
2. Lodging, Rental Small-Scale: any property owner or business which provides lodging accommodations for up to six (6) units on a daily or weekly rate to the general public subject to Nebraska State licensure requirements, including, but not limited to short-term rentals, rooming houses, and bed and breakfasts. See **Sec. 54-701** for additional requirements.

M. .

1. Manufacturing, Heavy: any business which engages in the manufacturing of products with noticeable noise, fumes, dust, or other environmental concerns, including, but not limited to meat processing facilities, liquid fertilizer plants, and ethanol plants.
2. Manufacturing, Light: any business which engages in the assembly, packaging, or manufacturing of products without noticeable noise, fumes, dust, or other environmental concerns, including, but not limited to breweries, cold storage facilities, distribution facilities, and soap manufacturers.
3. Manufacturing, Recycling: any facility which engages in the collection and processing of goods in preparation for reuse including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, and other materials.

N. .

1. Neighborhood Retail, Convenience: any business with a neighborhood service area which primarily sells food, beverages, and other household supplies to customers characterized by an emphasis on pedestrian traffic and quick purchases of limited items.
2. Neighborhood Retail, General: any business with a neighborhood service area which sells general consumer products, including, but not limited to small bookstores, small grocery stores, and restaurants. This does not include adult establishments and storage.

O. .

1. Office, Financial Services: any business which provides financial and banking services to consumers or clients through walk-in or drive-through services, including, but not limited to banks, credit unions, and investment companies.
2. Office, Health Services: any business which provides diagnoses and out-patient medical, dental, vision, or therapeutical services to clients in an office environment, including, but not limited to medical clinics and urgent care facilities.
3. Office, Professional Services: any business, non-profit, or governmental entity which provides services to clients in an office environment, including, but not limited to city and county offices, real estate offices, marketing firms, and accounting firms.

P. .

Q. .

R. .

1. Recreation, Campground: a lot which is improved for the temporary occupancy of primitive or recreational vehicle camping with associated accessory uses, such as storm shelters, restrooms, and playgrounds.
2. Recreation, Equestrian Facility: a lot which is improved for the boarding and feeding of horses, including, but not limited to instruction in riding, jumping, and showing of horses.
3. Recreation, Indoor: any facility which engages in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators which is

entirely contained within a structure, including, but not limited to bowling alleys, indoor skating rinks, and athletic facilities.

4. Recreation, Outdoor: any facility which engages in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators which primarily conducts activities outdoors, including, but not limited to golf courses, parks, playgrounds, soccer fields, and baseball diamonds. This does not include racetracks, campgrounds, and equestrian facilities.
5. Recreation, Racetrack: a lot which engages in the provision or sponsorship of vehicular or horse racing tracks for participants or spectators with associated accessory uses, such as vehicle storage, barns, and restrooms.

S. .

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U. .

1. Utility, Airport: a lot which is designed and improved for the landing and takeoff of aircraft, including all necessary facilities for housing and maintenance of aircraft.
2. Utility, Burial Ground: a lot which is intended to be used for the burial of the dead, including, but not limited to crematoria, mausoleums, mortuaries, cemeteries, and animal cemeteries.
3. Utility, Energy Generation Large-Scale: a lot which is designed and improved for large-scale public or private renewable energy generation facilities, including, but not limited to wind farms and solar farms. See [Sec. 54-801](#) for additional requirements.
4. Utility, Energy Generation Small-Scale: a structure or lot which is designed and improved for small-scale public or private renewable energy generation facilities with minimal impacts on surrounding properties, including, but not limited to small wind turbines and solar panels. See [Sec. 54-801](#) for additional requirements.
5. Utility, Facility: any above-ground structure, other than lines or poles, which is used for the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or other services, including, but not limited to power stations, water treatment plants, solid waste facilities, and electrical sub-stations.

6. Utility, Telecommunication: any structure that enables wireless communications between user equipment and a communication network, including, but not limited to fiber-optic cables, cellular towers, and satellite systems.

V. .

1. Vehicle, Fuel Sales General: any business which engages in the retail sale of fuel with over two (2) fuel islands and eight (8) fuel stations.
2. Vehicle, Fuel Sales Limited: any business which engages in the retail sale of fuel with less than two (2) fuel islands and eight (8) fuel stations.
3. Vehicle, Repair: any business which engages in the storage, care, repair, or refinishing of motor vehicles and accessory sale of lubricants or parts, including, but not limited to automobile and truck services.
4. Vehicle, Salvage: any business which engages in the collection, processing, or dismantling of vehicles.
5. Vehicle, Storage Long-Term: a public or private parking lot for long-term storage of vehicles for a period of more than 72 hours, including, but not limited to impound yards.
6. Vehicle, Storage Short-Term: a public or private parking lot for short-term storage of vehicles for a period of less than 72 hours.

W. .

X. .

Y. .

Z. .

Sec. 54-205 – Historic Preservation Definitions

A. .

B. .

C. .

1. Contributing Property: any property within a designated historic district which qualifies as a historic property either individually or as part of the historic district.

D. .

1. Demolition: the removal of a structure, or a portion thereof, which destroys significant architectural or historic elements of a historic property, excluding routine maintenance, repairs, painting, cleaning, or replacement of existing features.
2. Demolition by Neglect: the removal of a structure, or a portion thereof, due to condemnation of the structure under the adopted property maintenance code which destroys significant architectural or historic elements of a historic property.

E. .

F. .

G. .

H. .

1. Historic Property: an individual structure, group of structures, or site which have special historical, cultural, or archeological interest or value to the City of Hastings and which has been included in the historic preservation overlay district.

I. .

J. .

K. .

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M. .

1. Major Alteration: any change to the exterior of the structure, which modifies over 50 percent of the appearance or structural elements of the structure, excluding routine maintenance, repairs, painting, or cleaning.

N. .

1. **Noncontributing Property:** any property within a designated historic district which does not individually qualify as a historic property.

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- Q. .
- R. .
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- T. .
- U. .
- V. .
- W. .
- X. .
- Y. .
- Z. .

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Sec. 54-206 – Airport Hazard Definitions

A. .

B. .

DRAFT

Sec. 54-207 – Flood Hazard Definitions

A. .

B. .

DRAFT

Sec. 54-208 – Wellhead Protection Definitions

A. .

B. .

DRAFT

Sec. 54-209 – Sign Definitions

A. .

1. Abandoned Sign: A sign, including sign face and supporting structure, which contains no sign copy on all sign faces or is located on a site where a business, profession, or service is no longer operating.
2. Attached Sign: A sign that is physically attached to a building, including, but not limited to wall signs, window signs, and awning/canopy signs.

B. .

C. .

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1. Freestanding Sign: A sign that is detached from a building and that has a support structure made of permanent material, including, but not limited to monument signs, pole signs, and subdivision signs.

G. .

H. .

I. .

1. Illumination: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.

J. .

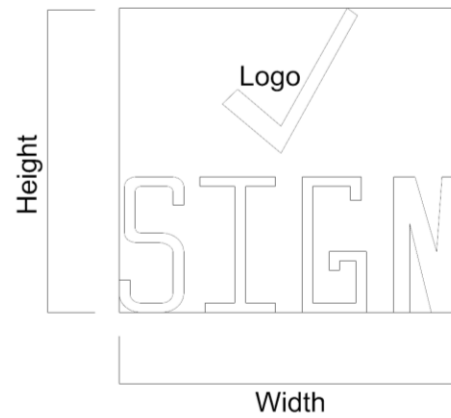
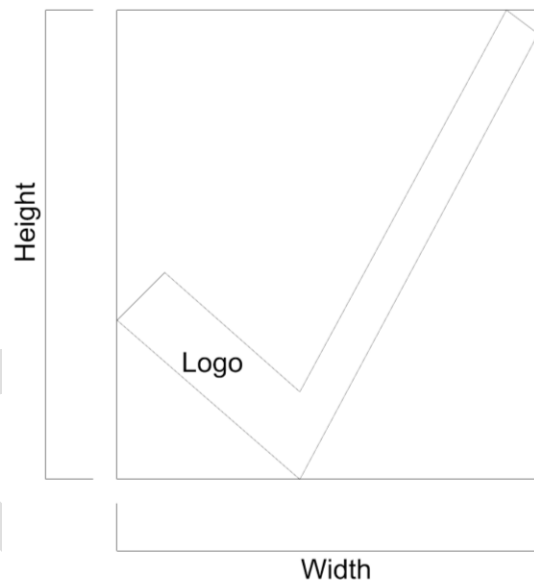
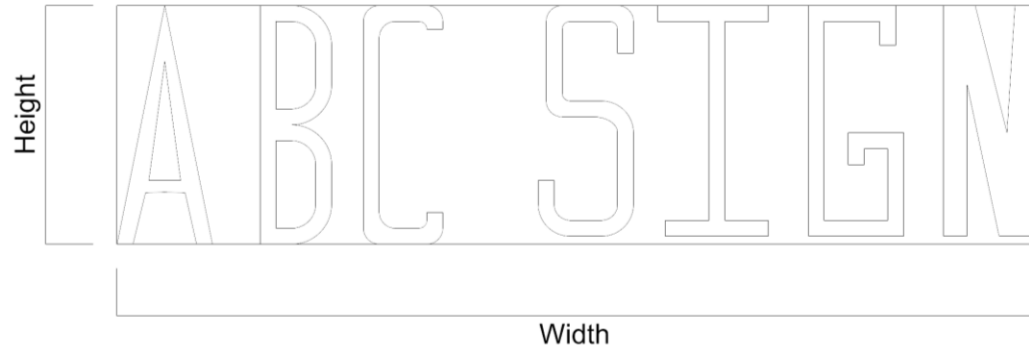
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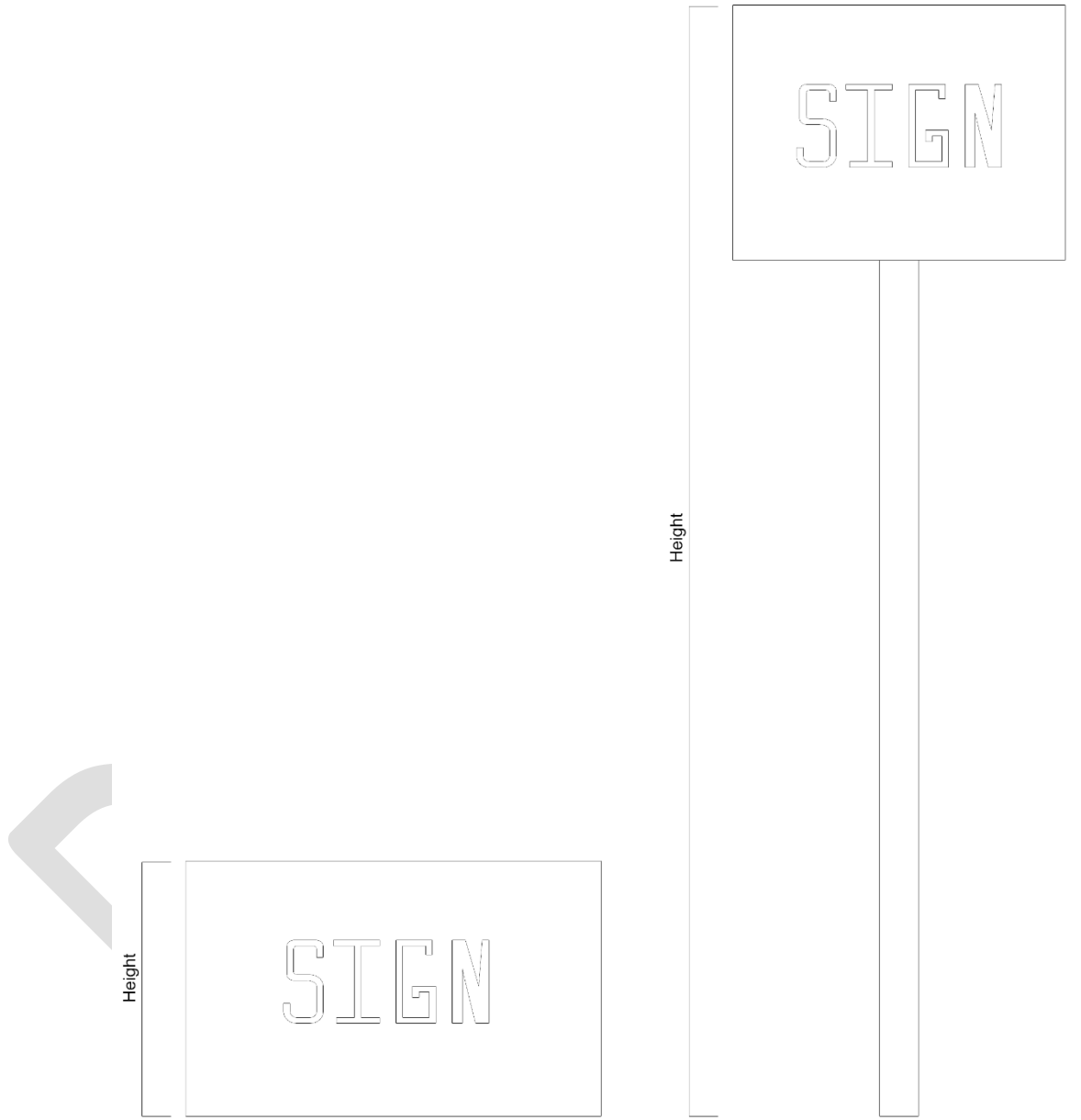
1. Luminance: The intensity of light emitted from a surface per unit area in a given direction.

M. .

1. **Maximum Sign Area:** The maximum permitted area of a single sign or sign type allowed on a specific property. Measured as a rectangle encompassing the extreme limits of the sign, excluding any structural elements of the sign.



2. **Maximum Sign Height:** The maximum permitted height of a single sign or sign type allowed on a specific property. Measured from the average grade level below the sign to the topmost point of the sign or structure.



N. .

1. **Nits:** A measure of luminance, measuring how much light an object emits.

2. Nonconforming Sign, Legal: A permanent sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter, including, but not limited to historic marquee signs.

O. .

P. .

1. Permanent Signs: A sign that is intended to remain in its location for a permanent or indefinite time period, including, but not limited to monument signs, pole signs, and wall signs. These signs are typically attached to a building, structure, or the ground not easily removed or relocated, and are constructed of durable materials to withstand environmental factors, such as wind.

Q. .

R. .

S. .

1. Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information.
2. Sign Display Type, Fixed: a sign face with permanently affixed graphics or text that cannot be altered without replacing the entire sign face.
3. Sign Display Type, Manual Changeable Copy: a sign face which allows users to manually update letters, numbers, or symbols on a track system, commonly known as a reader board.
4. Sign Display Type, Electronic Copy: a sign face which allows users to display words, symbols, or images that can be changed through electronic, remote, or automatic means, commonly known as an electronic message center.
5. Sign Type, Address Numerals: any sign displayed on a property to identify the property as required to be maintained by law or governmental order, rule, or regulations, provided the size of the sign does not exceed the requirements of such law, order, rule, or regulation
6. Sign Type, Art: any form of visual expression which is created for decorative, symbolic, or aesthetic purposes and which does not contain any commercial message or advertising. This includes, but is not limited to paintings, pictures, drawings, sculptures, or graphic engravings.
7. Sign Type, Awning/Canopy: A permanent attached sign painted on, woven in, or attached to a canopy or awning, excluding historic marquee signs.

8. Sign Type, Banner: A temporary sign composed of lightweight materials; often used in a non-permanent setting such as to announce a grand opening, sale, or special event.
9. Sign Type, Blade: A temporary sign available in numerous shapes and sizes but typically in the shape of a feather, teardrop, or rectangular flag.
10. Sign Type, Equipment: Any messages displayed on equipment, including, but not limited to fuel pumps, vending machines, menu boards, and collection boxes.
11. Sign Type, Flag: A temporary sign emblazoned on any type of flag intended to be displayed in a free-flowing manner.
12. Sign Type, Government: Any sign placed or authorized by the city, county, state, or federal government for the protection of public health, safety, and general welfare, including, but not limited to speed limit signs, street names, and traffic control devices.
13. Sign Type, Historic Building/Property Marker: A plaque attached to, carved into, or painted on a building façade identifying the building, commemorating and event, or providing information to pedestrians on the property.
14. Sign Type, Historic Marquee: A permanent canopy or roofed structure attached to and supported by a building that projects over the entrance and displays messages on one (1) or more faces.
15. Sign Type, Interior: Any sign displayed on the interior of a building, excluding window signs.
16. Sign Type, Island Canopy: A permanent sign painted or attached to a gasoline island canopy face.
17. Sign Type, Monument: A permanent freestanding sign situated at ground level with the appearance of a solid base and no exposed structural supports.
18. Sign Type, Off-Site: A permanent freestanding sign directing attention to a specific business, product, service, organization, person, entertainment, event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property where the sign is located. It is also known as a billboard, off-site advertising, or outdoor advertising sign.
19. Sign Type, Pedestrian: A permanent attached sign located underneath and wholly dependent upon a canopy, awning, or building projection located above a pedestrian walkway.

20. Sign Type, Pole: A permanent freestanding sign visibly supported by one or more pole that are placed on or anchored in the ground or other surface, also known as a pylon sign.
21. Sign Type, Poster: A temporary freestanding sign mounted on stakes or spikes intended to be stuck into the ground including, but not limited to real estate signs, garage sale signs, and event signs.
22. Sign Type, Projecting: A permanent attached sign which projects at an angle away from that building and is wholly dependent upon a building for support.
23. Sign Type, Sidewalk: A freestanding sign designed to be displayed on a sidewalk or area outside of and adjacent to a place of business and oriented toward pedestrians and slow-moving traffic.
24. Sign Type, Small: Any permanent or temporary signs not exceeding five (5) square feet in area.
25. Sign Type, Subdivision: A permanent freestanding sign located in a subdivision with a minimum of 10 lots to identify a residential neighborhood.
26. Sign Type, Temporary: Any sign not permanently affixed or attached to a building, structure, or ground that can be moved or removed without special handling, including, but not limited to, banner signs, blade signs, flag signs, and poster signs.
27. Sign Type, Wall: a permanent attached sign displayed or painted on an exterior wall of a structure, which is parallel with the wall surface.
28. Sign Type, Wayfinding: A permanent sign on private property for the convenience of the public to provide navigation information including, but not limited to signs identifying entrance lanes, exit lanes, freight entrances, parking areas, one-way drives, drive-thru lanes, and main entrances.
29. Sign Type, Window: A permanent attached sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of a door.

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