

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, June 16, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, NE.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. Public Notice -Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. Pursuant to Nebraska Revised Statutes 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. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn).
7. Approval of Minutes
  - a. Meeting of April 21, 2026
8. Special Order of Business
9. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications - None
  - c. Postponed Applications - None
10. Public Hearings.
  - a. **2026-275.** Public hearing for a change of zoning for property generally located east of S Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the property legally described as Lot 2, Clark Property Subdivision, City of Hastings, Adams County, Nebraska, from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District.
11. Subdivisions
  - a. **2026-276.** Final Plat for the Lakeview 11th Subdivision, generally located north-west of Lakeridge Dr and Lakeview Ave.
12. Reports
  - a. Committee Reports
  - b. Chairman Comments

**Planning Commission Agenda**

**June 16, 2026**

**Page 2**

c. Staff Reports

- i. Worksession for proposed revisions to the sign code.
- ii. Presentation of zoning code revisions in comparison to other communities.

Adjourn

Department: Development Services  
Staff Contact: Ember Batelaan  
Planning Commission Meeting Date: 6/16/2026  
File No: 2026-275  
Prepared By: Ember Batelaan, City Planner

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

The applicant, Richard Erlandson, has applied to rezone a 0.29-acre tract of land generally located east of S Colorado Avenue and legally described as Lot 2, Clark Property Subdivision, City of Hastings, Adams County, Nebraska, from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District for the development of a duplex.

### **Names of People/Business affected by this action:**

The applicant, surrounding neighborhood, people of Hastings, and the City.

### **Why Planning Commission action is required:**

Neb. Rev. Stat. 19-902 provides that the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

### **Type of action requested:**

Motion

### **Suggested motion:**

### **Deadlines associated with action:**

The request to rezone is scheduled to be heard at the City Council Regular meeting on July 13, 2026.

### **Department head comments:**

Development Services staff has reviewed the application to rezone the property, generally located east of S Colorado Avenue and legally described as Lot 2, Clark Property Subdivision, City of Hastings, Nebraska, from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District. The complete details of the staff review and recommendation are in the attached staff report.

**Recommendation:**

Staff recommends that the Planning Commission recommend approval to the City Council for the request to rezone the property generally located east of S Colorado Avenue and legally described as Lot 2, Clark Property Subdivision, City of Hastings, Nebraska, from R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District.



# Zoning Application

Date: 04/24/2026

**Project**

Permit Type:	Zoning Change (Rezone)	Existing Zoning:	R-1, Urban Single Family Residential
Project Name:	EZK Enterprises S Colorado	Proposed Zoning:	R-2, Mixed-density Neighborhood
Project Address:	823 S Colorado Ave	Comprehensive Plan:	
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	1440
In City Limits:	Yes	# of Lots:	1
Legal:		Proposed Use:	Duplex

Reason for Request: Seeking to create a 2 unit 1440 sq ft residence. With the lots to the North already being zoned R2, we are just asking that we be included in that zone. Thank you

**Applicant / Owner**

Applicant Name:	Richard Erlandson	Owner Name:	CLARK ROBERTA L TRUSTEE ROBERTA L CLARK TRUST
Company:	EZK Enterprises	Address:	823 S COLORADO AVE
Address:	403 Dovetail	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings	Phone:	
Phone:	402-469-4977	Email:	
Email:	ricky.erlandson@yahoo.com		

**Key Contact**

Key Contact:	Richard Erlandson	Address:	403 Dovetail
Company:	EZK Enterprises	City, State, Zip:	Hastings
Phone:	4024694977	Email:	ricky.erlandson@yahoo.com

I do hereby certify that the information contained herein is true and correct.

Richard Erlandson  
 \_\_\_\_\_  
 Applicant

04/24/2026  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner

04/24/2026  
 \_\_\_\_\_  
 Date

NUM PGS 1  
DOC TAX 46.40 CK# 29214  
FEES 10.00 PD 10.00 CK# 29214  
CHG \_\_\_\_\_ ACCT# \_\_\_\_\_  
RET FEES: \_\_\_\_\_ CASH \_\_\_\_\_  
P & M FUND 2.50 GEN FUND 7.50  
REC'D Amy - Prairie Title  
RETURN Prairie Title  
Hastings NE 68901



20260652

ADAMS COUNTY, NE  
FILED  
INST. NO. 20260652  
2-27-2026  
DATE \_\_\_\_\_ Time 2:50 PM

*Diana J. Moore*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX 153  
Feb 27, 2026  
\$46.40 By: BM

NUM Clark Property Sub  
RD. COMP X BM  
COMPARE ✓ KQ  
CADAS 8-29 BM COMP BM  
OK KQ KQ

Return to: Prairie Title, 420 West 5<sup>th</sup> Street, Hastings, NE 68901

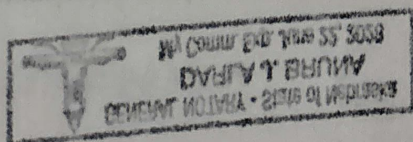
### TRUSTEES' WARRANTY DEED

**ROBERTA L. CLARK, TRUSTEE OF THE ROBERTA L. CLARK TRUST DATED NOVEMBER 5, 2018**, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **EZK ENTERPRISES, LLC**, a Nebraska Limited Liability Company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Two (2), Clark Property Subdivision, a replat of part of Lot 4, and Lots 5 thru 8 inclusive, Block 1, E.K. Wemples Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

GRANTOR covenant (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;



*Roberta L. Clark*  
ROBERTA L. CLARK, TRUSTEE OF THE  
ROBERTA L. CLARK TRUST DATED  
NOVEMBER 5, 2018



## City of Hastings Planning Commission

### STAFF REPORT

**Request to Rezone:** From R-1, Urban Single-Family Residential District to R-2, Mixed Density Neighborhood District

Case No. 2026-275

Applicant Richard Erlandson

Property Location: Lot 2 Clark Property Sub, Hastings, Adams County, Nebraska

Lot Size: 0.38 acres

Date of Public Hearing: June 16, 2026

Current Zoning R-1, Urban Single-Family Residential District

Adjacent Zoning:

- North: R-1, Urban Single-Family Residential District and R-2, Mixed Density Neighborhood District
- East: R-1, Urban Single-Family Residential District
- South: R-1, Urban Single-Family Residential District
- West: R-1, Urban Single-Family Residential District



**DESCRIPTION OF REZONING REQUESTS:** The applicant has requested to rezone the 0.38-acre tract of land from R-1, Urban Single-Family Residential District to R-2, Mixed, Density Neighborhood District.

The applicant has requested to rezone the property to accommodate the development of a two-unit 1,440 sq ft structure.

No specific development plans or building permits have been provided for the future of the property.

**Property Description:** The property consists of one lot in the Clark Property Subdivision. The property is roughly 133 feet wide, north to south, and 123 feet deep, east to west. The land is currently vacant and relatively flat.

A sidewalk provides pedestrian access along the west side of the property along the South Colorado Avenue right-of-way.

**STANDARDS TO REZONE PROPERTY:**

The provisions of [Article VIII](#) regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

**a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**

The property was originally subdivided by the E.K. Wemples Addition in 1887. The property was most recently subdivided in 2016 into a lot as part of the Clark Property Subdivision.

The site is relatively flat with no environmental concerns on the site.

The site was originally zoned R-1, First Dwelling House District in 1958.

Based on the size and orientation of the property, permitted residential uses could be placed on the property.

**b) Conformity of the proposed change with the Comprehensive Plan.**

The property is designated as the Medium Density Residential land use category in the 2025 Comprehensive Plan.

The policy statement for this use designation is:

*The Medium Density Residential land use district includes both existing and new residential neighborhoods with a mix of single-family, two-family, and multi-family dwellings on small to moderately-sized lots with supporting community facilities. It is intended to encourage creative development patterns and adaptive reuse of existing structures. Streets are paved with sidewalks, curb, and gutter.*

Use of the property for residential as a two-unit structure is a listed compatible use in this land use category. The proposed rezoning conforms to the Comprehensive Plan.

**c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.**

The site is currently served by City utilities. These utilities should be adequate to provide needed water, sanitary sewer, electricity, and gas for the existing and proposed uses.

**d) The character of the neighborhood, including the zoning and uses of nearby property.**

The surrounding area can be considered residential and has developed with primarily single-family homes. The surrounding area is primarily zoned R-1, Urban Single-Family Residential District, however properties to the north and northeast are currently zoned R-2, Mixed Density Neighborhood District. The properties to the northeast are currently undeveloped.

The proposed rezoning and use would meet the general character of the surrounding neighborhood.

**e) Compatibility of the proposed zoning district with nearby property.**

The surrounding area contains a mix of property zoned R-1, Urban Single-Family Residential District and R-2, Mixed Density Neighborhood District. The rezoning of the property to an R-2, Mixed Density Neighborhood District would be compatible with nearby property due to the similarity of allowed uses.

**f) Additional matters as might apply in individual cases.** Not applicable.

**STAFF COMMENTS:** Staff recommends the Planning Commission recommend **APPROVAL** to City Council for the request to Rezone the property legally described as Lot 2, Clark Property

Subdivision, City of Hastings, Adams County, Nebraska, from R-1, Urban Single-Family Residential District to R-2, Mixed-density Neighborhood District.

**PREPARED BY:** Ember Batelaan, City Planner

**DATE:** June 8, 2026

**ATTACHMENTS:**

1. Application materials

Department: Development Services  
Staff Contact: Ember Batelaan, Kevin Kubo  
Planning Commission Meeting Date: 6/16/2026  
File No: 2026-276  
Prepared By: Ember Batelaan, City Planner

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

The proposed Lakeview 11th Subdivision Final Plat is to subdivide the property into 16 lots.

### **Names of People/Business affected by this action:**

The applicant, the City of Hastings, and Adams County

### **Why Planning Commission action is required:**

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

### **Type of action requested:**

Motion

### **Suggested motion:**

### **Deadlines associated with action:**

The Final Plat is scheduled to be reviewed by the City Council on July 13, 2026.

### **Department head comments:**

The Development Services Department and Plat Track review teams (including County officials) have reviewed this subdivision plat, and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process. A complete review of the Final Plat can be found in the attached Staff Report.

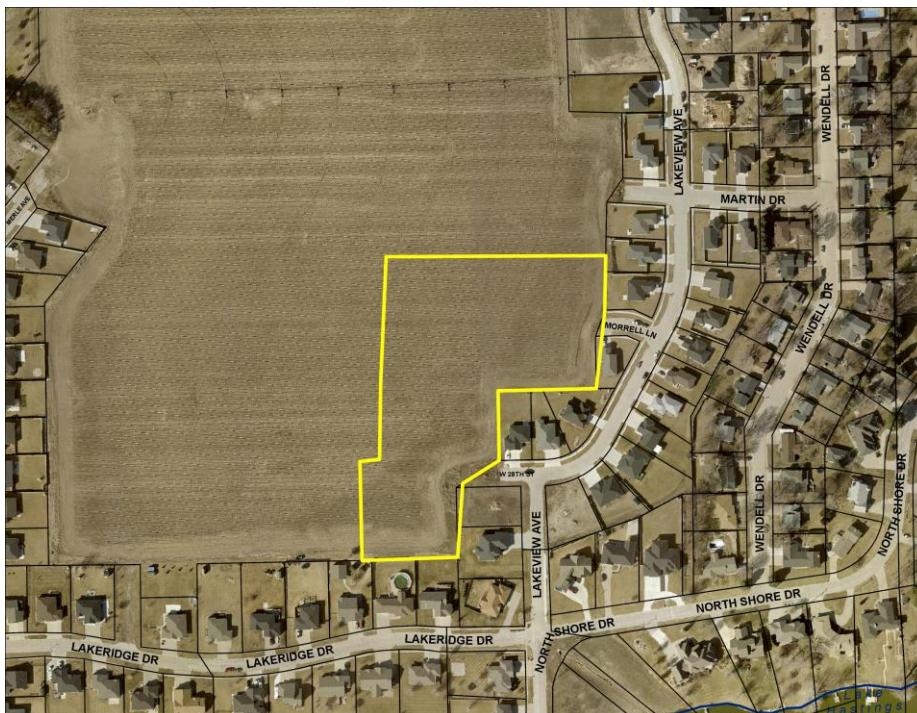
### **Recommendation:**

Development Services Staff recommend the Planning Commission recommend approval of the Lakeview 11th Final Plat to City Council.

## City of Hastings Planning Commission

### STAFF REPORT

**Final Plat:** Lakeview 11<sup>th</sup> Subdivision  
**Case No.** 2026-276  
**Applicant** Alan Anderson  
**Property Location:** Generally located northwest of Lakeridge Drive and Lakeview Avenue  
**Lot Size:** 6.07 acres  
**Date of Planning Commission Meeting:** June 16, 2026  
**Zoning** R-1, Urban Single-Family Residential District  
**Adjacent Zoning:** North: R-1, Urban Single-Family Residential District  
East: R-2, Mixed Density Neighborhood District  
South: R-1, Urban Single-Family Residential District  
West: R-1, Urban Single-Family Residential District



**SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:**

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

**DESCRIPTION OF FINAL PLAT REQUESTED:**

*Property description:* The development site is a 6.07-acre unplatted tract of land to the north of Lakeview Ave and west of Lakeridge Drive. The site generally slopes gently from the west to the east. The site is primarily vacant land with agricultural crops.

*Conditions from the Approved Preliminary Plat:* The preliminary plat was on the agenda at the November 12, 2019, City Council. The preliminary plat was laid out with 15 lots.

*Final Plat Design:* The Final Plat proposes 16 lots designed for single family structures.

The layout of the Final Plat has minor changes to what was presented as the Preliminary Plat. The preliminary was 15 lots and is now 16 lots. Streets are as originally platted.

**CONSIDERATIONS OF THE FINAL PLAT:**

Subsection 46-201(1). – Approval of subdivision plats states, “No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.”

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 46, Article III. – Planning and Community Design Standards and Chapter 46, Article IV. – Engineering and Technical Standards and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

1. **STAFF COMMENTS:** Staff recommends the Planning Commission recommend approval to the City Council for the Lakeview 11<sup>th</sup> Subdivision Final plat.

**PREPARED BY:** Kevin Kubo, Director of Development Services

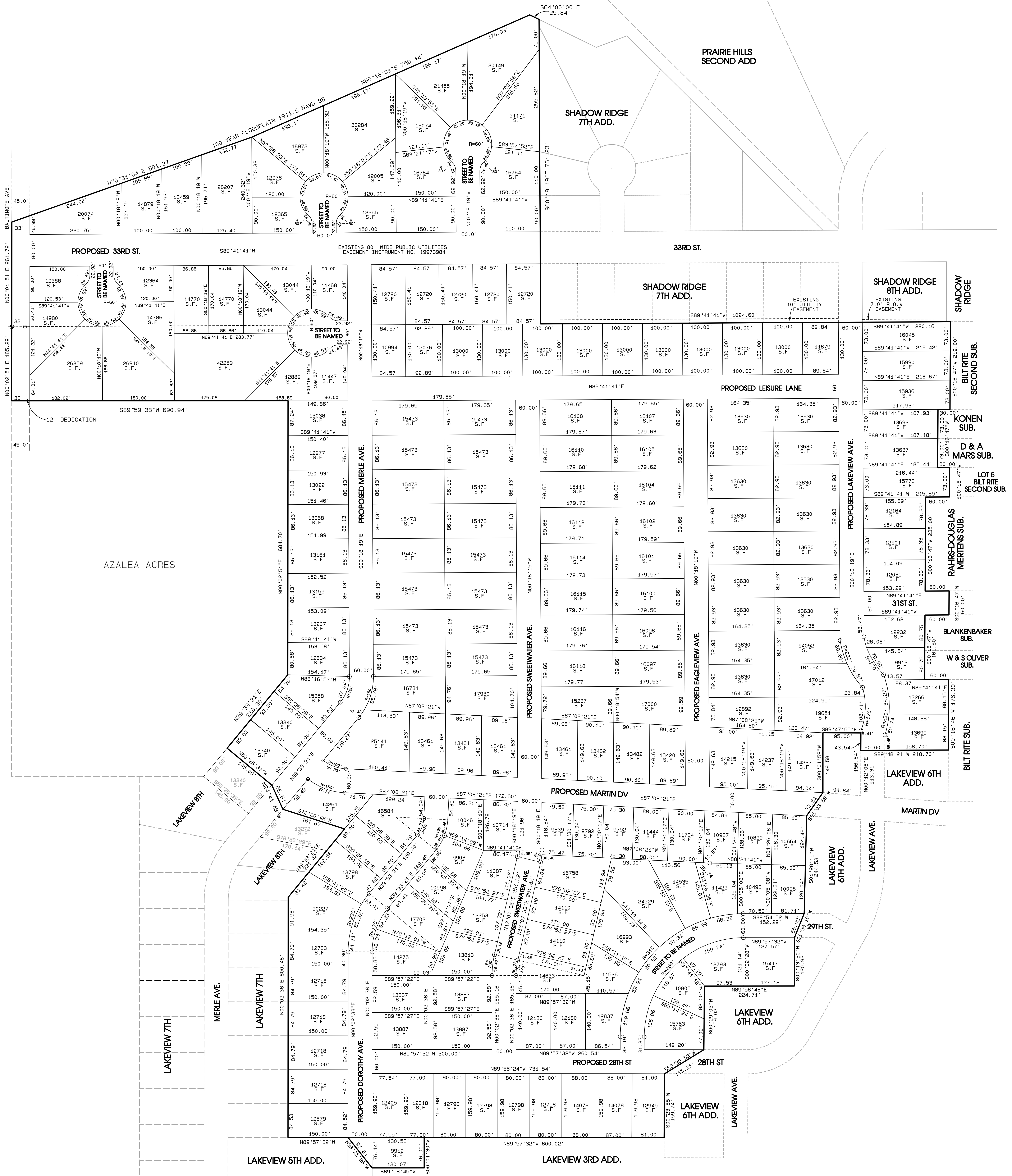
**DATE:** June 9, 2026

**ATTACHMENTS:**

1. Final Plat Lakeview 11<sup>th</sup> Subdivision
2. Approved Preliminary Plat (November 12, 2019)

# LAKEVIEW 9TH ADDITION PRELIMINARY PLAT

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF SECTION 36-T8N-R10W, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, CONTAINING 84.80 ACRES MORE OR LESS.



SHEET 1 OF 1  
SCALE 1" = 100'

G.P.S. PROJECT # 066-2018

NEBRASKA REGISTERED LAND SURVEYOR  
LS-783  
JOSHUA E. GRUMMERT

VICINITY SKETCH  
ADAMS COUNTY  
SECTION 36  
T8N  
R10W

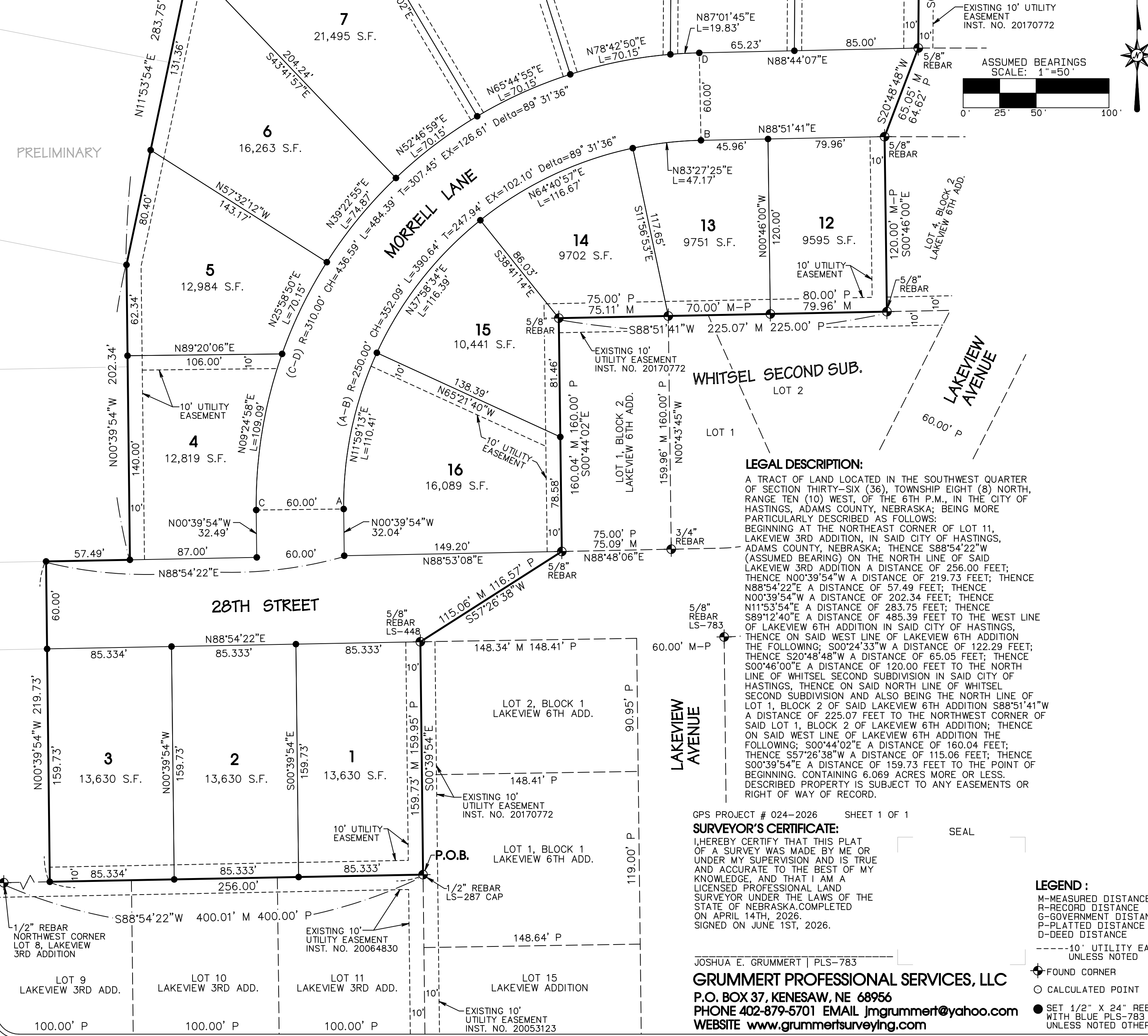
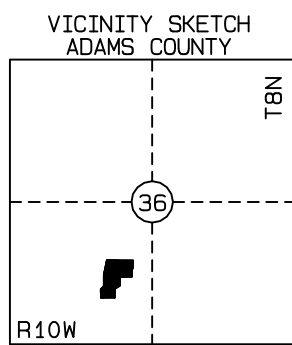
LEGEND:  
D=DEED DISTANCE  
M=MEASURED DISTANCE  
R=RECORD DISTANCE  
P=PLATTED DISTANCE  
G=GOVERNMENT DISTANCE  
● FOUND CORNER  
○ CALCULATED POINT  
● SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE:  
I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PRELIMINARY SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS 28TH DAY OF DECEMBER, 2018.

JOSHUA E. GRUMMERT | LS-783  
GRUMMERT PROFESSIONAL SERVICES, LLC  
2837 W. HWY 6, STE 206, HASTINGS, NE 68901  
PHONE 402-879-5701 EMAIL jmgrumert@yahoo.com  
WWW.GRUMMERTSURVEYING.COM

# LAKEVIEW 11TH SUBDIVISION "FINAL PLAT"

A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36-T8N-R10W, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA.



**FLOODPLAIN INFORMATION:**  
 NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 31001C0157C EFFECTIVE ON 07/05/2018.

**OWNERS CERTIFICATE AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LAKEVIEW 11TH SUBDIVISION", A SUBDIVISION IN THE CITY OF HASTINGS, LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 WESTBROOK VILLAGE, LLC

ALAN M. ANDERSON, MANAGING MEMBER  
**ACKNOWLEDGEMENT:**  
 STATE OF NEBRASKA }  
 COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY ALAN M. ANDERSON (MANAGING MEMBER), MY COMMISSION

EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY \_\_\_\_\_ (SEAL)

**WAIVER:**  
 APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

**CITY PLANNING COMMISSION RECOMMENDATION**  
 THIS PLAT OF LAKEVIEW 11TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS

COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE \_\_\_\_\_ AS PROPOSED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**CITY TREASURER'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER \_\_\_\_\_

**CITY ENGINEER'S APPROVAL:**  
 THIS PLAT OF LAKEVIEW 11TH SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 46 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY ENGINEER \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ADAMS COUNTY TREASURER \_\_\_\_\_

**MAYOR AND CITY COUNCIL ACTION:**  
 THIS PLAT OF LAKEVIEW 11TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, IS HEREBY \_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE:**  
 STATE OF NEBRASKA }  
 COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_

REGISTER OF DEEDS \_\_\_\_\_

GPS PROJECT # 024-2026 SHEET 1 OF 1

**SURVEYOR'S CERTIFICATE:**  
 I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, COMPLETED ON APRIL 14TH, 2026. SIGNED ON JUNE 1ST, 2026.

JOSHUA E. GRUMMERT | PLS-783  
**GRUMMERT PROFESSIONAL SERVICES, LLC**  
 P.O. BOX 37, KENESAW, NE 68956  
 PHONE 402-879-5701 EMAIL jmgrumert@yahoo.com  
 WEBSITE www.grummersurveying.com

- LEGEND:**
- M-MEASURED DISTANCE
  - R-RECORD DISTANCE
  - G-GOVERNMENT DISTANCE
  - P-PLATTED DISTANCE
  - D-DEED DISTANCE
  - 10' UTILITY EASEMENT UNLESS NOTED
  - ◆ FOUND CORNER
  - CALCULATED POINT
  - SET 1/2" X 24" REBAR WITH BLUE PLS-783 CAP UNLESS NOTED OTHERWISE

# Art. IX Signs

## Sec. 54-901 - Purpose

- A. **Purpose:** The purpose of this article is to promote the public health, safety, and welfare of the city and its extraterritorial jurisdiction through a comprehensive system of reasonable, effective, consistent, content-neutral, and non-discriminatory sign standards and requirements that are narrowly drawn to:
1. Ensure that all signs installed in the city are compatible with the character and visual environment of the community and promote the goals, objectives, and policies of the comprehensive plan;
  2. Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;
  3. Improve pedestrian and traffic safety by addressing unsecured, cluttered, distracting, and/or illegible signage;
  4. Protect the aesthetic appearance of the city's natural and built environment for its citizens and visitors;
  5. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained;
  6. Protect property values, the local economy, and quality of life by preserving and enhancing the appearance of the streetscape;
  7. Provide for the placement of temporary signs in limited circumstances, without regard to the communicative content of the sign;
  8. Provide consistent design standards that enable the fair and consistent enforcement of these sign regulations; and
  9. Enhance the city's ability to maintain its public rights-of-way.

## Sec. 54-902 - Enforcement

- A. **Unlawful Signs:** No person may erect, construct, install, place, change, relocate, maintain, or attach, on any site, any sign in violation of the provisions of this Article.
- B. **Inspections:** All signs located within the City are subject to inspection by the City for compliance with this Article and other applicable City codes, ordinances, and regulations.

## Sec. 54-903 – Permits

- A. **Location:** Signs are allowed in the City and the extraterritorial jurisdiction in accordance with this Article, which applies to all signs that are visible from public property, a public right-of-way, or public travel/access easement. Signs that are not expressly allowed by this Article are prohibited.
- B. **Permit Required:** No sign, except for normal repair, and signs listed in **Sec. 54-903(l), Exemptions**, shall be painted, constructed, installed, expanded, erected, remodeled, or relocated until a sign permit for such sign has been obtained pursuant to the procedures described in this section.
- C. **Application and Fee:** Each application for a sign permit shall be on the written or digital form provided by the City and accompanied by the sign permit fee. Each individual sign will require an individual sign permit application.
- D. **Review Standards:** A sign permit shall be issued for a complete application that complies with all applicable provisions of **Sec. 54-903, Permits**. A complete application shall include the following:
1. Digital application form
  2. Payment for application
  3. Aerial image depicting proposed sign location
  4. Visual of proposed sign with dimensions
- E. **Denial or Revocation:** The Director of Development Services, or designee, may deny or revoke a sign permit for any of the following reasons.
1. Failure to submit a complete application and/or the required application fee.
  2. Failure of the sign to comply with this code or the terms of the permit.
  3. Failure to permit the City access to inspect the sign for compliance.
  4. Fraud, misrepresentation, or a false statement in the sign permit application.
- F. **Notice of Denial or Revocation of a Sign Permit:**
1. Notice: Any notice shall, at a minimum, state the reason(s) for the denial or revocation and notify the addressee of the right to appeal the denial or revocation to the Board of Adjustment according to **Article I. – Administration, Enforcement, and Appeals**.
- G. **Expiration:** A sign permit expires under any of the following conditions.
1. The sign has not been completely attached, changed, constructed, installed, placed, or relocated within 180 days from the date of the issuance of the sign permit.
  2. The use associated with the sign is abandoned.
  3. The sign is removed or abandoned, as described in **Sec. 54-906, Maintenance, Repair, Removal, and Abandonment**.

- H. **Sign Permit Fee Refund:** The sign permit application fee will not be refunded if a sign permit expires or is denied or revoked.
- I. **Exemptions:** The following items are required to comply with **Sec. 54-904, General Provisions**, **Sec. 54-905 Specific Sign Type Standards**, and **Sec. 54-906, Maintenance, Repair, Removal, and Abandonment** however the sign permit requirements do not apply to the following items:
1. Art, as defined in **Sec. 54-209**
  2. Address Numerals, as defined in **Sec. 54-209**
  3. Equipment Sign, as defined in **Sec. 54-209**
  4. Government Sign, as defined in **Sec. 54-209**
  5. Historic Building/Property Marker, as defined in **Sec. 54-209**
  6. Holiday or seasonal decorations.
  7. Interior Sign, as defined in **Sec. 54-209**
  8. Scoreboards in athletic stadiums.
  9. Small Signs, as defined in **Sec. 54-209**
  10. Temporary seed or crop identification signs.
  11. Wayfinding Sign, as defined in **Sec. 54-209**

## Sec. 54-904 - General Standards

- A. **Illumination:** External or Internal Illumination: When installed, the light source must be positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway.
- B. **Sight Triangle:** No sign or sign structure shall be built to a height of more than two feet above the established curb grade on the part of the lot within the sight triangle, as defined in **Sec. 54-202**.
- C. **Signs on Public Property, including Public Rights-of-Way:**
1. Any permanent sign placed on, in, or over any public property, including public right-of-way and/or easements shall receive City Council approval, based on the following criteria:
    - a. The sign applicant shall be a City Department, Business Improvement District, or Community Redevelopment Authority.
    - b. The sign shall follow the regulations in the associated zoning district.
    - c. The sign shall not impede access to underground or overhead utility infrastructure.
  2. Any temporary sign placed on, in, or over any public property, including public right-of-way and/or easements shall receive City Administrator approval.

## Sec. 54-905 - Specific Sign Type Standards

### A. Temporary Signs:

1. Temporary signs shall be removed or replaced within a period of three (3) consecutive months or less from the date of issue of the sign permit. The sign applicant shall apply for a new sign permit to extend the time period by another three (3) months. The sign applicant shall only be allowed one (1) extension.
2. All temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this Article.
3. The Director of Development Services, or designee, shall order the correction or removal of any sign in violation of the provisions of this Article following the notice of violation process established in these regulations.
4. Any sign placed on, in, or over any public property, including public right-of-way and/or easements, without City Council approval, shall be subject to removal and forfeit without notice.

### B. Electronic Copy Signs:

1. Duration of Message, Transition, and Animation:
  - a. The electronic copy must be programmed in a way that no sign shall flash or blink. The image, message, or lighting pattern must hold for a minimum of ten seconds between transitions.
  - b. The transition from one image or display to the next must be accomplished in two seconds or less; fading, scrolling, or dissolving effects may be used.
  - c. Animation of the message, like a TV screen, is not permitted.

### C. Sidewalk Signs:

1. The sidewalk sign shall only be located in front of the adjoining establishment and must not extend into abutting or adjacent properties.
2. The sidewalk sign shall not be placed in or protrude into any street or alley. The sign shall be movable, supported by its own frame, and not secured or attached to the ground or the surface upon which it is located. The sign shall be designed to prevent being blown over or knocked over.
3. The sidewalk sign shall not create a fire hazard or interfere with ingress or egress from any building.
4. The sidewalk sign shall not interfere with the area's compliance with the Americans with Disabilities Act, as amended. At a minimum, the sidewalk sign shall allow five (5) feet of clear and unobstructed passageway on the sidewalk or public plaza between the outermost edge of the permitted sidewalk signs or other objects and the curb, streetlamps, lamp posts, signposts, or other fixtures or obstructions.
5. The sidewalk sign shall be located a minimum of five (5) feet from driveways and alleys, and 10 feet from intersections of public streets, except the City's Director of Engineering, may modify these requirements where the only public

entrance to the establishment is on the corner of the building adjoining such intersections and the modification(s) maintain traffic safety, pedestrian safety and passage.

6. The sidewalk sign shall only be placed during the normal business hours of the associated establishment, but in no case will items be located in the area between 11:00 p.m. and 6:00 a.m.
7. The Director of Engineering may impose additional requirements to protect traffic safety, pedestrian safety, or passage.

## Sec. 54-906 - Maintenance, Repair, Removal, and Abandonment

- A. **Maintenance and Repair:** All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.
- B. **Removal for Repair:** Whenever any sign, either conforming or nonconforming, is required to be removed for the purpose of repair, re-lettering, or repainting, the same may be done without a permit or without any payment of fees provided that all of the following conditions are met:
  1. There is no alteration or remodeling to the structure or the mounting of the sign itself.
  2. There is no increase in any of the dimensions of the sign or its structure.
  3. There is no alteration to the type of illumination or operational characteristics of the sign.
  4. The sign is related to a legally permitted, conditional, or nonconforming use.
- C. **Removal Due to Damage or Disrepair:** Signs that are deemed unsafe or dangerous shall be remedied by the regulations, provisions, penalties, and conditions as defined in the adopted property maintenance code, [Sec. 8-1001](#).
- D. **Abandoned Signs:** Except as otherwise provided in this Article, any sign located on property that becomes vacant and unoccupied for six months or more, or any sign that pertains to a time, event, or purpose that no longer applies, shall be deemed to be abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned unless the property remains vacant for a period of six months or more. An abandoned sign shall be removed by the property owner, including its support structure and base.

## Sec. 54-907 – Allowed Sign Tables

<b>Legend</b>	<b>P = Permitted<sup>1</sup></b>						
	<b>C = Conditional<sup>2</sup></b>						
	<b>- = Prohibited<sup>3</sup></b>						
<b>Agricultural &amp; Residential Districts Sign Types</b>	<b>A-1</b>	<b>R-0</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	
Awning/Canopy	P	-	-	-	P	P	
Island Canopy	-	-	-	-	-	-	
Monument	P	C	C	C	C	C	
Nonconforming	P	P	P	P	P	P	
Off-Site Sign	-	-	-	-	-	-	
Pedestrian	-	-	-	-	-	-	
Pole	P	C	C	C	P	P	
Projecting	-	-	-	-	-	-	
Sidewalk	-	-	-	-	-	-	
Subdivision	P	P	P	P	P	P	
Temporary	P	P	P	P	P	P	
Wall	P	P	P	P	P	P	
Window	P	-	-	-	-	-	
<b>Commercial &amp; Industrial Districts Sign Types</b>	<b>MU</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>I-1</b>	<b>I-2</b>
Awning/Canopy	P	P	P	P	P	P	P
Island Canopy	-	-	-	P	P	P	P
Monument	P	P	P	P	P	P	P
Nonconforming	P	P	P	P	P	P	P
Off-Site Sign	-	-	-	-	P	P	P
Pedestrian	P	P	P	P	P	-	-
Pole	P	-	-	P	P	P	P
Projecting	P	P	P	P	P	P	P
Sidewalk	P	P	P	-	-	-	-
Subdivision	-	-	-	-	-	-	-
Temporary	P	P	P	P	P	P	P
Wall	P	P	P	P	P	P	P
Window	P	P	P	P	P	P	P
<p>1 = Permitted by right subject to general and district standards                  2 = Permitted by right for certain types of land uses subject to general and district standards                  3 = Not Permitted</p>							

## Sec. 54-908 - Signs in the A-1, Agriculture District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pole Sign
4. Subdivision Sign
5. Temporary Sign
6. Wall Sign
7. Window Sign
8. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Subdivision Sign: Fixed
5. Temporary Sign: Fixed
6. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
7. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Permanent Signs: No more than three (3) permanent signs per lot.
2. Temporary Signs: Two (2) temporary signs per lot.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 100 square feet in area.
2. Monument Sign: 200 square feet.
3. Pole Sign: 200 square feet.
4. Subdivision Sign: 50 square feet.
5. Temporary Sign: 50 square feet.
6. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 300 square feet in area.
7. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window, excluding mullions.

### E. Height Standards:

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Monument Sign: Maximum height of six (6) feet.
3. Pole Sign: Maximum height of 30 feet.
4. Subdivision Sign: Maximum height of six (6) feet.

5. Temporary Sign: Maximum height of six (6) feet.
6. Wall Sign: Shall not project above the building façade it is attached to.
7. Window Sign: Shall be confined to the transparent portion of the window.

F. **Required Sign Setback:** Five (5) feet from any property line.

G. **Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

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## Sec. 54-909 - Signs in the Residential Districts R-0, R-1, and R-2

### A. Allowed Permitted Sign Types:

1. Subdivision Sign
2. Temporary Sign
3. Wall Sign
4. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Conditional Sign Types: The following sign types are only allowed for institutional and conditional uses allowed in the associated zoning district.

1. Monument Sign
2. Pole Sign
3. Temporary Sign
4. Wall Sign
5. Signs Not Listed see [Sec. 54-907](#)

### C. Allowed Sign Display Types:

1. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
2. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Subdivision Sign: Fixed
4. Temporary Sign: Fixed
5. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign

### D. Number of Signs Allowed:

1. Permitted Sign Types: Two (2) total signs per lot
2. Conditional Sign Types: One (1) sign per street frontage

### E. Maximum Sign Area:

1. Permitted Sign Types:
  - a. Subdivision Sign: 50 square feet
  - b. Temporary Sign: Five (5) square feet
  - c. Wall Sign: Five (5) square feet
2. Conditional Sign Types:
  - a. Monument Sign: 32 square feet
  - b. Pole Sign: 32 square feet
  - c. Temporary Sign: 32 square feet
  - d. Wall Sign: 32 square feet

### F. Height Standards

1. Permitted Sign Types:
  - a. Subdivision Sign: Maximum height of six (6) feet.
  - b. Temporary Sign: Maximum height of six (6) feet.
  - c. Wall Sign: Shall not project above the building façade it is attached to.
2. Conditional Sign Types:

- a. Monument Sign: Maximum height of six (6) feet.
- b. Pole Sign: Maximum height of 15 feet.
- c. Temporary Sign: Maximum height of six (6) feet.
- d. Wall Sign: Shall not project above the building façade it is attached to.

G. **Required Sign Setback:** Five (5) feet from any property line.

H. **Illumination:** All permanent signs may be externally illuminated. Temporary signs shall not be illuminated.

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## Sec. 54-910 - Signs in the R-3 Residential District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pole Sign
4. Subdivision Sign
5. Temporary Sign
6. Wall Sign
5. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Conditional Sign Types: The following sign types are only allowed for institutional and conditional uses allowed in the associated zoning district.

1. Temporary Sign
2. Wall Sign
3. Signs Not Listed see [Sec. 54-907](#)

### C. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Subdivision Sign: Fixed
5. Temporary Sign: Fixed
6. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign

### D. Number of Signs Permitted:

1. Permitted Sign Types: One (1) sign per dwelling unit up to five (5) signs.
2. Conditional Sign Types: One (1) sign per street frontage.

### E. Maximum Sign Area:

1. Permitted Sign Types:
  - a. Awning/Canopy Sign: 12 square feet.
  - b. Monument Sign: 32 square feet for multi-family structures.
  - c. Pole Sign: 32 square feet.
  - d. Subdivision Sign: 50 square feet.
  - e. Temporary Sign: Five (5) square feet for structures with four (4) or less units or 32 square feet for multi-family structures with more than four (4) units.
  - f. Wall Sign: Five (5) square feet for structures with four (4) or less units or 32 square feet for multi-family structures with more than four (4) units.
2. Conditional Sign Types:
  - a. Temporary Sign: 32 square feet.
  - b. Wall Sign: 32 square feet.

**F. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Monument Sign: Maximum height of six (6) feet.
3. Pole Sign: Maximum height of 20 feet.
4. Subdivision Sign: Maximum height of six (6) feet.
5. Temporary Sign: Maximum height of six (6) feet.
6. Wall Sign: Shall not project above the building façade it is attached to.

**G. Required Sign Setback**

1. Awning/Canopy Signs: Shall follow the established setbacks of the principal structure.
2. Monument Sign: Five (5) feet from all property lines.
3. Pole Sign: 10 feet from all property lines.
4. Subdivision Sign: Five (5) feet from all property lines.
5. Temporary Sign: Zero (0) feet from all property lines.
6. Wall Sign: Shall follow the established setbacks of the principal structure.

**H. Illumination:** Permanent signs may be externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-911 - Signs in the R-4, Residential Village District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pole Sign
4. Subdivision Sign
5. Temporary Sign
6. Wall Sign
6. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Conditional Sign Types: The following sign types are only allowed for institutional and conditional uses allowed in the associated zoning district.

4. Monument Sign
5. Temporary Sign
6. Wall Sign
7. Signs Not Listed see [Sec. 54-907](#)

### C. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Subdivision Sign: Fixed
5. Temporary Sign: Fixed
6. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign

### D. Number of Signs Permitted:

3. Permitted Sign Types: One (1) sign per dwelling unit up to five (5) signs.
4. Conditional Sign Types: One (1) sign per street frontage.

### E. Maximum Sign Area:

3. Permitted Sign Types:
  - a. Awning/Canopy Sign: 12 square feet.
  - b. Monument Sign: 32 square feet for multi-family structures.
  - c. Pole Sign: 32 square feet.
  - d. Subdivision Sign: 50 square feet.
  - e. Temporary Sign: Five (5) square feet for structures with four (4) or less units or 32 square feet for multi-family structures with more than four (4) units.
  - f. Wall Sign: Five (5) square feet for structures with four (4) or less units or 32 square feet for multi-family structures with more than four (4) units.
4. Conditional Sign Types:
  - a. Monument Sign: 32 square feet.
  - b. Temporary Sign: 32 square feet.

c. Wall Sign: 32 square feet.

**F. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Monument Sign: Maximum height of six (6) feet.
3. Pole Sign: Maximum height of 10 feet.
4. Subdivision Sign: Maximum height of six (6) feet.
5. Temporary Sign: Maximum height of six (6) feet.
6. Wall Sign: Shall not project above the building façade it is attached to.

**G. Required Sign Setback**

1. Awning/Canopy Signs: Shall follow the established setbacks of the principal structure.
2. Monument Sign: Five (5) feet from all property lines.
3. Pole Sign: 10 feet from all property lines.
4. Subdivision Sign: Five (5) feet from all property lines.
5. Temporary Sign: Zero (0) feet from all property lines.
6. Wall Sign: Shall follow the established setbacks of the principal structure.

**H. Illumination:** Permanent signs may be externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-916 - Signs in the MU, Mixed Use District

This Section intends to regulate signs on educational, research, or medical campuses associated with institutions when such signs are located along, and are intended to be visible and read from, abutting or nearby public street rights-of-way or travel easements that generally form the perimeter or boundary of such campus, or are along an arterial or collector street corridor passing through such campus. All other signs located in the interior of a campus setting are exempt from this Division and are regulated based on the adopted ordinance rezoning the property to MU District.

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pedestrian Sign
4. Pole Sign
5. Projecting Sign
6. Sidewalk Sign
7. Temporary Sign
8. Wall Sign
9. Window Sign
10. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pedestrian Sign: Fixed
4. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
5. Projecting Sign: Fixed
6. Sidewalk Sign: Fixed
7. Temporary Sign: Fixed
8. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
9. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Permanent Signs: No more than three (3) permanent signs per building.
2. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 50 square feet in area.
2. Monument Sign: 100 square feet.
3. Pedestrian Sign: 10 square feet.
4. Pole Sign: 100 square feet.

5. Projecting Sign: 100 square feet.
6. Sidewalk Sign: 12 square feet.
7. Temporary Sign: 32 square feet.
8. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 150 square feet in area.
9. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window.

**E. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Monument Sign: Maximum height of six (6) feet.
3. Pedestrian Sign: Maximum height of three (3) feet.
4. Pole Sign: Maximum height of 20 feet.
5. Projecting Sign: Maximum height of 20 feet.
6. Sidewalk Sign: Maximum height of five (5) feet.
7. Temporary Sign: Maximum height of six (6) feet.
8. Wall Sign: Shall not project above the building façade it is attached to.
9. Window Sign: Shall be confined to the transparent portion of the window.

**F. Required Sign Setback:** Five (5) feet from any property line.

**G. Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-912 - Signs in the C-1, Local Business District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pedestrian Sign
4. Projecting Sign
5. Sidewalk Sign
6. Temporary Sign
7. Wall Sign
8. Window Sign
9. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pedestrian Sign: Fixed
4. Projecting Sign: Fixed
5. Sidewalk Sign: Fixed
6. Temporary Sign: Fixed
7. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
8. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Permanent Signs: No more than three (3) permanent signs per building.
2. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 50 square feet in area.
2. Monument Sign: 50 square feet.
3. Pedestrian Sign: 10 square feet.
4. Projecting Sign: 50 square feet.
5. Sidewalk Sign: 12 square feet.
6. Temporary Sign: 32 square feet.
7. Wall Sign: The total surface area of all signs of these types may not exceed 10 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 100 square feet in area.
8. Window Sign: The total surface area of all signs of these types may not exceed 10% of the total surface area of the window.

### E. Height Standards:

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.

2. Monument Sign: Maximum height of six (6) feet.
3. Pedestrian Sign: Maximum height of three (3) feet.
4. Projecting Sign: Maximum height of 10 feet.
5. Sidewalk Sign: Maximum height of five (5) feet.
6. Temporary Sign: Maximum height of six (6) feet.
7. Wall Sign: Shall not project above the building façade it is attached to.
8. Window Sign: Shall be confined to the transparent portion of the window.

F. **Required Sign Setback:** Five (5) feet from any property line.

G. **Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

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## Sec. 54-913 - Signs in the C-2, Central Business District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Monument Sign
3. Pedestrian Sign
4. Projecting Sign
5. Sidewalk Sign
6. Temporary Sign
7. Wall Sign
8. Window Sign
9. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
3. Pedestrian Sign: Fixed
4. Projecting Sign: Fixed
5. Sidewalk Sign: Fixed
6. Temporary Sign: Fixed
7. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
8. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Permanent Signs: No more than three (3) permanent signs per building.
2. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 50 square feet in area.
2. Monument Sign: 50 square feet.
3. Pedestrian Sign: 10 square feet.
4. Projecting Sign: 50 square feet.
5. Sidewalk Sign: 12 square feet.
6. Temporary Sign: 32 square feet.
7. Wall Sign: The total surface area of all signs of these types may not exceed 10 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 150 square feet in area.
8. Window Sign: The total surface area of all signs of these types may not exceed 10% of the total surface area of the window.

### E. Height Standards:

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.

2. Monument Sign: Maximum height of six (6) feet.
3. Pedestrian Sign: Maximum height of three (3) feet.
4. Projecting Sign: Maximum height of 10 feet.
5. Sidewalk Sign: Maximum height of five (5) feet.
6. Temporary Sign: Maximum height of six (6) feet.
7. Wall Sign: Shall not project above the building façade it is attached to.
8. Window Sign: Shall be confined to the transparent portion of the window.

F. **Required Sign Setback:** Zero (0) feet from any property line.

G. **Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

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## Sec. 54-914 - Signs in the C-3, Commercial Business District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Island Canopy
3. Monument Sign
4. Pedestrian Sign
5. Pole Sign
6. Projecting Sign
7. Temporary Sign
8. Wall Sign
9. Window Sign
10. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Island Canopy: Fixed
3. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Pedestrian Sign: Fixed
5. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
6. Projecting Sign: Fixed
7. Temporary Sign: Fixed
8. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
9. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Permanent Signs: No more than three (3) permanent signs per building.
2. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 50 square feet in area.
2. Island Canopy: The total surface area of all signs of these types may not exceed 30% of the total surface area of the island canopy face, provided that no single sign may exceed 50 square feet in area.
3. Monument Sign: 100 square feet.
4. Pedestrian Sign: 10 square feet.
5. Pole Sign: 100 square feet.
6. Projecting Sign: 100 square feet.
7. Temporary Sign: 32 square feet.
8. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 200 square feet in area.

9. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window, excluding mullions.

**E. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Island Canopy: Shall not extend past the edges of the island canopy face.
3. Monument Sign: Maximum height of six (6) feet.
4. Pedestrian Sign: Maximum height of three (3) feet.
5. Pole Sign: Maximum height of 30 feet.
6. Projecting Sign: Maximum height of 20 feet.
7. Temporary Sign: Maximum height of six (6) feet.
8. Wall Sign: Shall not project above the building façade it is attached to.
9. Window Sign: Shall be confined to the transparent portion of the window.

**F. Required Sign Setback:** Five (5) feet from any property line.

**G. Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-915 - Signs in the C-4, Highway Commercial District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Island Canopy
3. Monument Sign
4. Off-Site Sign see [Sec. 54-919](#)
5. Pedestrian Sign
6. Pole Sign
7. Projecting Sign
8. Temporary Sign
9. Wall Sign
10. Window Sign
11. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Island Canopy: Fixed
3. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Off-Site Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
5. Pedestrian Sign: Fixed
6. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
7. Projecting Sign: Fixed
8. Temporary Sign: Fixed
9. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
10. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Off-Site Sign: One (1) sign per lot.
2. Permanent Signs: No more than three (3) permanent signs per building.
3. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 100 square feet in area.
2. Island Canopy: The total surface area of all signs of these types may not exceed 30% of the total surface area of the island canopy face, provided that no single sign may exceed 100 square feet in area.
3. Monument Sign: 200 square feet.
4. Off-Site Sign: 800 square feet.
5. Pedestrian Sign: 10 square feet.
6. Pole Sign: 200 square feet.
7. Projecting Sign: 100 square feet.

8. Temporary Sign: 50 square feet.
9. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 250 square feet in area.
10. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window, excluding mullions.

**E. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Island Canopy: Shall not extend past the edges of the island canopy face.
3. Monument Sign: Maximum height of eight (8) feet.
4. Off-Site Sign: Maximum height of 30 feet.
5. Pedestrian Sign: Maximum height of three (3) feet.
6. Pole Sign: Maximum height of 35 feet.
7. Projecting Sign: Maximum height of 20 feet.
8. Temporary Sign: Maximum height of six (6) feet.
9. Wall Sign: Shall not project above the building façade it is attached to.
10. Window Sign: Shall be confined to the transparent portion of the window.

**F. Required Sign Setback:** Five (5) feet from any property line.

**G. Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-916 - Signs in the I-1, Light Industrial District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Island Canopy
3. Monument Sign
4. Off-Site Sign see [Sec. 54-919](#)
5. Pole Sign
6. Projecting Sign
7. Temporary Sign
8. Wall Sign
9. Window Sign
10. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Island Canopy: Fixed
3. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Off-Site Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
5. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
6. Projecting Sign: Fixed
7. Temporary Sign: Fixed
8. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
9. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Off-Site Sign: One (1) sign per lot.
2. Permanent Signs: No more than three (3) permanent signs per building.
3. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 100 square feet in area.
2. Island Canopy: The total surface area of all signs of these types may not exceed 30% of the total surface area of the island canopy face, provided that no single sign may exceed 100 square feet in area.
3. Monument Sign: 200 square feet.
4. Off-Site Sign: 800 square feet.
5. Pole Sign: 200 square feet.
6. Projecting Sign: 100 square feet.
7. Temporary Sign: 50 square feet.

8. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 250 square feet in area.
9. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window, excluding mullions.

**E. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Island Canopy: Shall not extend past the edges of the island canopy face.
3. Monument Sign: Maximum height of eight (8) feet.
4. Off-Site Sign: Maximum height of 35 feet.
5. Pole Sign: Maximum height of 40 feet.
6. Projecting Sign: Maximum height of 20 feet.
7. Temporary Sign: Maximum height of six (6) feet.
8. Wall Sign: Shall not project above the building façade it is attached to.
9. Window Sign: Shall be confined to the transparent portion of the window.

**F. Required Sign Setback:** Five (5) feet from any property line.

**G. Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-917 - Signs in the I-2, Heavy Industrial District

### A. Allowed Permitted Sign Types:

1. Awning/Canopy Sign
2. Island Canopy
3. Monument Sign
4. Off-Site Sign see [Sec. 54-919](#)
5. Pole Sign
6. Projecting Sign
7. Temporary Sign
8. Wall Sign
9. Window Sign
10. Signs Not Listed see [Sec. 54-907](#)

### B. Allowed Sign Display Types:

1. Awning/Canopy Sign: Fixed
2. Island Canopy: Fixed
3. Monument Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
4. Off-Site Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
5. Pole Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
6. Projecting Sign: Fixed
7. Temporary Sign: Fixed
8. Wall Sign: Fixed, Manual Changeable Copy, or Electronic Copy Sign
9. Window Sign: Fixed

### C. Number of Signs Allowed:

1. Off-Site Sign: One (1) sign per lot.
2. Permanent Signs: No more than three (3) permanent signs per building.
3. Temporary Signs: Two (2) temporary signs per lot per street frontage.

### D. Maximum Sign Area:

1. Awning/Canopy Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the awning or canopy face, provided that no single sign may exceed 100 square feet in area.
2. Island Canopy: The total surface area of all signs of these types may not exceed 30% of the total surface area of the island canopy face, provided that no single sign may exceed 100 square feet in area.
3. Monument Sign: 200 square feet.
4. Off-Site Sign: 800 square feet.
5. Pole Sign: 200 square feet.
6. Projecting Sign: 100 square feet.
7. Temporary Sign: 50 square feet.

8. Wall Sign: The total surface area of all signs of these types may not exceed 20 percent of the total surface area of the building façade the signs are attached to, provided that no single sign may exceed 300 square feet in area.
9. Window Sign: The total surface area of all signs of these types may not exceed 20% of the total surface area of the window, excluding mullions.

**E. Height Standards:**

1. Awning/Canopy Sign: Shall not extend past the edges of the awning/canopy.
2. Island Canopy: Shall not extend past the edges of the island canopy face.
3. Monument Sign: Maximum height of eight (8) feet.
4. Off-Site Sign: Maximum height of 40 feet.
5. Pole Sign: Maximum height of 40 feet.
6. Projecting Sign: Maximum height of 20 feet.
7. Temporary Sign: Maximum height of six (6) feet.
8. Wall Sign: Shall not project above the building façade it is attached to.
9. Window Sign: Shall be confined to the transparent portion of the window.

**F. Required Sign Setback:** Five (5) feet from any property line.

**G. Illumination:** All permanent signs may be internally or externally illuminated. Temporary signs shall not be illuminated.

## Sec. 54-918 - Signs in the PDO, Planned Development Overlay District

- A. **Established by Ordinance:** The regulations pertaining to signage located in a planned development overlay district shall be set forth in the ordinance establishing the Planned Development Overlay District.
- B. **Sign Types:** The applicant shall identify permitted permanent and temporary signs as a part of the detailed development plan application documents. In establishing such regulations, the Planning Commission and City Council shall, as a general rule, consider:
1. Residential PDs: The restrictions apply as set out in the most applicable of:
    - a. Sec. 54-909 – Signs in the R-0, R-1, and R-2 Districts
    - b. Sec. 54-910 – Signs in the R-3 District
    - c. Sec. 54-911 – Signs in the R-4 District
  2. Commercial PDs: The restrictions apply as set out in the sign provisions of the C-1, C-2, C-3, or C-4 districts that are most similar in nature and character to the proposed PD; or
  3. Industrial PDs: The restrictions apply as set out in Sec. 54-916. Signs in the I-1, Light Industrial District, and Sec. 54-917 Signs in the I-2, Heavy Industrial District.
- C. **Amendments:** Signs in a PD may be amended by the City Council, as recommended by the Planning Commission, through the processes set out in Sec. 54-105, Rezoning Procedure and Sec. 54-419 Planned Development Overlay District.

## Sec. 54-919 - Off-Site Sign

- A. **Permitted Districts:** C-4, I-1, and I-2
- B. **Permitted Off-Site Signs:** Pole Sign
- C. **Sign Separation Distances:** The following distances are measured from one sign's extremity to another:
  - 1. The minimum separation distance between two (2) electronic copy display types of off-site signs is 5,000 feet.
  - 2. The minimum separation distance between an electronic copy display type of off-site sign, and all other off-site signs is 1,000 feet.
  - 3. The minimum separation distance between all off-site signs that do not electronic copy display types is 1,000 feet.
- D. **Separation from Residential Districts:** Off-site signs may be no closer than 200 feet to a residential district.
- E. **Required Sign Setback:**
  - 1. Front Yard and Rear Yard: 25 feet
  - 2. Side Yard: Must follow the applicable minimum side yard setback requirements, as cited in **Article IV. – District Regulations**.
- F. **Maximum Surface Area:** 800 square feet.
- G. **Height Standards for All Off-Site Signs:**
  - 1. Pole sign: Dependent on District.
- H. **Illumination:** Except for electronic copy of the off-site signs, the off-site signs may be externally illuminated.
  - 1. The external illumination shall be directed upward.
- I. **Use Limitations:**
  - 1. Off-site signs shall be:
    - a. Located on a parcel, tract, or lot that conforms to the minimum lot size requirements of the zoning district in which the sign is located.
    - b. Oriented towards the abutting street.
  - 2. The surface area of the off-site sign does not count toward the permitted maximum surface area for all signs associated with a separate principal use located on the same property.
  - 3. Off-site sign faces must not be placed side by side or stacked vertically.
  - 4. Off-site signs having nonparallel faces shall be constructed so that the angle between the sign faces does not exceed 24 degrees and the total distance between the open ends of the faces does not exceed 10 feet.

5. Any trim surrounding an off-site sign face and any extension(s) of the display surface must be included in the maximum allowed surface area. The sign base, structural members, and supports shall be excluded from the maximum surface area, provided they are not part of the display message.
6. Digital Graphic Off-Site Sign:
  - a. Duration of Message and Transition. The sign message must remain static for at least 20 seconds. The transition from one message to the next must be direct and immediate, without special effects, including dissolving, fading, scrolling, starbursts, and wiping.
  - b. Image Characteristics. Signs must have a pitch no greater than 20 millimeters between each pixel.
  - c. Luminance. During daylight hours (i.e., between sunrise and sunset), luminance cannot exceed 5,000 nits. During nighttime hours (i.e., between sunset and sunrise) luminance cannot exceed 500 nits. All signs with a digital display having illumination by means other than natural light must have an automatic dimmer or other mechanism that automatically controls the sign's brightness to comply with these requirements.
  - d. Conversion of Billboards. The conversion of an existing off-site sign to a digital graphic off-site sign is not considered "maintenance" for purposes of **Sec. 54-906, Maintenance, Repair, Removal, and Abandonment**. Such conversions are subject to the permitting and requirements of this Section.
  - e. Permitting. A sign permit is required to install a new digital graphic off-site sign or convert an existing static off-site sign to a digital graphic off-site sign. The sign permit applicant must provide the following information in writing or through site or elevation drawings, as applicable:
    1. The location and size in square feet of the sign to be installed or converted.
    2. The location and size, in square feet, of the existing off-site advertising sign to be removed.
    3. Stamped drawings from a professional engineer licensed in the State of Nebraska showing required structural improvements, upgrades, or alterations to support the weight of the added digital technology necessary for a new or converted digital graphic off-site advertising sign.
    4. A statement that the sign(s) being removed meet the removal criteria of **subparagraph 54-919-1-8f**, below.
  - f. Removal Criteria for Digital Graphic Off-Site Sign: The permit applicant must, at their sole expense, conform to the following:
    1. Remove at least three off-site signs, either conforming or nonconforming, in the city limits of Hastings, Nebraska, at the same time as the digital graphic off-site sign is installed or erected. The

conversion of an existing off-site sign to a digital graphic off-site sign does not count as removal.

2. Removal of nonconforming off-site signs in a zoning district where these signs are no longer permitted is preferred.
3. If the owner/applicant fails to remove the required off-site signs within 30 days of completion of the new or converted digital graphic off-site sign, such failure shall result in a violation of this section and grounds for revocation of the applicant's sign permit. For this Paragraph, construction or conversion of a digital graphic off-site sign shall be deemed complete when all supporting structures, cabinets, and electronic fixtures are installed, even if messages have not yet begun displaying on the digital graphic off-site sign.

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