

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**§11-212 A-1 AGRICULTURAL DISTRICTS.**

**A. INTENT:** The intent of this District is to recognize the gradual transition of agricultural uses of land to community land; to encourage the continued use of that land which is suitable for agriculture, but to limit any land uses that may be a detriment to normal community expansion.

**B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:

1. Agricultural uses, excluding expansion of existing or development of new livestock confinement/facilities or operations. Animals confined for purposes including personal consumption and for 4H competitions, shall be exempt from this requirement and can confine up to a maximum of ten (10) head of animals.
2. Ranch and farm dwellings, single-family dwellings.
3. On-site signs.
4. Outdoor advertising business.
5. Recreational camps, parks, playgrounds, golf courses, country clubs, tennis courts, horse riding academies and other similar recreational uses.

**C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Home occupations in accordance with Article 5, Section 11-512; and
3. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the "A-1" Agricultural District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.

1. Cemeteries, crematories, mausoleums and columbarium's.
2. Educational and health services to include medical, dental and other health clinics,
3. Veterinary services and animal hospitals.
4. Utility substations, filter beds, sanitary landfills, sewage treatment and water supply plants.
5. Commercial mines, quarries, sand and gravel pits and accessory uses.
6. Mobile Home Parks in compliance with Supplementary District Regulations.
7. Rural Subdivisions when individual lots are serviced by a joint or "community style" water system and/or sanitary sewer system in conformance with the requirements of the Nebraska Departments of Health and Human Services (NHHS) and Environmental Quality (NDEQ), then the minimum lot size of an individual dwelling can be reduced to one (1) acre.
8. Airports and airport facilities.
9. Churches and places of worship.
10. Communication towers in conformance with the provisions of Section 11-528 of these Regulations.
11. Expansion of existing livestock confinement/facilities or operations, when located between one and two miles beyond the Corporate Limits of the City of Crete and in conformance with the permitting procedures and regulations of the Nebraska Department of Environmental Quality.
12. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
13. Commercial Wind Energy Conversion Systems (CWECS) utilizing a single tower application or multiple tower applications or "Wind Farm," held in single ownership or in an association of multiple owners, in conformance with the provisions of Article 5, Section 11-525 and 11-527 of these Regulations.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

- 14. Salvage or Junk Yard, in conformance with the provisions of Article 5, Section 11-523.
- 15. Landfills and Sanitary Landfills, in conformance with the provisions of Article 5, Section 11-524.
- 16. Outdoor Storage containers.
- 17. Other uses that are consistent with the intent of this District.

**E. PROHIBITED USES AND STRUCTURES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the A-1 Agricultural District.

**F. SPECIAL REGULATION:** Provisions must be made for disposal of wastes in accordance with local and state regulations.

**G: MINIMUM YARD REQUIREMENTS:** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one (1) foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of Section 11-400 Flood Fringe and Floodway Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

- 1. Height and area regulations. The maximum height and minimum lot requirements within the A-1 Agricultural District shall be as follows:

|                                | <i>Lot Area<br/>(sq. ft.)</i> | <i>Lot Width</i> | <i>Required<br/>Front<br/>Yard</i> | <i>Required<br/>Side Yard</i> | <i>Required<br/>Rear Yard</i> | <i>Max.<br/>Height*</i> |
|--------------------------------|-------------------------------|------------------|------------------------------------|-------------------------------|-------------------------------|-------------------------|
| Dwelling,<br>single-<br>family | 3 acre                        | 200 feet         | 70 feet                            | 40 feet                       | 50 feet                       | 35 feet                 |
| Other<br>permitted<br>uses     | 1 acre                        | 200 feet         | 70 feet                            | 40 feet                       | 50 feet                       | None                    |

\*Maximum Height is for structures intended for human occupancy, all other structures shall have no limitations.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

2. Accessory uses and structures in the A-1 Agricultural District shall have minimum side yard and rear yard setbacks of fifteen (15) feet and a front yard setback of seventy (70) feet.

**H. SIGN REGULATIONS:** Signs within the A-1 Agricultural District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**I. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with as defined herein.  
*(Amended by Ord. No. 941, 6/21/1983; Ord. No. 1774, 11/2/2010; 1926, 05/19/15; 2022, 11/7/17)*

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CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**§11-213 R-1 LOW DENSITY RESIDENTIAL DISTRICTS.**

**A. INTENT:** This District is intended to provide for single-family residential dwellings within the existing range of Municipal services, and at a lower density of development than other residential areas of the City.

**B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:

1. Single-family dwellings.
2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-518.
3. Churches and places of worship.
4. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
5. Public parks, playgrounds or playfields.
6. Community buildings owned and/or occupied by public agencies.
7. Child care homes.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principal Use or Structures are present:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Private garages.
3. Home occupations in accordance with Article 5, Section 11-512.
4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.

Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.

**D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the "R-1" Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.

1. Utility substations.
2. Hospitals and nursing, convalescent and retirement homes.
3. Medical clinic.
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
5. Child care centers.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Country clubs.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

8. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.

9. Community Unit Plans, in compliance with Supplementary District Regulations.

**E. PROHIBITED USES AND STRUCTURES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-1 Residential District.

**F. MINIMUM YARD REQUIREMENTS:** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one (1) foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of Section 11-400 Flood Fringe and Floodway Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. Height and area regulations. The maximum height and minimum lot requirements within the R-1 Residential District shall be as follows:

|                                | <i>Lot Area<br/>(sq. ft.)</i> | <i>Lot Width</i> | <i>Required<br/>Front<br/>Yard</i> | <i>Required<br/>Side Yard</i> | <i>Required<br/>Rear Yard</i>                          | <i>Max.<br/>Height*</i> |
|--------------------------------|-------------------------------|------------------|------------------------------------|-------------------------------|--|-------------------------|
| Dwelling,<br>single-<br>family | 10,000                        | 75 feet*         | 25 feet                            | 10 feet                       | Smaller<br>of 30<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |
| Other<br>permitted<br>uses     | 10,000                        | 75 feet*         | 25 feet                            | 10 feet                       | Smaller<br>of 30<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |

\* Frontage on a cul-de-sac or loop-out street may have a frontage of not less than 40 feet (12.19 meters) provided that the width

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

of the site as measured along the front yard setback line is at least 75 feet (22.86 meters).

2. Maximum lot coverage shall be 40%

**G. SIGN REGULATIONS:** Signs within the R-1 Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**H. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with herein defined.

**I. PARKING REGULATIONS:** Parking within the R-1 Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

**J. FENCE REGULATIONS:** Fences within the R-1 Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord. No. 1142, 8/6/91; 1926, 05/19/15)*



CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

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**§ 11-214 R-2 TWO-FAMILY RESIDENTIAL DISTRICTS.**

**A. INTENT:** This District is intended to provide for single and two-family residential dwellings within the existing ranges of Municipal services, or where Municipal services can be obtained or developed economically.

**B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:

1. Single-family dwellings.
2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-512.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

3. Two Family Dwellings.
4. Churches and places of worship.
5. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
6. Public parks, playgrounds or playfields.
7. Community buildings owned and/or occupied by public agencies.

**C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Private garages.
3. Home occupations in accordance with Article 5, Section 11-512.
4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.

**D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the "R-2" Two-Family Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.

1. Utility substations.
2. Hospitals and nursing, convalescent and retirement homes.
3. Medical Clinic.
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or "Small Wind Energy Conversion Systems (SWECS)

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.

5. Child care center.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Community Unit Plans, in compliance with Supplementary District Regulations.
9. Child Care Homes.

**E. PROHIBITED USES AND STRUCTURES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-2 Two-Family Residential District.

**F. MINIMUM YARD REQUIREMENTS:** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one (1) foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of Section 11-400 Flood Fringe and Floodway Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. Height and area regulations. The maximum height and minimum lot requirements within the R-2 Residential District shall be as follows:

|  | <i>Lot Area<br/>(sq. ft.)</i> | <i>Lot Width</i> | <i>Required<br/>Front<br/>Yard</i> | <i>Required<br/>Side Yard</i> | <i>Required<br/>Rear Yard</i> | <i>Max.<br/>Height*</i> |
|--|-------------------------------|------------------|------------------------------------|-------------------------------|-------------------------------|-------------------------|
|  |                               |                  |                                    |                               |                               |                         |

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

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|--------------------------------|---------------------------------|----------|---------|--------|--|---------|
| Dwelling,<br>single-<br>family | 5,000                           | 50 feet* | 25 feet | 8 feet | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet |
| Dwelling,<br>two-<br>family    | 3,000 per<br>family<br>dwelling | 50 feet* | 25 feet | 8 feet | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet |
| Other<br>permitted<br>uses     | 10,000                          | 50 feet* | 25 feet | 8 feet | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet |

\* Frontage on a cul-de-sac or loop-out street may have a frontage of not less than 35 feet (10.67 meters) provided that the width of the site as measured along the front yard setback line is at least 59 feet (15.24 meters).

2. Maximum lot coverage shall be 50%

**G. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with as herein defined.

**H. SIGN REGULATIONS:** Signs within the R-2 Two-family Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**I. PARKING REGULATIONS:** Parking within the R-2 Two-family Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

**J. FENCE REGULATIONS:** Fences within the R-2 Two-family Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord. No. 1142, 8/6/91; 1240, 06/07/94; 1926, 05/19/15; 2023, 11/7/17)*

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**§11-215 R-3 MULTI-FAMILY RESIDENTIAL DISTRICTS.**

**A. INTENT:** This District is intended to provide for single family, two-family and multiple-family residential dwellings within the existing ranges of Municipal services, or where Municipal services can be obtained or developed economically.

**B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:

1. Single-family dwellings.
2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-512.
3. Two Family Dwellings.
4. Multiple-Family Dwellings.
5. Churches and places of worship.
6. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
7. Public parks, playgrounds or playfields.
8. Community buildings owned and/or occupied by public agencies

**C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Private garages.
3. Home occupations in accordance with Article 5, Section 11-512.
4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.

**D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the "R-3" Multiple-Family Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.

1. Utility substations.
2. Hospitals and nursing, convalescent and retirement homes.
3. Medical Clinic.
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
5. Child care center.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Community Unit Plans, in compliance with Supplementary District Regulations.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

9. Mobile Home Parks, or any expansion of an existing Mobile Home Park, in compliance with Supplementary District Regulations, Section 11-515 of these Regulations.

10. Professional, medical and business offices, including personal services Offices that are appropriate in a residential neighborhood.

11. Child Care Homes.

**E. PROHIBITED USES: AND STRUCTURES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-3 Multiple-Family Residential District.

**F. MINIMUM YARD REQUIREMENTS:** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one (1) foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of Section 11-400 Flood Fringe and Floodway Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. Height and area regulations. The maximum height and minimum lot requirements within the R-3 Multiple-Family Residential District shall be as follows:

|                                | <b>Lot Area<br/>(sq. ft.)</b>   | <b>Lot Width</b> | <b>Required<br/>Front<br/>Yard</b> | <b>Required<br/>Side Yard</b> | <b>Required<br/>Rear Yard</b>                          | <b>Max.<br/>Height*</b> |
|--------------------------------|---------------------------------|------------------|------------------------------------|-------------------------------|--|-------------------------|
| Dwelling,<br>single-<br>family | 5,000                           | 50 feet          | 25 feet                            | 8 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 45 feet                 |
| Dwelling,<br>two-<br>family    | 2,500 per<br>family<br>dwelling | 50 feet          | 25 feet                            | 8 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 45 feet                 |

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

|                        |                           |         |         |        |   |         |
|------------------------|---------------------------|---------|---------|--------|---|---------|
| Dwelling, multi-family | 2,000 per family dwelling | 50 feet | 25 feet | 8 feet | Smaller of 20 feet or 20% of lot depth. | 45 feet |
| Other permitted uses   | 5,000                     | 50 feet | 25 feet | 8 feet | Smaller of 20 feet or 20% of lot depth. | 45 feet |

2. Maximum lot coverage shall be 50%

3. Sites that front on a cul-de-sac or loop-out street may have a frontage of not less than 35 feet provided that the width of the site as measured along the front yard setback line is at least 50 feet.

**G. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with as herein defined.

**H. SIGN REGULATIONS:** Signs within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**I. PARKING REGULATIONS:** Parking within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

**J. FENCE REGULATIONS:** Fences within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord Nos. 1116, 05/01/90; 1142, 8/6/91; 1240, 6/7/94; 1926, 05/19/15; 2023, 11/7/17)*



CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**§11-216 R-4 MIXED RESIDENTIAL DISTRICTS.**

**A. INTENT:** The intent of this District is to provide for medium to high density residential development, including single-family, two-family, multiple-family and mobile home dwellings and mobile home parks.

**B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521.

1. Single-Family dwellings.
2. Two-Family dwellings.
3. Multiple-Family dwellings.
4. Mobile Homes.
5. Mobile Home Parks, or any expansion of an existing Mobile Home Park, in compliance with Supplementary District Regulations, Section 11-515 of these Regulations.
6. Child care homes.

**C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Private garages.
3. Home occupations in accordance with Article 5, Section 11-512.
4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.

**D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the R-4 Mixed Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of this Ordinance.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

1. Utility substations.
2. Hospitals and nursing, convalescent and retirement homes.
3. Medical Clinic.
4. Professional, medical and business offices, including personal services offices that are appropriate in a residential neighborhood.
5. Child care centers.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
9. Community Unit Plans, in compliance with Supplementary District Regulations.

**E. PROHIBITED USES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-4 Mixed Residential District.

**F. SPACE LIMITATIONS:** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one (1) foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of Section 11-400 Flood Fringe and Floodway Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

1. Height and area regulations. The maximum height and minimum lot requirements within the R-4 Mixed Residential District shall be as follows:

|                                | <i>Lot Area<br/>(sq. ft.)</i>   | <i>Lot Width</i> | <i>Required<br/>Front<br/>Yard</i> | <i>Required<br/>Side Yard</i> | <i>Required<br/>Rear Yard</i>                          | <i>Max.<br/>Height*</i> |
|--------------------------------|---------------------------------|------------------|------------------------------------|-------------------------------|--|-------------------------|
| Dwelling,<br>single-<br>family | 5,000                           | 44 feet          | 20 feet                            | 5 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |
| Dwelling,<br>two-<br>family    | 2,500 per<br>family<br>dwelling | 44 feet          | 20 feet                            | 5 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |
| Dwelling,<br>multi-<br>family  | 2,000 per<br>family<br>dwelling | 44 feet          | 20 feet                            | 5 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |
| Other<br>permitted<br>uses     | 5,000                           | 50 feet          | 20 feet                            | 5 feet                        | Smaller<br>of 20<br>feet or<br>20% of<br>lot<br>depth. | 35 feet                 |

2. Maximum lot coverage shall be 60%.

**G. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with as herein defined.

**H. SIGN REGULATIONS:** Signs within the R-4 Mixed Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**I. PARKING REGULATIONS:** Parking within the R-4 Mixed Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

CHAPTER 11  
MUNICIPAL PLANNING  
Article 2. Zoning Regulations

**J. FENCE REGULATIONS:** Fences within the R-4 Mixed Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord. Nos. 1116, 05/01/90; 1142, 08/06/91; 1264, 03/07/95; 1926, 05/19/15)*

**§11-217 C-1 CENTRAL COMMERCIAL DISTRICT.**

**A. INTENT:** The intent of the Central Commercial District is to provide for commercial business services and activities to support community and trade area needs, and to promote the traditional character of the original center of the community.

**B. PERMITTED PRINCIPAL USES:** The following shall be permitted as uses by right, when in conformance with the Commercial Design Standards in Section 11-522 of these Regulations and are primarily considered to be a retail business or establishment as follows, or similar to:

1. Antique stores.
2. Apparel and accessory stores.
3. Appliance stores.
4. ATM drive-thru or walk-up location.
5. Automobile wash facilities.
6. Bakeries.
7. Banks, savings and banks, savings and associations, and other financial institution.
8. Barber and beautician services.
9. Book and Stationery stores.
10. Bowling alleys.
11. Business or professional office, supplying commodities or performing services.
12. Bus terminals.