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**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.

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13. Camera supply stores and photographic studios.
14. Confectionery stores.
15. Contract construction services.
16. Drapery, curtain and upholstery stores.
17. Drug and proprietary stores.
18. Eating places, indoor or outdoor.
19. Food and beverage stores, general retail.
20. Food lockers without preparation facilities.
21. Furniture and home furnishings retail.
22. Garden supplies and nurseries.
23. Gas Stations.
24. General merchandise retail stores.
25. Hardware retail stores.
26. Jewelry retail.
27. Laundry, self-service and/or dry cleaning plants.
28. Lumber yards.
29. Machine Shop.
30. Medical, dental and other health services.
31. Mixed Use.
32. Motels.
33. Multifamily dwellings.
34. Outdoor advertising business.
35. Paint, glass and wallpaper retail.
36. Plumbing and heating services.
37. Public buildings, parks and other similar property.
38. Radio and television, sales and service.
39. Sporting goods, retail.

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40. Taverns.

41. Variety and gift stores.

**C. PERMITTED ACCESSORY USES:** 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 exception uses.

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

1. Civic, social and fraternal associations.
2. Child Care Center
3. Churches and places of worship.
4. Funeral homes.
5. Motion picture theaters.
6. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.
7. 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.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.
8. Bed and breakfast guest home.
9. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.

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10. Recycling center.

11. Single and Two-Family dwellings.

**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 C-1 Commercial 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.

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

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>
Permitted Principle Uses	2,684	22 feet	None	0 or 10 feet when abutting a Residential Area	0 or 25 feet when abutting a Residential Area
Other permitted uses	2,684	22 feet	None	0 or 10 feet when abutting a Residential Area	0 or 25 feet when abutting a Residential Area

**G. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with as defined herein, except there shall be no minimum parking or loading requirements for any commercial use. Minimum parking and loading requirements shall be complied with for all residential uses, except for residential uses located on the second, or higher floor(s) of a commercial building built prior to January 1, 1990.

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

**I. FENCE REGULATIONS:** Fences within the C-1 Central Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord. No. 941, 6/21/1983; Ord. No. 1774, 11/2/2010; 1926, 05/19/15; 1964, 12/15/15; 1974, 6/7/2016)*

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**§11-218 C-2 GENERAL COMMERCIAL DISTRICTS.**

**A. INTENT:** The General Commercial District is intended to provide for commercial business services and activities generally along the Highway 33 and/or 103 Corridors, including areas contiguous to the Central Business District, to support community and trade area needs.

**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:

1. Automobile and truck sales, service and repair.
2. Automobile wash facilities.
3. Barber shops, beauty salons and shoe repair shops.
4. Banking and financial services institutions.
5. Child Care Centers
6. Construction sales and services.
7. Commercial operations and businesses intended for the purpose of servicing travel and recreational users.
8. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses).
9. Gas Station, Service Station, Convenience store
10. Detached banking facilities (ATM).
11. Electric and telephone substations.
12. Garden centers and nurseries.
13. Grocery stores.
14. Irrigation equipment sales and services.
15. Lumber yards and construction materials sales.
16. Machine Shop.
17. Medical, dental and other health services.
18. Mini-storage facilities.
19. Mobile home sales.
20. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants.
21. Restaurants and cafes.
22. Service stations.
23. Single family dwellings.

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24. Stores or shops for sale of goods at retail.
25. Transportation warehousing.
26. Trucks and freight terminals.
27. Utilities including shops and offices.

**C. PERMITTED ACCESSORY USES:** 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 exception uses.

**D. SPECIAL EXCEPTION USES:** All special exception uses permitted in the C-2 General Commercial District.

1. Civic, social and fraternal associations.
2. Churches and places of worship.
3. Funeral homes.
4. Motion picture theaters.
5. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.
6. Veterinary services and small animal hospitals.
7. Bulk Fertilizer Plants.
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. 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.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these 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 C-2 Commercial District.

**F. SCREENING REQUIREMENTS:**

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1. Where a site adjoins or is located across an alley from a Residential District, a solid wall, fence, compact evergreen hedge six (6) feet in height or buffering area may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials associated with a permitted use or permitted special exception use shall be allowed only within an area surrounded or screened by a solid wall or fence.

**G. 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.

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

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>
Permitted Principle Uses	2,500	44 feet	10 feet	0 or 10 feet when abutting a Residential Area	Smaller of 20 feet or 20% of lot depth.
Dwelling, two-family	2,500 per family dwelling	44 feet	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.
Dwelling, multi-family	2,000 per family dwelling	44 feet	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.
Other permitted uses	5,000	50 feet	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.

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**H. Miscellaneous Provisions:** Supplementary District Regulations shall be complied with as defined herein.

**I. SIGN REGULATIONS:** Signs within the C-2 General Commercial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

**J. PARKING REGULATIONS:** Parking within the C-2 Commercial District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

**K. FENCE REGULATIONS:** Fences within the C-2 General Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

*(Amended by Ord. No. 941, 6/21/1983; Ord. No. 1774, 11/2/2010; 1926, 05/19/15; 1964, 12/15/15; 1974, 6/7/2016)*

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**§11-219 C-3 HIGHWAY COMMERCIAL DISTRICTS.**

**A. INTENT:** To provide for the trade, service, cultural and recreational uses which are appropriate to be developed in conjunction with a highway and offer a desired convenience in location and accessibility to the motoring public.

**B. PRINCIPAL PERMITTED 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:

1. Automobile and truck dealerships, service and repair facilities.
2. Automotive parts supplies stores.
3. Big box discount department stores, grocery and hardware stores.
4. Child Care Center
5. Fast food dine-in and drive-through restaurants.
6. Farm machinery and equipment sales and services.
7. Feed, grain and fertilizer sales.
8. Gas Station, Service Station, Convenience Store
9. Golf driving ranges and miniature golf courses.
10. Lumber yards and construction materials sales.
11. Machine Shop.
12. Medical, dental and other health services.
13. Mobile home sales.
14. Motion picture theaters, including drive-in theaters.
15. Motels and hotels, including accessory service uses
16. Railroad and truck terminals, excluding stockyards.
17. Shopping Centers, Strip-malls.
18. Wholesale distribution and warehousing.

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**B. PERMITTED ACCESSORY USES:** 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 exception uses.

**C. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the C-3 Highway Commercial District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these Regulations.

1. Civic, social and fraternal associations.
2. Churches and places of worship.
3. Funeral homes.
4. Motion picture theaters.
5. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.
6. A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the commercial establishment.
7. Veterinary services and small animal hospitals.
8. Bulk Fertilizer Plants.
9. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
10. 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.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.

**D. LANDSCAPING AND DEVELOPMENT REQUIREMENTS.**

1. Landscaped parking lots, including trees and landscaped islands as separations between parking bays.
2. Roof-lines shall incorporate peaked parapet false front facades, or peaked roofs.
3. Wide sidewalks abutting the storefronts with canopy or roof overhangs extending over pedestrian areas.

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**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 C-3 Highway Commercial 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.

1. Height and area regulations. The maximum height and minimum lot requirements within the C-3 Highway Commercial District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>
Permitted Principle Uses	10,000	80 feet	10 feet	0 or 10 feet when abutting a Residential Area	Smaller of 20 feet or 20% of lot depth.
Other permitted uses	10,000	80 feet	20 feet	0 or 10 feet when abutting a Residential Area	Smaller of 20 feet or 20% of lot depth.

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

**H. SIGN REGULATIONS:** Signs within the C-3 Highway Commercial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

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

**J. FENCE REGULATIONS:** Fences within the C-3 Highway Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

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*(Amended by Ord. Nos. 965, 08/07/84; 1142, 08/06/91; 1544,  
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12/15/15; 1974, 6/7/2016)*

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