

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

§11-220 I-1 LIGHT INDUSTRIAL DISTRICTS.

A. INTENT: This District is intended to provide for light industrial activities in areas where ingress and egress can be provided in a safe and convenient manner. The activities located in this District should be engaged in wholesale commercial trade or manufacturing, compounding, assembly or treatment of articles or materials with the exception of heavy manufacturing and the processing of raw materials. It is further intended that activities proposing to locate in any of the areas designed Light Industries shall satisfy the Planning Commission and the City Council that the activity conducted in the aforementioned areas shall conform to the pollution control standards in existence for the State of Nebraska. No use shall be permitted that does not conform to these minimum pollution control standards.

B. PERMITTED PRINCIPAL USES: Foundry casting light weight non-ferrous metal not causing noxious fumes or odor.

1. Terminal yard, trucking.
2. Wholesale distribution and warehousing.
3. Manufacture and/or assembly of component parts.
4. Food processing and packaging.
5. Concrete batch plant cement, clay or pottery products

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

manufacture.

6. Contract construction equipment storage.
7. Fuel storage yard.
8. Machine shops.
9. Truck and tractor repair.
10. Mobile or modular home manufacturing.
11. Beverage bottling or distribution.
12. Raising of field crops and horticulture.
13. On-site signs.
14. Outdoor advertising business.
15. Sawmill, planing mill, including manufacturing or wood products not involving chemical treatment.

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

1. A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the industry.
2. Other uses normally appurtenant to the permitted uses when established in conformance with the space limits of this District.

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

1. Animal sales yards, auctions and slaughter locker plant operation.
2. Gravel, sand or dirt removal, stockpiling, processing or distribution and sales thereof.
3. Retail sales of products constructed on-site.
4. Auto wrecking and salvaging operations thereof, sufficiently screened from public view.
5. Contractor's storage yard or plant.
6. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
7. One additional dwelling unit (in addition to that allowed under Permitted Accessory Uses), including mobile home, for use by the owner, operator or caretaker of the industry.

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

8. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statues §70-2001to 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.

9. Outdoor Storage Containers.

E. PROHIBITED USES. All other uses which are not specifically permitted or are not permissible as a special exception use and specifically:

1. Commercial cattle feed lots.
2. Any residential use except for owner, operator or watchman quarters.
3. No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.

F. SPACE LIMITATIONS: 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 I-1 Light Industrial District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required F r o n t Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height*</i>
Permitted Principle Uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet
O t h e r permitted uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as herein defined. All uses within this District shall meet the minimum performance standards for industry

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

as defined herein.

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

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

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

(Amended by Ord. Nos. 966, 8/7/84; 1142, 8/6/91; 1165, 4/7/92; 1926, 05/19/15; 2022, 11/7/17)

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

(THIS PAGE LEFT INTENTIONALLY BLANK)

§11-221 I-2 HEAVY INDUSTRIAL DISTRICTS.

A. INTENT: This District is intended to provide areas for activities and uses of a heavy industrial character, which permits the manufacturing or treatment of any goods from raw materials or any other activity with which hazardous processes, products or fumes are associated. It is the least restrictive of any district and provides for the widest range of industrial operation permitted by this Article.

B. PERMITTED PRINCIPAL USES: Any building or uses of a heavy industrial character, which permits the manufacturing or treatment of any goods from raw materials, not in conflict with any ordinance of the City or law of the State of Nebraska regulating

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

nuisances or environmental pollutants.

1. Terminal yard, trucking.
2. Wholesale distribution and warehousing.
3. Manufacture and/or assembly of component parts.
4. Food processing and packaging.
5. Concrete batch plant cement, clay or pottery products manufacture.
6. Contractors construction equipment storage.
7. Fuel storage yard.
8. Machine shops.
9. Truck and tractor repair.
10. Mobile or modular home manufacturing.
11. Beverage bottling or distribution.
12. Raising of field crops and horticulture.
13. On-site signs.
14. Outdoor advertising business.
15. Sawmill, planing mill, including manufacturing or wood products not involving chemical treatment.

It is further intended that activities proposing to locate in any of the areas designated Heavy Industrial shall satisfy the Planning Commission and the City Council that the activities conducted in the aforementioned areas shall conform to the pollution control standards in existence for the State of Nebraska. No use shall be permitted that does not conform to these minimum pollution control standards.

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

1.A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the industry.

2.Other uses normally appurtenant to the permitted uses when established in conformance with the space limits of this District.

D. SPECIAL EXCEPTION USES: A building or premise may be used for the following purposes in the I-2 Heavy Industrial District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of this Ordinance.

1.Animal sales yards, auctions and slaughter locker plant operation.

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

- 2.Gravel, sand or dirt removal, stockpiling, processing or distribution and sales thereof.
- 3.Retail sales of products constructed on-site.
- 4.Auto wrecking and salvaging operations thereof, sufficiently screened from public view.
- 5.One additional dwelling unit (in addition to that allowed under Permitted Accessory Uses), including mobile home, for use by the owner, operator or caretaker of the industry.
- 6.Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
- 7.Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statues §70-2001to 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. Outdoor Storage Containers.
9. Composting facilities.

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 I-2 Heavy Industrial District.

F. SPACE LIMITATIONS: All principal or accessory structures housing a use permitted only in the I-2 District shall be located at least 200 feet (60.96 meters) from any residential or commercial district boundary and not less than 100 feet (30.48 meters) from any other district, except a Light Industrial District boundary.

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

	<i>L o t A r e a (s q . f t .)</i>	<i>L o t W i d t h</i>	<i>R e q u i r e d F r o n t Y a r d</i>	<i>R e q u i r e d S i d e Y a r d</i>	<i>R e q u i r e d R e a r Y a r d</i>	<i>M a x . H e i g h t * F e e t</i>
Permitted Principle Uses	20,000	80 feet	50 feet	50 feet	50 feet	50 feet

CHAPTER 11
MUNICIPAL PLANNING
Article 2. Zoning Regulations

O t h e r permitted uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet
--------------------------------	--------	---------	---------	---------	---------	---------

G.MISCELLANEOUS PROVISIONS: The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance, shall be employed.

H.SIGN REGULATIONS: Signs within the I-2 Heavy Industrial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I.PARKING REGULATIONS: Parking within the I-2 Heavy Industrial District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J.FENCE REGULATIONS: Fences within the I-2 Heavy Industrial 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; 2022, 11/7/17)

S11-222 P PUBLIC DISTRICT

INTENT: The Public District is intended to provide parks, natural open space and public facilities. The district is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of government buildings and structures for public education, recreation and other public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility in the Future Land Use Map of the Comprehensive Plan.

A. PERMITTED PRINCIPAL USES: The following shall be permitted as uses by right, when in conformance with the Public District regulations:

1. Agriculture
2. Camping Facilities
3. Cemetery
4. Community Gardens
5. Community Center