

CITY OF SYRACUSE, NEBRASKA

ORDINANCE NO. 1047

AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO AMEND ZONING ORDINANCE SECTION 5.07 R-2 MEDIUM DENSITY RESIDENTIAL TO INCREASE THE SIZE OF ACCESSORY STRUCTURE; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF SYRACUSE, NEBRASKA THAT:

Section 1. Section 5.07 R-2 Medium Density Residential of the Zoning Ordinance of the City of Syracuse, Nebraska, be amended as follows:

Sec. 5.07. - R-2 Medium Density Residential.

5.07.01. *Intent.* The purpose of this district is to permit single-family residences at a medium-density residential development with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.07.02. *Permitted uses.*

5.07.02.01. Single-family detached dwellings.

5.07.02.02. Public and private schools.

5.07.02.03. Churches, temples, seminaries, and convents including residences for teachers and pastors.

5.07.02.04. Publicly owned and operated parks, playgrounds, fire stations, community centers, and libraries.

5.07.02.05. Public services.

5.07.02.06. Child care home.

5.07.03. *Permitted conditional uses.*

5.07.03.01. Lodging and boarding houses.

5.07.03.02. Single-family, attached dwellings.

5.07.03.03. Two-family, duplex, dwellings.

5.07.03.04. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping, treatment facilities, utility storage, equipment buildings, garages, towers, or similar public service uses.

5.07.03.05. Hospitals, sanitariums, rest homes, nursing homes, assisted living facilities, elderly or retirement housing, convalescent homes, other similar institutions, or philanthropic institutions.

5.07.03.06. Home occupations, as per section 7.09.

5.07.03.07. Child care center.

5.07.03.08. Bed and breakfast.

5.07.03.09. Private and public recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.

5.07.04. *Accessory uses.*

5.07.04.01. Buildings and uses customarily incidental to the permitted uses.

5.07.04.02. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

5.07.04.03. Signs as provided for in section 7.06 through 7.09.

5.07.04.04. Parking as provided for in section 7.01 through 7.05.

5.07.04.05. Fences as provided for in section 7.11.

5.07.04.06. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.

5.07.05. *Height and lot requirements.*

5.07.05.01. The height and minimum lot requirements shall be follows:

Uses	Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Single-family, detached (existing development)	5,000	50'	25'	8'	****	35'	35%
Single-family, detached (future development)**	8,500	75'	25'	10'	****	35'	40%
Single-family, attached	4,500 per unit	50' per unit	25'	10'*****	****	35'	35% per unit
Two-family dwelling***	10,000	100'	25'	10'	****	35'	40%
Other permitted uses and conditional uses	8,000	75'	25'	10'	****	45'	50%
Accessory buildings (exist./future)	-	-	50'	8'/10'	10'	17'	20%*

* Provide total area of accessory structure for single-family does not exceed **2,000** square feet and the total lot coverage of all buildings does not exceed 50 percent.

** Future development is defined as any subdivision platted after the adoption date of this ordinance.

*** On corner lots, the following criteria apply to setbacks: In existing developed areas, the street side yard setback may conform to existing setbacks of existing structures along that

street. In new developments, the street side yard setback shall be equal to the front yard setback.

**** The rear yard setback shall be the lesser of 25 feet or 20 percent of the lot depth.

***** The side yard along the common wall shall be zero feet. The common wall shall be along the adjoining lot line.

(Ord. No. 842, 5-5-2008; _____, **6-26-2019**)

Section 2. Any ordinances or sections passed and approved prior to the passage, approval and publication or posting of this ordinance and in conflict with its provisions, are hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law.

PASSED AND APPROVED: June 26, 2019

Mayor

(SEAL)

City Clerk

City Attorney Recommendation for Submitting to Municipal Code Corporation Yes ☐ No

Date: _____ GMS Initials _____