

**CITY OF SYRACUSE, NEBRASKA**

**ORDINANCE NO. 1059**

**AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO AMEND ZONING ORDINANCE SECTION 5.18 CI-1 OLD TOWNE COMMERCIAL/INDUSTRIAL DISTRICT TO AUTHORIZE AS CONDITIONAL USES OUTSIDE STORAGE OF TRAILERS, CAMPERS, MOTOR HOMES, BOATS, AND RECREATIONAL VEHICLES, AND CAMPGROUND; 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 5.18 CI-1 Old Towne Commercial/Industrial District of the Zoning Ordinance of the City of Syracuse, Nebraska, shall be amended as follows:

Sec. 5.18. - CI-1 Old Towne Commercial/Industrial District.

5.18.01. *Intent.* It is the intent of the Old Towne Commercial/Industrial District ordinance to provide standards for areas suitable for limited commercial and limited industrial, wholesaling and storage activities. Preservation of land for the expansion of the basic economic activities, to free these areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that users of this land conduct activities that create low to moderate hazards to adjacent properties.

5.18.02. *Permitted uses.* The following principal uses are permitted in the CI-1 District:

5.18.02.01. Meeting hall, not including uses defined in adult establishment.

5.18.02.02. Dry cleaners - establishments (not over 2,000 square feet in floor area) with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or nonexplosive solvents.

5.18.02.03. Automobile displays, repair, sales, service, and auto body repair.

5.18.02.04. Lumber yards, hardware stores and building material sales yards with enclosed and screened storage areas.

5.18.02.05. Veterinarian or animal hospital, provided any such building, kennel, or exercise runway is located at least 100 feet away from any residential district boundary or residential use.

5.18.02.06. Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.

5.18.02.07. Laboratories.

5.18.02.08. Manufacture and assembly of electrical and electronic appliances.

5.18.02.09. Manufacturing, processing, compounding packaging, or treatment of articles or merchandise from previously prepared materials.

5.18.02.10. Manufacture of sheet metal products including heating and ventilation equipment.

5.18.02.11. Printing and publishing business.

- 5.18.02.12. Stone and monument works.
- 5.18.02.13. Warehouses and wholesale businesses.
- 5.18.02.14. Highway maintenance yards or buildings.
- 5.18.02.15. Self-storage units.
- 5.18.02.16. Cabinetry millwork.
- 5.18.02.17. Expansion or reconstruction of existing single-family dwelling units and related or accessory structures.
- 5.18.02.18. Farm implement display, sales and service.
- 5.18.02.19. All uses permitted in section 5.11.02.
- 5.18.03. *Conditional uses.* The following uses are subject to any conditions listed in this ordinance and are subject to other conditions relating to the placement of said use on a specific tract of real estate in the CI-1 District as recommended by the planning commission and approved by the city council:
  - 5.18.03.01. Temporary structure for festivals or commercial events.
  - 5.18.03.02. Overhead and underground utility main transmission lines, including, but not limited to, power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
  - 5.18.03.03. Auction sales.
  - 5.18.03.04. Grain storage and elevators.
  - 5.18.03.05. Construction and heavy equipment sales and service.
  - 5.18.03.06. Research facilities.
  - 5.18.03.07. Truck terminal and dock facilities to include truck washing.
  - 5.18.03.08. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use.
  - 5.18.03.09. Perimeter security fencing above six feet in height.
  - 5.18.03.10. Garden supply and retail garden center.
  - 5.18.03.11. Temporary greenhouses.
  - 5.18.03.12. Small wireless facility.
  - 5.18.03.13. Outside storage of trailers, campers, motor homes, boats, and recreational vehicles.
  - 5.18.03.14. Campground.
- 5.18.04. *Accessory uses.*
  - 5.18.04.01. Buildings and uses customarily incidental to the permitted uses.
  - 5.18.04.02. Parking as permitted in section 7.01 through 7.05.
  - 5.18.04.03. Signs as permitted in section 7.06 through 7.09.
  - 5.18.04.04. Temporary buildings and uses incidental to construction work which will be removed upon completion or abandonment of the construction work.
- 5.18.05. *Height and lot requirements.*
  - 5.18.05.01. The height and minimum lot requirements shall be as follows:

Uses	Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage

Permitted uses	-	25'	0'	0'	0'	45'	-
Conditional uses	-	25'	0'	0'	0'	45'	-

5.18.06. *Use limitations.*

5.18.06.01. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.

5.18.06.02. Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.

5.18.06.03. Outdoor storage within public utility facilities/uses shall be fenced and screened according to section 7.14.02 of this ordinance.

5.18.07. *Performance standards.* See section 7.13 of the supplemental regulations.

Syracuse, Nebraska Lot and Area Requirements	Minimum Lot Area		Min. Yard Setback			Maximum Height		Max. Lot Coverage
Zoning District	Lot Area	Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)	In Stories	In Feet	Percent of Lot Area
TA-1: Transitional Agricultural								
Residential dwellings	3 acres	100	75	25	(1)	2½	35	-
Other permitted uses	3 acres	100	75	25	(1)	3	45	-
Permitted conditional uses	3 acres	100	75	25	(1)	3	45	-
Accessory uses	-	-	100	25	10	1½	17	-
R-1: Low Density Residential								
Single-family detached <sup>5</sup>	20,000 square feet	100	25	10	(1)	2½	35	35%
Single-family attached <sup>5</sup>	12,500 square feet/du	50 per unit	25	10 <sup>2</sup>	(1)	2½	35	20% per lot
Other permitted uses and conditional uses	20,000 square feet	100	25	25	(1)	2½	35	50%

Accessory uses	-	-	50	25	10	1½	17	20% <sup>3</sup>
R-2: Medium Density Residential								
Single-family, detached (existing) <sup>5</sup>	5,000 square feet	50	25	8	(1)	2½	35	35%
Single-family, detached (future) <sup>5</sup>	8,500 square feet	75	25	10 <sup>2</sup>	(1)	2½	35	40%
Single-family, attached <sup>5</sup>	4,500 square feet/du	5 per unit	25	10 <sup>2</sup>	(1)	2½	35	35% per lot
Two-family dwelling <sup>5</sup>	10,000 square feet	100	25	10	(1)	2½	35	40%
Other permitted uses and conditional uses	8,000 square feet	75	25	10	(1)	3	45	30%
Accessory uses (exist./future)	-	-	50	8/10	10	1½	17	20% <sup>3</sup>
R-3 High Density Residential								
Single-family, detached (existing) <sup>5</sup>	5,000 square feet	50	25	8	(1)	2½	35	35%
Single-family, detached (future) <sup>5</sup>	7,500 square feet	75	25	10	(1)	2½	35	40%
Single-family, attached <sup>5</sup>	4,000 square feet	50 per unit	25	10 <sup>2</sup>	(1)	2½	35	35% per lot
Two-family dwelling <sup>5</sup>	8,000 square feet	100	25	10	(1)	2½	35	40%
Condominiums and townhouses	2,500 square feet	25 per unit	25	(2)	(1)	2½	35	35% per lot
Multi-family dwellings	4,000 square feet	100	30	(4)	(1)	3 <sup>5</sup>	45 <sup>5</sup>	40%
Other permitted uses and conditional uses	8,000 square feet	75	25	10	(1)	3	45	30%

Accessory uses (exist./future)	-	-	50	8/10	10	1½	17	20% <sup>3</sup>
R-4: Residential Transition								
Single-family, detached <sup>5</sup>	5,000 square feet	50	25	8	(1)	2½	35	35%
Single-family, attached <sup>5</sup>	4,000 square feet/du	50 per lot	25	10 <sup>2</sup>	(1)	2½	35	35% per lot
Two-family dwelling <sup>5</sup>	8,000 square feet	100	25	10	(1)	2½	35	40%
Condominiums and townhouses	2,500 square feet/unit	25 per unit	25	(2)	(1)	2½	35	35% per lot
Other permitted uses and conditional uses	8,000 square feet	75	25	10	(1)	3	45	30%
Accessory uses (exist./future)	-	-	50	8/10	10	1½	17	20% <sup>3</sup>
C-1: General Commercial								
Permitted uses	-	-	25 <sup>6</sup>	15 <sup>7</sup>	15 <sup>7</sup>	3	45	-
Permitted conditional uses	-	-	25 <sup>6</sup>	15 <sup>7</sup>	15 <sup>7</sup>	3	45	-
C-2: Downtown Commercial								
Permitted uses	-	25	0	0	0	3	45	-
Permitted conditional uses	-	25	0	0	0	3	45	-
C-3: Highway Commercial								
Permitted uses	3 acres <sup>8</sup>	150	25 <sup>6</sup>	10	30	3	45	40%
Multi-family residential	3 acres <sup>9</sup>	150	25 <sup>6</sup>	10 <sup>5</sup>	30	3 <sup>4</sup>	45 <sup>5</sup>	40%
Permitted conditional uses	3 acres <sup>8</sup>	150	25 <sup>6</sup>	10	30	3	45	40%

I-1: Light Industrial								
Permitted uses	12,00 square feet	-	50 <sup>10</sup>	30	25	3	45	-
Permitted conditional uses	12,000 square feet	-	50 <sup>10</sup>	30	25	3	45	-

<sup>1</sup> The rear yard setback shall be the lesser of 25 feet or 20 percent of the lot depth.

<sup>2</sup> The side yard setback along the common wall shall be zero feet and the common wall shall be along the adjoining lot line.

<sup>3</sup> Provided total area of accessory structure for single family does not exceed 1,080 square feet or all structures do not exceed 50 percent total coverage.

<sup>4</sup> For multi-family units, the side yard setback shall be 10 feet if it is a max. of 3 stories, and 2 additional feet of side yard on each side for each additional story in excess of 3 stories.

<sup>5</sup> On corner lots: existing development = street side yard may conform to existing setbacks along the street. Future development = street side yard setback shall equal front yard setback.

<sup>6</sup> 25 feet front yard setback required if no parking otherwise there is a 50 feet front yard setback.

<sup>7</sup> Yard requirements are subject to section 4.09.05.

<sup>8</sup> If on city water and sanitary sewer min. lot area = 10,000 square feet.

<sup>9</sup> If on city water and sanitary sewer min. lot area = 4,500 square feet per unit.

<sup>10</sup> 50-foot front yard setback required if no parking otherwise there is a 75 feet front yard setback.

Additional requirements may apply to a zoning district, please refer to the specific district, the general requirements and the supplemental regulations for more information.

(Ord. No. 794, 3-6-2006; Ord. of 3-8-2010; [Ord. No. 979](#), § 1, 8-12-2015; [Ord. No. 1027](#), § 1, 10-11-2017; Ord. No. \_\_\_\_; \_\_-\_\_-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: September 11, 2019**

\_\_\_\_\_  
Mayor

(SEAL)

\_\_\_\_\_  
City Clerk

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

Date: \_\_\_\_\_    GMS Initials \_\_\_\_\_