

**CITY OF SYRACUSE, NEBRASKA**

**ORDINANCE NO. 1060**

**AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO AMEND ZONING ORDINANCE SECTION 5.11 C-2 DOWNTOWN COMMERCIAL DISTRICT TO REPEAL PERMITTED USE OF MANUFACTURING OF BEVERAGES UP TO AND INCLUDING 16% ALCOHOL CONTENT AND AUTHORIZE AS PERMITTED CONDITIONAL USE MANUFACTURING OF BEVERAGES UP TO AND INCLUDING 16% ALCOHOL CONTENT; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; TO PROVIDE AN EFFECTIVE DATE.**

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

**Section 1.** Section 5.11 CI-1 Downtown Commercial District of the Zoning Ordinances of the City of Syracuse, Nebraska be amended as follows:

Sec. 5.11. - C-2 Downtown Commercial District.

5.11.01. *Intent.* This district accommodates uses typically found in the central business district or downtown portion of the community.

5.11.02. *Permitted uses.*

5.11.02.01. Business services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in adult establishment.

5.11.02.02. Child care center.

5.11.02.03. Dance studio, not including uses defined in adult establishment.

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

5.11.02.05. Museum, art gallery.

5.11.02.06. Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:

1. Apparel shop.
2. Appliance store.
3. Antique store.
4. Automobile parts and supply store.
5. Bakery shop (retail).
6. Bank.
7. Barber and beauty shop.
8. Bicycle shop.
9. Book store, not including uses defined in adult establishment.
10. Camera store.
11. Computer store.

12. Department store.
13. Drug store.
14. 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 non-explosive solvents.
15. Exercise, fitness and tanning spa, not including uses defined in adult establishment.
16. Floral shop.
17. Furniture store or showroom.
18. Gift and curio shop.
19. Grocery store.
20. Hardware store.
21. Hobby, craft, toy store.
22. Jewelry store.
23. Laundry and dry cleaning pick-up and delivery stations.
24. Liquor store.
25. Meat market, retail.
26. Newsstands, not including uses defined in adult establishment.
27. Paint store.
28. Pet shop.
29. Photographer.
30. Picture framing shop.
31. Restaurants, cafes and fast food establishments.
32. Second hand stores.
33. Shoe store.
34. Sporting goods.
35. Stamp and coin stores.
36. Tailors and dressmakers.
37. Tanning salon.
38. Tavern and cocktail lounge, not including uses defined in adult establishment.
39. Travel bureaus.
40. Variety store, not including uses defined in adult establishment.
41. Video store, not including uses defined in adult establishment.
42. Social club and fraternal organizations, not including uses defined in adult establishment.
43. Telephone exchange.
44. Public overhead and underground local distribution utilities.
45. Automobile displays, sales, service, and repair.
46. Commercial greenhouse.
47. Lumber yards, hardware stores and building material sales yards.

48. Veterinarian or animal hospital, provided any such building, kennel, or exercise runway is located at least 100 feet away from any (R) district boundary.
49. Apartments on any level above the ground floor of a commercial, office or similar use.
50. ~~Manufacturing of beverages up to and including 16 percent alcohol content.~~

5.11.03. *Permitted conditional uses.*

- 5.11.03.01. Temporary structure for festivals or commercial events.
- 5.11.03.02. Recreational establishments, not including uses defined in adult establishment.
- 5.11.03.03. Amusement arcades.
- 5.11.03.04. Discotheques, not including uses defined in adult establishment.
- 5.11.03.05. Garden supply and retail garden center.
- 5.11.03.06. Temporary greenhouses.
- 5.11.03.07. Outdoor entertainment.
- 5.11.03.08. Fairgrounds and related uses and structures.
- 5.11.03.09. 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.
- 5.11.03.10. Residential uses on the ground level in the rear of a commercial use, office, or similar use provided:
  1. Said residential use consists of no more than 60 percent of the depth;
  2. Said commercial uses within said structure will not create a hazard to the general health, safety and welfare of the resident and/or residential use;
  3. Said residential use shall meet all local, state, and national building codes for commercial development;
  4. All parking for said residential use shall be located in the rear of the building.
- 5.11.03.11. Residential uses on the ground level of single-story structures, provided:
  1. Said residential use shall meet all local, state, and national building codes for commercial development;
  2. All parking for said residential use shall be located in the rear of the building;
  3. Said use shall have no more than 700 square feet of floor area;
  4. All apartments shall meet minimum standards as established by the Department of Housing and Urban Development (HUD).
- 5.11.03.12. Small wireless facility.
- 5.11.03.13. Manufacturing of beverages up to and including 16 percent alcohol content.

5.11.04. *Accessory uses.*

- 5.11.04.01. Buildings and uses customarily incidental to the permitted uses.
- 5.11.04.02. Parking as allowed in section 7.01 through 7.05.
- 5.11.04.03. Signs as allowed in section 7.06 through 7.09.
- 5.11.04.04. Temporary buildings and uses incidental to construction work that shall be removed upon completion or abandonment of the construction work.

5.11.05. *Height and lot requirements.*

- 5.11.05.01. 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'	-
Permitted conditional uses	-	25'	0'	0'	0'	45'	-

**5.11.06. Use limitations.**

5.11.06.01. When adjacent to residentially zoned land, no parking or drives shall be allowed in the required front yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property, as per section 7.14.02 of this ordinance.

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

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

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

( [Ord. No. 978](#), § 1, 8-12-2015; [Ord. No. 1024](#), § 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 \_\_\_\_\_