

CITY OF SYRACUSE, NEBRASKA

ORDINANCE NO. 1110

AN ORDINANCE OF THE CITY OF SYRACUSE, OTTOE COUNTY, NEBRASKA TO AMEND ZONING ORDINANCE SECTION 5.06 – R-1 LOW DENSITY RESIDENTIAL DISTRICT TO AUTHORIZE A SHOUSE AS A PERMITTED CONDITIONAL USE; 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 5.06 R-1 Low Density Residential of the Zoning Ordinances of the City of Syracuse, Nebraska be amended as follows:

Sec. 5.06. R-1 Low Density Residential.

5.06.01. *Intent.* The Low Density Residential District is intended to permit low-density residential developments to accommodate residential and compatible uses.

5.06.02. *Permitted uses.*

5.06.02.01. Single-family dwellings.

5.06.02.02. Public and private schools.

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

5.06.02.04. Public services.

5.06.02.05. Publicly owned and operated such as: community centers, libraries, auditoriums, or museums.

5.06.02.06. Child care home.

5.06.03. *Permitted conditional uses.*

5.06.03.01. Public and private recreation areas such as country clubs, golf courses, lakes, common areas and swimming pools.

5.06.03.02. Single-family attached.

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

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

5.06.03.05. Home occupations, as per section 7.09.

5.06.03.06. Child care centers.

5.06.03.07. Shouse, if lot area is three or more acres.

5.06.04. *Accessory uses.* The following accessory uses are permitted in the R-1 Low Density Residential District:

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

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

5.06.04.03. Parking for permitted uses as per section 7.01 through 7.05.

5.06.04.04. Signs allowed in section 7.06 through 7.09.

5.06.04.05. Fences as provided for in section 7.11.

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

5.06.05. *Height and lot requirements.*

5.06.05.01. 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
Single-family, detached	20,000	100'	25'	10'	***	35'	35%
Single-family, attached	12,500 per unit	50' per unit	25'	10'****	***	35'	20% per lot
Other permitted uses and conditional uses	20,000	100'	25'	25'	***	45'	50%
Accessory buildings	-	-	50'	25'	10'	17'*****	20%*

* Provided total area of accessory structure for single family does not exceed 1,080 square feet or 5,000 square feet if total lot area exceeds two acres or more and the total lot coverage of all buildings does not exceed 50 percent.

** 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.

***** Maximum height of accessory building shall not exceed 35 feet if the lot area equals two acres or more.

(Ord. No. 793, 1-9-2006; Ord. No. 841, 5-5-2008; Ord. No. 1110, 9-8-2021)

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 8, 2021

Deb Dettmer
Mayor

Kim Farmer
City Clerk

City Attorney Recommendation for Submitting to Municipal Code Corporation ■ Yes □ No

Date: 9/8/21 GMS Initials GDH

**ORDINANCE PASSAGE PROCEEDINGS
UNDER SUSPENSION OF RULES**

CITY OF SYRACUSE, NEBRASKA

Council member Wesley Halvorsen introduced Ordinance No. 1110
entitled:

**AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO
AMEND ZONING ORDINANCE SECTION 5.06 – R-1 LOW DENSITY RESIDENTIAL
DISTRICT TO AUTHORIZE A SHOUSE AS A PERMITTED CONDITIONAL USE; TO
PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; TO
PROVIDE AN EFFECTIVE DATE,**

and moved that the statutory rule requiring reading on three different days be suspended. Council member Orv Gigstad seconded the motion to suspend the rules and upon roll call on the motion, the following Council members voted YEA: Laramie Werner, Jerry Werner, Orv Gigstad, Wesley Halvorsen. The following voted NAY: None. The motion to suspend the rules was adopted by three-fourths of the City Council, and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title, and thereafter Council member Laramie Werner moved for final passage of the ordinance which motion was seconded by Council member Wesley Halvorsen. The Mayor then stated the question, "Shall Ordinance No. 1110 be passed and adopted?" Upon roll call vote, the following Council members voted YEA: Jerry Werner, Orv Gigstad, Laramie Werner, Wesley Halvorsen. The following voted NAY: None. The passage and adoption of said ordinance, having been concurred in by a majority of all members of the City Council, the Mayor declared the ordinance adopted, and the Mayor in the presence of the City Council, signed and approved the ordinance, and the Clerk attested the passage and approval of the same and affixed her signature thereto.

A true, correct and complete copy of said ordinance is attached hereto and made a part hereof by reference.

CERTIFICATION

I, Kelly Farmer, the City Clerk of the City of Syracuse, Otoe County, Nebraska, hereby certify that the above is a true and correct excerpt from the minutes of the meeting of the City Council of the City of Syracuse held on September 8, 2021 at 6:00 o'clock p.m. at the City Hall and that said meeting was held under proper advance notice to the City Council and the public.

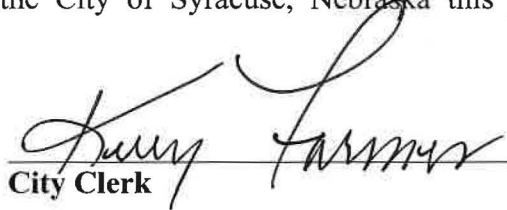


Kelly Farmer
City Clerk

C E R T I F I C A T E

I, Kelly Farmer, Clerk of the City Council of the City of Syracuse, Otoe County, Nebraska, hereby certify that Ordinance No. 1110 was approved and passed by the Mayor and City Council of Syracuse, Otoe County, Nebraska on the 8th day of September, 2021. I caused a copy of said Ordinance No. 1110 to be published in the *Syracuse Journal-Democrat* within 15 days of passage.

WITNESS my hand and seal of the City of Syracuse, Nebraska this 8th day of September, 2021.



City Clerk