

CITY OF SYRACUSE, NEBRASKA

ORDINANCE NO. 979

AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO AMEND ARTICLE 5 ZONING DISTRICTS, SECTION 5.18 CI-1 OLD TOWNE COMMERCIAL/INDUSTRIAL DISTRICT TO AUTHORIZE THE FOLLOWING PERMITTED USES: ALL USES PERMITTED IN SECTION 5.11.02; 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. Article 5, ^{Permitted} ~~Section 5.18.02 Conditional Uses~~ of the Zoning Ordinances of the City of Syracuse, Nebraska be amended as follows:

Section 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 sq. ft. 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 (6) feet in height.
- 5.18.03.10 Garden supply and retail garden center.
- 5.18.03.11 Temporary greenhouses.

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)	Width	Lot Yard	Front Yard	Side Yard	Rear Height	Max. Lot Coverage
Permitted Uses	-	25'	0'	0'	0'	45'	-
Conditional Uses	-	25'	0'	0'	0'	45'	-

5.18.06 Use Limitations:

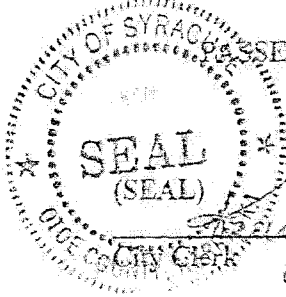
- 5.18.06.01 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 5.18.06.02 Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.
- 5.18.06.03 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

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: AUGUST 12th, 2015

Mayor