

CITY OF SYRACUSE, NEBRASKA

ORDINANCE NO. 979 983

AN ORDINANCE OF THE CITY OF SYRACUSE, OTOE COUNTY, NEBRASKA TO AMEND ARTICLE 5 ZONING DISTRICTS, SECTION 5.13 I-1 LIGHT INDUSTRIAL TO AUTHORIZE PERMITTED CONDITIONAL USES OF THE OUTDOOR STORAGE OF TRAILERS, CAMPERS, MOTOR HOMES, BOATS, AND RECREATIONAL VEHICLES; 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, Section 5.13 of the Zoning Ordinances of the City of Syracuse, Nebraska be amended as follows:

Section 5.13 I-1 Light Industrial.

5.13.01 Intent:

It is the intent of the Light Industrial District Regulations to provide standards for area suitable for some limited industrial, wholesaling and storage activities, to preserve 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 user of this land conduct activities that create low to moderate hazards to adjacent properties.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Syracuse Zoning Ordinance is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.13.02 Permitted Uses:

- 5.13.02.01 Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
- 5.13.02.02 Laboratories.
- 5.13.02.03 Manufacture and assembly of electrical and electronic appliances.
- 5.13.02.04 Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
- 5.13.02.05 Manufacture of light sheet metal products including heating and ventilation equipment.
- 5.13.02.06 Printing and publishing business.
- 5.13.02.07 Stone and monument works.
- 5.13.02.08 Warehouses and wholesale businesses.
- 5.13.02.09 Building materials yards with enclosed and screened storage areas.
- 5.13.02.10 Highway maintenance yards or buildings.
- 5.13.02.11 Self-storage units.

5.13.03 Permitted Conditional Uses

- 5.13.03.01 Radio, television and communication towers and transmitters, as per Section 7.10.
- 5.13.03.02 Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
- 5.13.03.03 Auction Sales.
- 5.13.03.04 Grain Storage and Elevators.
- 5.13.03.05 Construction and heavy equipment sales and service.
- 5.13.03.06 Farm implement sales and service.
- 5.13.03.07 Research facilities.
- 5.13.03.08 Truck terminal and dock facilities to include truck washing.
- 5.13.03.09 Auto body repair.
- 5.13.03.10 Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use.
- 5.13.03.11 Cabinetry millwork.
- 5.13.03.12 Perimeter security fencing above six (6) feet in height.
- 5.13.03.13 Adult Entertainment establishments
 1. No Adult business shall be closer than 1,000 feet to any similar use and no closer than 1,000 feet to a residential district / use, religious uses, educational uses and recreational uses. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult business to the point on the property line of such other adult business, residential district / use, religious use, educational uses and recreational use.
 2. Said businesses shall be screened along adjoining property lines as to prevent any direct visual contact of the adult business at the perimeter.
 3. Doors, curtains and any other means of obstruction to the opening of all booths and other preview areas, including but not limited to Adult Novelty Businesses, Adult Motion Picture Arcades, Adult Mini-Motion Picture Theaters, and Adult Motion Picture Theaters shall be removed and kept off at all times during the execution of this Permit. Failure to comply with this condition shall result in revocation of the Conditional Use Permit.
 4. No adult business shall be open for business between the hours of twelve midnight and six a.m.
 5. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property,
 6. Such use shall not impair an adequate supply of light and air to surrounding property,
 7. Such use shall not unduly increase congestion in the streets or public danger of fire and safety,
 8. Such use shall not diminish or impair established property values in adjoining or surrounding property,

9. Such use shall be in accord with the intent, purpose and spirit of this Ordinance and the Comprehensive Development Plan of Syracuse, Nebraska.
10. Applications for adult businesses under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a site plan defining the areas to be developed for buildings and structure, the areas to be developed for parking, driveways and points of ingress and egress, the location and height of walls, the location and type of landscaping, and the location, size and number of signs.
11. An adult business shall post a sign at the entrance of the premises which shall state the nature of the business and shall state that no one under the age of eighteen (18) years of age is allowed on the premises. This Section shall not be construed to prohibit the owner from establishing an older age limitation for coming on the premises.
12. Prohibited Activities of Adult Businesses
 - A. No adult business shall employ any person under eighteen (18) years of age
 - B. No adult business shall furnish any merchandise or services to any person who is under eighteen (18) years of age
 - C. No adult business shall be conducted in any manner that permits the observation of any model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct in or about the premises which is prohibited by this Ordinance or any other laws of the State.
 - D. No part of the interior of the adult business shall be visible from the pedestrian sidewalk, walkway, street, or other public or semi-public area.
13. Outdoor storage of trailers, campers, motor homes, boats, and recreational vehicles.

5.13.04 Accessory Uses

- 5.13.04.01 Buildings and uses customarily incidental to the permitted uses.
- 5.13.04.02 Parking as permitted in Section 7.01 through 7.05.
- 5.13.04.03 Signs as permitted in Section 7.06 through 7.09.
- 5.13.04.04 Temporary buildings and uses incidental to construction work which will be removed upon completion or abandonment of the construction work.

5.13.05 Height and Lot Requirements:

5.13.05.01 The height and minimum lot requirements shall be as follows:

Use	Lot Area (SF)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	12,000	-	50' ¹	30'	25'	45'	-
Permitted Conditional Uses	12,000	-	50' ¹	30'	25'	45'	-

¹ 50' front yard setback required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of seventy-five (75) feet.

5.13.06 Use Limitations:

- 5.13.06.01 When adjacent to residentially zoned land, no parking or drives shall be allowed in the required front yard within fifteen (15) feet of said Residential 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.
- 5.13.06.02 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 5.13.06.03 Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.

5.13.07 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: OCTOBER 14, 2015

Mayor

(SEAL)

City Clerk

