

## ORDINANCE 918

AN ORDINANCE ADOPTED BY THE CITY OF CENTRAL CITY, NEBRASKA, TO AMEND SECTION 8 OF THE CENTRAL CITY ZONING REGULATIONS, AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CENTRAL CITY, NEBRASKA THAT THE CITY'S ZONING REGULATIONS BE AMENDED AS FOLLOWS:

SECTION 1. That Section 8 Accessory Uses and Supplemental Regulations be amended to add the following subsections:

### **8.13 Fences**

All fences shall only be placed upon private property and maintained in good repair. Height of sight obstructing fences in front yard may not exceed 30 inches. Fences in side and rear yards may not exceed 8 feet in height. No electric or barbed wire fences are permitted in any Residential Zone.

### **8.14 Visibility Triangle**

To ensure pedestrian and vehicular safety, no signs, fences, shrubs or other obstructions over 30 inches in height (measured from curb) may be installed or maintained in the sight triangle zone of intersecting streets in compliance with Article 7.1 of these regulations. Alleys accessing onto public right-of-way must maintain visibility clearance between 2 ½ and 10 feet from curb elevation to a point 20 feet back from property line.

### **8.15 Decks / Patios / Driveways**

Decks, Patios or Driveways may not extend closer than 3 feet to adjacent property lines.

### **8.16 Open Porches**

May extend up to 6 feet in the required front yard (25 feet ), or a minimum 12 feet from property line for houses with nonconforming front yards, but may not include roof, nor be enclosed.

**8.17 Restrictive Covenants**

A Restrictive Covenant is a private restriction on the use of land imposed by the original developer or owner of a tract of land. Ordinarily, a landowner who purchases a lot in a development will have notice of any covenants or restrictions since the restrictions are filed with the subdivision plat and will be shown in the abstract or title insurance declaration. Covenants are not enforced by the City -- instead, they are enforceable as a civil matter in a court of law. Covenants are created to benefit and protect the original owner or developer and buyers of lots within the subdivision.

SECTION 2. That all ordinances and parts of ordinances passed and approved prior to the passage and approval of this ordinance and in conflict therewith are hereby repealed.

SECTION 3. That this ordinance shall be in full force and take effect from and after its passage, approval, and publication according to law.

PASSED AND APPROVED this \_\_ day of \_\_\_\_\_, 2008.

CITY OF CENTRAL CITY

Attest:

By: \_\_\_\_\_  
Clayton Erickson, Mayor

\_\_\_\_\_  
David Rish, City Clerk