

ORDINANCE 948

AN ORDINANCE ADOPTED BY THE CITY OF CENTRAL CITY, NEBRASKA, TO AMEND ARTICLE 5 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 Sections 5.8 to 5.88 be added to read as follows:

5.8 C-3 COMMERCIAL STORAGE DISTRICT

5.81 **INTENT:** The C-3 Commercial Storage District is intended provide owner occupied storage facilities. To allow for outside open storage of automobiles, campers, trailers motorboats, etc. Including the construction of storage buildings, with minimal building setback requirements. This area may not be supported by public utilities other than minimal electrical needs and allows for the production of goods and services.

5.82 **MINIMUM SIZE:** No contiguous area of less the Two (2) acres may be Zoned or Re-Zoned C-3

5.83 **PERMITTED PRINCIPLE USES ANS STRUCTURES:** The following shall be permitted as uses by right:

1. Storage buildings.
2. Construction storage, including sales and services with light assembly or preparation of articles and merchandise.
3. Open storage of automobiles, campers, trailers, motorboats and the like upon lots when designated upon and approved within an original subdivision.

5.84 **PERMITTED SPECIAL USES:** Outdoor Storage Lots; Lots may be designated outdoor storage lots in support of the parking of campers, trailers or motor boats only with a revocable special use permit obtained in accordance with Article 6 of these regulations.

5.85 **SCREENING REQUIREMENTS:**
Where a site adjoins or is located across the alley from a Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height shall be required on the property line common to such districts, except in a required front yard.

5.86 **PROHIBITED USES AND STRUCTURES:**
All other uses and structures which are not specifically permitted shall be prohibited from the C-3 Commercial Storage District. No vehicles, supplies, parts equipment or any other items may be kept or stored outside of the enclosed structure, except in a common storage area specifically designated for outside storage.

5.87 **MINIMUM YARD REQUIREMENTS:**

General Requirements:

	Lot Area Sq. Ft.	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	600	10'	5'	5'	5'	35'

5.88 **PARKING REGULATIONS:**
Parking within the C-3 Commercial Storage District shall be allowed only upon private property, not upon paved streets or that area maintained as street driving surface.

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 8th day of November, 2010.

CITY OF CENTRAL CITY

By: _____
Clayton Erickson, Mayor

Attest: _____
Linda Jensen, City Clerk

(seal)