



# **Hall County Regional Planning Commission**

**Wednesday, April 5, 2017  
Regular Meeting**

## **Item F2**

### **Wood River Zoning Text Amendment**

**Staff Contact: Chad Nabity**

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

March 24, 2017

#### SUBJECT:

*Concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to the addition of Dwelling Units as a permitted use in the BGC Central General Business District, §5.11.02 (C-13-2017WR))*

#### PROPOSAL:

The City of Wood River has had zoning regulations since 1972. The latest full update was completed and approved in 2004. A variety of minor changes have been approved since that time. The Wood River City Council has submitted a request for a recommendation on whether to specifically allow dwelling units as a permitted use in their Central General Business District Zone. The propose changes are highlighted below.

All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in ~~strike out~~.

#### Section 5.11 BGC Central General Business District

5.11.01 *Intent:* The (BGC) Central General Business District is intended to provide for commercial development within the existing downtown area of Wood River that will benefit the retail trade, business, cultural, and social activities of the entire community.

#### 5.11.02 *Permitted Uses:*

- 1 Business and professional services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in Adult Establishment.
- 2 Dance studio, not including uses defined in Adult Establishment.
- 3 Meeting hall, not including uses defined in Adult Establishment.
- 4 Retail business or service establishment supplying commodities or performing services at a small scale, such as, or in compatibility with and including the following:
  - a Apparel shop.
  - b Appliance store.
  - c Antique store.
  - d Automobile parts supply store, not including repair or service facilities.
  - e Bakery shop.
  - f Barber and Beauty shop.
  - g Bookstore, not including uses defined in Adult Establishment.
  - h Clothing and tailoring shops.
  - i Communication services.

j	Computer store.
k	Drug stores and prescription shops.
l	Floral shop and commercial greenhouses.
m	Furniture store or showroom.
n	Gift and curio shop.
o	Grocery store.
p	Hardware store.
q	Hobby, craft, toy store.
r	Indoor amusement and entertainment establishment, including bowling alleys and movie theaters, not including uses defined in Adult Establishment.
s	Laundry and dry cleaning pick-up and delivery stations.
t	Liquor store.
u	Newsstands, not including uses defined in Adult Establishment.
v	Photography studio.
w	Picture framing shop.
x	Restaurants.
y	Second hand stores.
z	Shoe store.
aa	Tanning salon.
bb	Variety store, not including uses defined in Adult Establishment.
cc	Video store, not including uses defined in Adult Establishment.
dd	Telephone exchange.
ee	Telephone answering service.
<i>ff</i>	<i><u>Dwelling Unit</u></i>

5.11.03 *Permitted Conditional Uses:*

1. Automobile parking lot.
2. Automobile sales and service facilities, including tire sales and installation.
3. Business or professional school.
4. Car wash.
5. Churches, temples, seminaries, and convents including residences for teachers and pastors.
6. Convenience store with limited fuel sales.
7. Dance club, not including uses defined in Adult Establishment.
8. Dry cleaners and establishments (not over two-thousand (2,000) square feet in floor area) with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or non-explosive solvents.
9. Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
10. Frozen food locker.
11. Garden supply and retail garden center.
12. Gas station.
13. Liquor store.
14. Lumber yard, home improvement center.
15. Outdoor advertising signs.
16. Tavern and cocktail lounge, not including uses defined in Adult Establishment.
17. Veterinarians' offices and hospitals, and boarding kennels, provided that no structure or building used to house horses or other animals is located closer than one-hundred feet (100') to any residential use.

5.11.04 *Accessory Uses*

1. Buildings and uses customarily incidental to the permitted uses.
2. Parking pursuant to Sections 7.02 through 7.05.
3. Signs pursuant to Sections 7.06 through 7.08.
4. Temporary buildings and uses incidental to construction work, which will be removed upon completion or abandonment of the construction, work.
5. Landscaping pursuant to Section 7.15.

5.11.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height
Permitted Uses	-	-	-	*	**	60 feet
Permitted Conditional Uses	-	-	-	*	**	60 feet
Accessory Buildings	-	-	-	*	**	-

\* None, except that when adjacent to any district requiring a side yard, the side yard setback shall be ten feet (5').

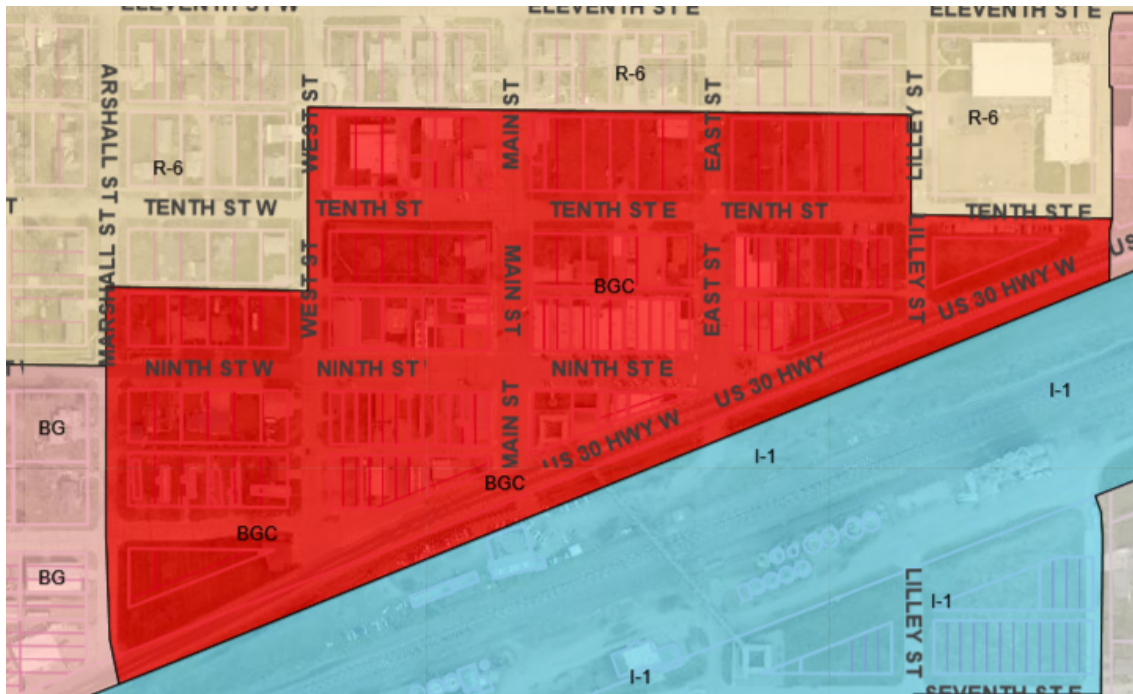
\*\* Ten feet (10'), except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25').

5.11.06 *Use Limitations:*

- 1 When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within fifteen feet (15') of such residential district.
- 2 When adjacent to any residential district, new construction shall provide a six foot (6') high permanent screen in order to minimize impacts on residentially zoned property, pursuant to Section 7.13.
- 3 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 4 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 5 When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.

## OVERVIEW:

The BGC zoning district is located north of the UPRR tracks and bounded on the west by Marshall Street and West Street and generally located south of the alley between Tenth and Eleventh Streets. A map of the BGC zoning district is attached.



This zoning district has traditionally had a mix of commercial and residential, especially at the edges of the district near the R6 residential zone. The proposed changes would allow residential development similar to the existing development.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Wood River Zoning Ordinance as requested.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

RESOLUTION NO 2017-104

RESOLUTION OF INTENT TO AMEND ARTICLE 5 SECTION 5.11.02 (4)  
PERMITTED USES OF THE ZONING ORDINANCE OF THE CITY OF WOOD RIVER,  
NEBRASKA

WHEREAS, Article 5, Section 5.11.02 (4) of the Zoning Ordinance of the City of Wood River, Nebraska includes permitted uses; and

WHEREAS, the Mayor and the City Council of the City of Wood River intend to amend Article 5 Section 5.11.02 (4) by adding the following permitted use to wit:

ff Dwelling Unit; and

WHEREAS, the Mayor and City Council of the City of Wood River desire to receive the advise and recommendations of the Grand Island, Hall County Regional Planning Commission prior to taking definite action on the proposed amendment.

NOW therefore it be it resolved by the Mayor and the City Council of the City of Wood River Nebraska:

1. The Mayor and the City Council of the City of Wood River, Nebraska hereby informs the Grand Island Hall County Regional Planning Commission of the Council's intent to amend Article 5, Section 5.11.02 (4) by adding the following permitted use to wit:

ff Dwelling Unit; and

2. Request the Grand Island Hall County Regional Planning Commission hold a public hearing on the proposed amendment as described above and provide its advice and recommendations regarding the proposed amendment to the Zoning Ordinance of and for the City of Wood River, Nebraska.

The above and foregoing resolution was passed and approved this 7TH of MARCH, 2017.

CITY OF WOOD RIVER,  
HALL COUNTY, NEBRASKA

  
Greg Cramer, Mayor

ATTEST:

  
Holly Plejdrup, City Clerk

