



City of Grand Island

Tuesday, September 22, 2020

Council Session

Item F-3

#9790 - Consideration of Approving Changes to Chapter 36-61 of the Grand Island City Code Relative to (LLR) Large Lot Residential

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Chad Nabity

ORDINANCE NO. 9790

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Landscaping Requirements Section 36-61; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication in pamphlet form and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 36-61 of the Grand Island City Code is hereby amended

to read as follows:

§36-61. (LLR) Large Lot Residential Zone

Intent: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

(A) Permitted Principal Uses: The following principal uses are permitted in the (LLR) Large Lot Residential Zoning District.

- (1) Dwelling units
- (2) Raising of field crops and horticulture
- (3) Country clubs as defined herein
- (4) Public parks
- (5) Utility substations necessary to the functioning of the utility (but not including general business offices, maintenance facilities) when located according to the yard space rules set forth in this section for dwellings and having a ten foot landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties. Installation shall not be subject to minimum area or width regulations.
- (6) Railway right-of-way, but not including railway yards or facilities
- (7) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (8) All other Permitted Principal Uses indicated as permitted within the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to conditions relating to the placement of said use on a specific tract of ground in the (LLR) Large Lot Residential Zoning District.

- (1) Greenhouses and the raising of trees and nursery stock
- (2) Cemeteries, memorial parks, crematories, mausoleums, and columbariums
- (3) Commercial mines, quarries, sand and gravel pits and accessory uses
- (4) Riding academies
- (5) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (6) Towers
- (7) Veterinary clinics and animal hospitals
- (8) Private recreational areas subject to the following minimum conditions:

Size of property is at least 5.0 acres

All buildings requiring a building permit are identified on the application

All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.

Additions of services or buildings accessory to this approved use will require an additional hearing for a conditional use permit to review the proposed additions.

- (9) Keeping of Livestock subject to the following minimum conditions:

Size of property is at least 5.0 acres

Approved as to Form	☐ _____
September 18, 2020	☐ City Attorney

ORDINANCE NO. 9790 (Cont.)

All buildings requiring a building permit are identified on the application
All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.
Number and/or type of animal is consistent with the limitations of the Grand Island Animal Ordinance Chapter 5 of the City Code.
Additions of services or buildings accessory to this approved use will require an additional hearing for a conditional use permit to review the proposed additions.

(10) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Guest building
- (2) Customary home occupations
- (3) Buildings for the display and sale of products grown or raised on the premises, provided, the floor area does not exceed 500 square feet
- (4) Offices incidental to and necessary for a permitted use
- (5) Other buildings or uses accessory to the permitted principal uses

(D) Space Limitations:

Uses	Minimum Setbacks								Maximum Ground Coverage	Maximum Building Height (feet)
	A	B	C	D	E					
	Minimum Parcel Area (feet)	Minimum Lot Area per Dwelling Unit	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)			
Permitted Uses	20,000	20,000	100	30	25	15	20	25%	35	
Conditional Uses	20,000	20,000	100	30	25	15	20	25%	35	

(E) Miscellaneous Provisions

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein

SECTION 2. Sections 36-61 as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication in pamphlet form within 15 days according to law.

ORDINANCE NO. 9790 (Cont.)

Enacted: September 22, 2020

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk