



City of Grand Island

Tuesday, December 17, 2002

Council Session

Item F1

#8788 - Consideration of Change to Chapter 36 of the Grand Island City Code to Create an M3 Zoning District

This item relates to the aforementioned Public Hearing. Amendments are proposed to Chapter 36 of the Grand Island City Code to create an M3 Mixed Use Manufacturing District. This zoning district would provide for a mix of light manufacturing, warehousing, wholesaling, retail, and residential uses for an area along the Union Pacific Railroad tracks through the central city. Approval is recommended.

Staff Contact: Chad Nabity

ORDINANCE NO. 8788

An ordinance to amend Chapter 36 of the Grand Island City Code; to amend Section 36-6 pertaining to zoning districts; to add Section 36-41 pertaining to M3-Mixed Use Manufacturing Zone; to repeal Section 36-6 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication 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 36-6 of the Grand Island City Code is hereby amended to read as follows:

§36-6. Zones Listed

In order to carry out the purposes of this chapter, the City and its jurisdiction is hereby divided into the following zoning districts:

AG - Agricultural Zone
AG-SC – Special Agriculture/Conservation Zone
AG-SE – Special Agriculture/Events Zone
AG-SI – Special Agriculture/Industrial Zone
SRC – Special Recreation/Conservation Zone
TA - Transitional Agriculture Zone
R1 - Suburban Residential Zone
R2 - Low Density Residential Zone
R3 - Medium Density Residential Zone
R4 - High Density Residential Zone
R0 - Residential-Office Zone
B1 - Light Business Zone
B2 - General Business Zone
AC - Arterial Commercial Zone
B3 - Heavy Business Zone
ME - Industrial Estates Zone
M1 - Light Manufacturing Zone
M2 - Heavy Manufacturing Zone
-M - Manufactured Home Zone
MD - Manufactured Home Zone
CD - Commercial Development Zone
ID - Industrial Development Zone
RD - Residential Development Zone
-A - Airport Zone
M3 – Central City Manufacturing Zone

Approved as to Form ? _____
December 12, 2002 ? City Attorney

ORDINANCE NO. 8788 (Cont.)

SECTION 2. Section 36-41 of the Grand Island City Code is hereby added to read as follows:

§36-41. M3 – Central City Manufacturing Zone

Purpose: To provide for a mix of light manufacturing, warehousing, wholesaling, retail, and residential uses. This zone is reflective of the mix of uses historically present along the Union Pacific Railroad tracks through the central city.

(A) Permitted Principal Uses:

- (1) Uses as listed under permitted principal uses of the B2 Zone except as listed under specifically excluded uses
- (2) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities
- (3) Specific uses such as: Animal hospital, arena or athletic field or track, automobile body repair, automobile service station, bakery, bottling plant, blueprinting, brewery or distillery, café or restaurant, cannery, carpenter or woodworking shop, carpet cleaning, casting of lightweight or nonferrous metals, crating and hauling depot, dairy products distribution, dry cleaning and laundry plant, feed and seed processing and storage, furniture repair and warehousing, garage, laboratories, lapidary, printer, publisher or lithographer, sign painting, or manufacture, stone and monument works, storage yards or buildings for lumber, gas, oil and similar materials; but not explosives, vitreous ware, pottery and porcelain manufacture, warehouse
- (4) Manufacture, processing, assembly, fabrication or storage of products and materials similar to the above
- (5) Railway right-of-way, including yards and facilities
- (6) Other uses which are, in the opinion of the Board of Adjustment, similar to the above.

(B) Permitted Accessory Uses:

- (1) Buildings and uses accessory to the permitted principal uses

(C) Permitted Conditional Uses: The following uses may be permitted, if approved by the city council, in accordance with the procedures set forth in Articles VIII and X of this chapter:

- (1) Salvage yards except those dealing primarily with hazardous or regulated waste
- (2) Towers

(D) Specifically Excluded Uses:

- (1) Manufactured home parks

(E) Space Limitations:

- (1) Minimum lot area: 6,000 square feet
- (2) Minimum lot width: 50 feet
- (3) Maximum height of building: None
- (4) Minimum front yard: None
- (5) Minimum rear yard: None, when bounded by an alley, otherwise ten (10) feet
- (6) Minimum side yard: None, but if provided, not less than five (5) feet or unless adjacent to a parcel whose zone requires a side yard setback, then five (5) feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to five (5) feet.
- (7) Maximum ground coverage: 65%

(F) Miscellaneous Provisions:

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

SECTION 3. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

ORDINANCE NO. 8788 (Cont.)

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: December 17, 2002.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk