



# **Hall County Regional Planning Commission**

**Wednesday, April 1, 2015  
Regular Meeting**

## **Item F4**

### **Adoption of Zoning Amendments**

**Staff Contact: Chad Nabity**

## Modifications suggested for the City of Grand Island

### Modified   New   Current Code

Family shall mean a household head and one or more persons related to the head by blood, marriage, adoption, guardianship or duly authorized custodial relationship living together in a single dwelling, or no more than 5 unrelated persons living together in a single dwelling.

Group Home shall include both Group Care Home and Group Home for the Disabled. Group homes shall be classified by size as follows:

Group Home (Small) shall mean a home designed to accommodate no more than 5 persons and shall be allowed in all zoning districts that permit dwelling units in the same manner as other dwelling units. These homes shall be built to no less than an R3 residential standard as defined by the International Building Code.

Group Home (Medium) shall mean a facility designed to house between 6 and 16 persons and shall require a conditional use permit in the LLR, R1, R2, R3 and R4 Districts and permitted in the RO, B1, B2, B3 and M3 zoning districts. These facilities shall be built to no less than an R4 residential standard as defined by the International Building Code.

Group Home (Large) shall mean a facility designed to house more than 16 persons and shall be permitted in the RO, B1, B2, B3, and M3 zoning districts. These facilities shall be built to an Institutional standard as defined by the International Building Code.

Group Care Home shall mean a home which is operated under the auspices of an organization which is responsible for providing social services, administration, direction, and control for the home which is designed to provide twenty-four hour care for individuals in a residential setting.

Group Home for the Disabled shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having:

(A) A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;

(B) A record of having such an impairment; or

(C) Being regarded as having such impairment.

Handicap shall not include current, illegal use of or addiction to a controlled substance as defined in state statutes.

**Guest Room Building** shall mean **a room an accessory building** which is designed to be occupied by one (1) or more guests for sleeping purposes, having no kitchen facilities, not including dormitories.

*The current regulations allow a guest building as an accessory use in residential zoning districts but the definitions only refer to a guest room. This change will make the regulations more consistent. A guest room would already be allowed as an extra room in a residential structure. A guest building allows a permitted accessory structure to include sleeping quarters for guests.*

### **36-43. Zoning Districts**

In order to regulate and restrict the height, location, size and type of buildings, structures and uses allowed on land in the City and the area within **one-mile two miles** of the corporate boundaries, the City is hereby divided into zoning districts.

*The Grand Island Zoning Map, a part of these regulations, has shown the two mile extra-territorial jurisdiction since 1983. This change makes the text of the code consistent with the map.*

*Other changes to the matrix include some cleanup changes to eliminate seasonal dwelling and dwelling in a non-residential structure since those are not currently permitted in any zoning district. A seasonal dwelling would be permitted as a dwelling in any zoning district that allows dwelling units.*

## Modifications suggested for the Hall County, Wood River, Alda, Cairo and Doniphan

### Modified   New   Current Code

Family shall mean a household head and one or more persons related to the head by blood, marriage, adoption, guardianship or duly authorized custodial relationship living together in a single dwelling, or no more than 5 unrelated persons living together in a single dwelling.

Group Home shall include both Group Care Home and Group Home for the Disabled. Group homes shall be classified by size as follows:

Group Home (Small) shall mean a home designed to accommodate no more than 5 persons and shall be allowed in all zoning districts that permit single family dwelling units in the same manner as other dwelling units.

Group Home (Medium) shall mean a facility designed to house between 6 and 16 persons and shall be permitted in the same manner as other multifamily dwellings in zoning district that permit multifamily or institutional dwellings.

Group Home (Large) shall mean a facility designed to house more than 16 persons and shall be permitted in in the same manner as other multifamily dwellings in zoning district that permit multifamily or institutional dwellings

Group Care Home shall mean a home which is operated under the auspices of an organization which is responsible for providing social services, administration, direction, and control for the home which is designed to provide twenty-four hour care for individuals in a residential setting.

Group Home for the Disabled shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having:

- (A) A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
- (B) A record of having such an impairment; or
- (C) Being regarded as having such impairment.

Handicap shall not include current, illegal use of or addiction to a controlled substance as defined in state statutes.

GRAND ISLAND LAND USE MATRIX

Addendum "A"

Chapter 36

Grand Island City Code

Land Use Categories	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
<b>B</b>																								
Boarding & rooming houses											C	P	P		P	P		P						P
<b>C</b>																								
Convents								P	P	P	P	P	P	P	P	P	P							
<b>D</b>																								
Day care centers							C	C	C	C	C	P	P	C	P	P	P	P	P				C	P
Dude ranches	C	C					C																	
Dwelling, elderly								P																
Dwelling, in nonresidential structure																								
Dwelling, mobile home not on permanent foundation																								
Dwelling, mobile home on permanent foundation																								
Dwelling, multi-family								P	P	P	P	P	P	P	P	P	P	P						P
Dwelling, single-family	P	P					P	P	P	P	P	P	P	P	P	P	P	P						P
Dwelling, seasonal																								
Dwelling, two-family								P	P	P	P	P	P	P	P	P	P	P						P
<b>E</b>																								
Fraternity & sorority houses												P	P	C	P	P	P	P						
<b>G</b>																								
Group care home								C	C	C	C	P	P	C		P	P	P						
Group Home-(Small)								P	P	P	P	P	P	P	P	P	P	P						P
Group Home-(Medium)									C	C	C	C	P	P	C	P	P	P						P
Group Home-(Large)													P	P	C	P	P	P						P
<b>H</b>																								
Hotels, tourist courts, & motels																P	P	P	P	P		C	C	P
<b>M</b>																								
Mobile home parks																								
Manufactured homes on permanent foundation	P	P					P	P	P	P	P	P	P	P	P	P	P	P						P
<b>N</b>																								
Nursing, convalescent & rest home services											C	C	P	C	P	P	P	P	C					
<b>O</b>																								
Orphanages										C	C	P	P		P	P		P						
<b>P</b>																								
Private Prisons					C																		C	
<b>R</b>																								
Rectories								P	P	P	P	P	P	P	P	P	P							
Religious camps & retreats	C	C				C	C	C																
Resorts (general)	C	C					C	C								P	P	P					C	
Rest, nursing, & convalescent home services											C	C	P	C	P	P	P	P	C					
Retirement homes											C	C	P	C	P	P	P	P	C					
Rooming & boarding houses											C	P	P	C	P	P	P	P						P
<b>S</b>																								
Sorority & fraternity houses												P	P	C	P	P	P	P						

P = Permitted Use

C = Conditional Use

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# HALL COUNTY LAND USE MATRIX

LAND USE CATEGORY		ZONING DISTRICT															
		A-1	A-2	A-3	AG-SC	AG-SE	AG-SI	SRC	R-1	R-M	HC	RC	LC	LI	GI	AGV	AG-R
B																	
Boarding & rooming houses									C								
C																	
Convents									P								
D																	
Day care centers																	
Dwelling, elderly																	
Dwelling, in nonresidential structure																	
Dwelling, mobile home not on permanent foundation	P	P	P	P						P							
Dwelling, mobile home on permanent foundation	P	P	P	P					P	P							
Dwelling, multi-family									P								
Dwelling, single-family	P	P	P	P					P							P	P
Dwelling, seasonal	P	P	P	P					P							P	P
Dwelling, two-family									P								
G																	
Group care home									C								
Group Home (Small)	P	P	P	P					P							P	P
Group Home (Medium)									P								
Group Home (Large)									C								
H																	
Hotels, tourist courts, & motels											P	P	P		P		
M																	
Mobile home parks										C							
Mobile homes not on permanent foundation	P	P	P	P						P						P	P
Manufactured homes on permanent foundation	P	P	P	P					P	P						P	P
P																	
Private Prisons	C	C					C								C		
R																	
Religious camps & retreats	C	C	C	C				C			P	P				C	C
Resorts (general)	C	C	C	C							P	P	P			C	P

P = Permitted Use      C = Conditional Use