



City of Grand Island

Tuesday, November 26, 2002

Joint Mtg/Council Session

Item F3

#8784 - Consideration of Amendment to Chapter 36 of the Grand Island City Code Relative to Sign Regulations Along South Locust Street

This item relates to the aforementioned Public Hearing. Consideration of changes to Grand Island City Code Chapter 36 relative to Sign Regulations along South Locust Street. This amendment would amend the AC Arterial Commercial Overlay district regulations relative to billboards. The Regional Planning Commission at their regular meeting on November 6, 2002 approved, and recommend the City Council approve the amendment to the Grand Island zoning ordinance relative to Sign Regulations along South Locust Street as presented.

Staff Contact: Chad Nabity

November 7, 2002

Honorable Ken Gnadt, Mayor
And Members of the Council
100 E. 1st Street
Grand Island, NE 68801

Dear Members of the Council:

RE: Changes to the Grand Island Zoning Ordinance Chapter 36-31, concerning sign regulations along South Locust.

At the regular meeting of the Regional Planning Commission, held November 6, 2002, the above items were considered following a public hearing. This change to the zoning ordinance would amend the AC Arterial Commercial Overlay district regulations relative to billboards.

No members of the public spoke in support of this item.

June O'Neill spoke in opposition of this item. She said she feels businesses need billboards. She feels we have a new exit coming into Grand Island, but now billboards to show people where to go. She asked that billboards be regulated, but not banned.

Following further consideration and discussion, a motion was made by Haskins, and 2nd by Miller to **approve** and recommend the City of Grand Island **approve** the amendment to the Grand Island zoning ordinance as presented.

A roll call vote was taken 5 members voted in favor (Miller, Amick, Eriksen, Hooker, Haskins), 3 members abstained (Hayes, Lechner, O'Neill), and 1 member voted against (Wagoner).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Clerk
City Attorney
Director Utilities
Director Public Works
Director Building Inspections

ORDINANCE NO. 8784

An ordinance to amend Chapter 36 of the Grand Island City Code; to amend Section 36-31 pertaining to sign regulations along South Locust Street; to repeal Section 36-31 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 36-31 of the Grand Island City Code is hereby amended to read as follows:

§36-31. AC - Arterial Commercial Zone

Purpose: To provide an overlay of the B2 Zone in order to require increased front setbacks, landscaping, and the limitation of some uses within areas along entrance corridors of the city. As the name implies, the overlay will be most commonly used along an arterial street corridor.

(A) Permitted Principal Uses:

(1) Uses as listed under permitted principal uses in the B2-General Business Zone underlying the Arterial Commercial Zone indication with the following exceptions: animal hospital with outside pens, auction house or retail store with outside display of used merchandise or outside storage, aviary with outside display or sales, billboards, bottling plant (juices and soft drinks), chickens (sale of chicks), feed and grain retail sales, massage parlor, plumbing shop with outside storage, poultry hatchery, storage yard.

(B) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal uses.
(2) Automotive body repair may be accessory to new or used automotive sales or rental, provided, no outside storage of parts shall be permitted.

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

~~(1) Billboards for a four year time period, except for the area between Stolley Park Road and U.S. Highway 43 where billboards are a permitted use if in accordance with the Grand Island Sign Code regulations.~~

~~(1)(2) Towers~~

(D) Space Limitations:

(1) Minimum lot area: 5,000 square feet
(2) Minimum lot width: 50 feet
(3) Maximum height of building: 55 feet
(4) Minimum front yard: 20 feet
(5) Minimum rear yard: None, if bounded by an alley, otherwise 10 feet
(6) Minimum side yard: None, but if provided, not less than 5 feet, or unless adjacent to a parcel whose zone requires a side yard setback, then 5 feet. In the case of a corner lot adjacent to the side street, the setback shall be 10 feet.
(7) Maximum ground coverage: 80%

(E) Procedure:

(1) An application for an amendment to the arterial commercial zone on the Official Zoning Map shall follow all procedural requirements as set forth in this chapter.

(F) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein.

Approved as to Form ? _____
November 21, 2002 ? City Attorney

ORDINANCE NO. 8784 (Cont.)

(2) Only one principal building shall be permitted on any one zoning lot except as otherwise provided herein.

(3) Landscaping shall be provided and maintained within the 20 foot front yard setback. Landscaping shall mean lawn areas and may also include trees, shrubs, and flowers. Crushed or lava rock, gravel, bark chips, etc. shall not substitute for lawn area.

~~(4) All free-standing on-site ground signs shall be limited to four square feet of sign area per side of each one foot of frontage with a maximum of 400 square feet per side. The maximum height of the sign shall be 30 feet. A free-standing sign shall be no closer than 25% of the total frontage to the adjacent property, except at the street side of a corner lot where they may be within that 25% of lot frontage, except in the AC zone between Stolley Park Road and U.S. Highway 34 where all signs shall meet the Grand Island Sign Code regulations.~~

~~(5) No billboards shall be permitted to be stacked one above the other. A billboard shall not receive existing rights status or "grandfather" rights unless structurally complete at the date of adoption of this section. A billboard that does receive existing rights at the date of adoption of this section shall be subject to conditional use approval for continued use four calendar years after the date of adoption of this section or shall be considered to be fully amortized and shall be removed, except in the AC zone between Stolley Park Road and U.S. Highway 34 where all signs shall meet the Grand Island Sign Code regulations.~~

~~(4)(6) All improvements and uses shall be designed to direct primary vehicular and pedestrian traffic to arterial street access and reduce such traffic on adjacent non-arterial streets and alleys.~~

SECTION 2. Section 36-31 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. 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: November 26, 2002.

Ken Gnadt, Mayor

Attest:

RaNae Edwards, City Clerk