



City of Grand Island

Tuesday, March 16, 2004

Special Meeting

Item E2

**Public Hearing for the Purpose of Hearing Testimony Concerning
the City's Proposed Zoning and Subdivision Regulations**

Staff Contact: Chad Nabity

Grand Island Zoning Ordinance Changes with the 2004 Comprehensive Plan

This is intended to present the major changes to the Grand Island Zoning Ordinance. Changes to the text and map will be highlighted. This is not a comprehensive list of every single change but rather an effort to identify major changes.

Definitions

Many new definitions have been added to the regulations.

Removal of Concurrent Jurisdiction with Merrick County

State statute gives the City of Grand Island the ability to exercise an extraterritorial jurisdiction in an area up to 2 miles from the Grand Island city limits. Grand Island has exercised this jurisdiction since the early 1980's. Since that time Grand Island has allowed Merrick County to exercise concurrent jurisdiction over those areas that are in the Grand Island ETJ and within Merrick County. People living in Merrick County within the Grand Island ETJ are currently required to meet the most stringent regulations between both Grand Island and Merrick County.

As a matter of planning for future development of the City Of Grand Island it is important that Grand Island maintain zoning and subdivision authority within the allowed 2 mile ETJ. It is unfair to the those people in Merrick County to have to follow two sets of regulations. The consultant is recommending that concurrent jurisdiction language be removed and staff agrees.

General Provisions

This section contains the Exceptions and Encroachments and Non-Conforming Use Section of the old code.

Zoning Districts

AG-1 Primary Agricultural Zone

This district is located north and east of the Central Nebraska Regional Airport. This district allows for the development of large animal feeding operations by conditional use permit in areas of Hall County and Merrick County within the Grand Island ETJ that are unlikely to experience urban development within the scope of this plan based on their location. Animal feeding operations with more than 1000 animal units require a conditional use permit.

AG-2 Secondary Agricultural Zone

Similar to the current AG district.

Animal feeding operations with more than 300 animal units require a conditional use permit. New animal feeding operations with more than 1000 animal units are not permitted.

AG-SC Special Agriculture/Conservation Zone

This is a CAAP Zoning district. No changes are proposed.

AG-SE Special Agriculture/Events Zone

This is a CAAP Zoning district. No changes are proposed.

AG-SI Special Agriculture/Industrial Zone

This is a CAAP Zoning district. No changes are proposed.

SRC-Special Recreation Conservation Zone

This is a CAAP Zoning district. No changes are proposed.

Undeveloped properties within the Grand Island City Limits that are zoned currently zoned TA will be **rezoned** to a district that conforms to the future land use map. Production of row crops is a permitted use in all districts so agricultural deferments that are in place or necessary to extend infrastructure would not be effected. Greenbelting is not impacted as these properties are already within the corporate limits of Grand Island and not eligible for greenbelting.

TA-Transitional Agriculture

This district has a minimum lot size for residences of 20 acres (part of a farm). This is a holding district for areas immediately adjacent to the Grand Island City Limits. Most TA will be located outside of the City Limits. Confined animal feeding is allowed to a maximum of 300 animal units or a density of 1 animal unit for the first acre and an additional animal unit per ½ acre of property. (eg on a 20 acre parcel the maximum density would be 39au. 1 for the first acre and 38 for the 19 remaining acres.)

LLR Large Lot Residential

This is a **new** zone designed to encompass those areas currently zoned TA and developed with housing on ½ acre lots. This zoning district will allow housing at the same densities and under the same conditions as the existing TA district. Livestock is permitted as allowed by the Grand Island Animal Ordinances.

R-1 Suburban Residential

Similar to the existing R-1 Suburban Residential District.

R-2 Low Density Residential

Similar to the existing R-2 Low Density Residential District.

R-3 Medium Density Residential

Similar to the existing R-3 Medium Density Residential District.

R-4 High Density Residential

Similar to the existing R-4 High Density Residential District. Group homes with less than 8 individuals and elderly assisted living facilities are permitted by conditional use permit.

RO Residential Office District

Similar to the existing RO Residential Office District. Group homes with less than 8 individuals and elderly assisted living facilities are permitted.

B-1 Light Business Zone

Similar to the existing B-1 Light Business District.

B-2 General Business Zone

Similar to the existing B-1 General Business District.

B-3 Heavy Business Zone

Similar to the existing B-3 Heavy Business District.

ME-Industrial Estates Zone

Similar to the existing ME-Industrial Estates District.

M1-Light Manufacturing Zone

Similar to the existing M1-Light Manufacturing District.

M2-Heavy Manufacturing Zone

Similar to the existing M2-Heavy Manufacturing District.

M3-Mixed Use Manufacturing Zone

Similar to the M3-Central City Manufacturing District. The name is changing to more accurately reflect the district.

CD Commercial Development Zone

Similar to the existing CD Commercial Development Zone.

RD Residential Development Zone

Similar to the existing RD Residential Development Zone.

TD Travel Development Zone

Similar to the existing TD Travel Development Zone.

Overlay Districts

AC-Arterial Commercial Overlay

Similar to the existing AC Arterial Commercial Overlay

GCO Gateway Corridor Overlay

Similar to the existing GCO Gateway Commercial Overlay. On the zoning map the entire west side of Locust Street south of U.S. Highway 34 will be included in the GCO.

R-M Mobile Home Residential District

This would replace the M and MD overlay districts currently used within Grand Island. New mobile home parks would be required to rezone to an R-M district. This district is an overlay allowed on any residential zoning district.

A Airport Zone

Similar to the existing A Airport Zone.

Conditional Use Permits

Similar to existing Conditional Use Permit Process.

Supplemental Regulations

Similar to existing supplemental Regulations. Tower regulations are moved to within this section. Landscaping regulations have been modified for new zoning districts. Home Occupation standards are here rather than in the definition section. Includes industrial performance standards. Parking standards and parking lot design standards are similar to existing regulations but have been updated.

Floodplain Regulations

Floodplain regulations have been modified to conform to the latest version of the model flood plain ordinances as developed by the Nebraska Natural Resources Commission.

Board of Adjustment

Similar to existing Board of Adjustment regulations.

Amendments, Enforcement, Permits and Penalties

This section contains the Certificate of Occupancy and Miscellaneous sections of the old code.

