ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 502. "C-1" GENERAL COMMERCIAL DISTRICT

A. INTENT: This District is designed to provide for a wide range of retail, office,

amusement and service uses normally found in a Central Business District. Highest

density and intensity of use are permitted in this District.

B. PERMITTED USES: The following shall be permitted as uses by right:

1. Apartments on floors other than ground floor;

2. Automobile sales and services;

3. Automotive wash facilities;

4. Bakery;

5. Banks, savings and loan associations, credit unions, finance companies and

detached banking facilities (ATM);

6. Barbershops, beauty parlors and shoeshine shops;

7. Business offices;

8. Child care centers;

9. Commercial recreation facilities (bowling alleys, miniature golf courses and

similar uses);

10. Convenience store or filling station;

11. Dry cleaning or laundry establishments;

12. Food service, restaurants and taverns;

13. Food storage lockers;

14. Funeral homes and mortuaries;

15. Garden centers;

16. Motels and hotels;

17. Museums and art galleries;

18. Office buildings;

19. Parking lots and other off-street parking facilities;

20. Personal and professional services;

21. Photography studios;

22. Private schools, including but not limited to business or commercial schools, and dance or music academies;

23. Public and private charitable institutions;

24. Public parks, buildings and grounds;

25. Public uses of an administrative, public service or cultural type including city,

county, state or federal administrative centers and courts, libraries, police and

fire stations and other public buildings, structures, and facilities;

26. Retail store or business;

27. Public utility facilities;

29. Sales and showrooms, including service facilities and rental of equipment,

provided all displays and merchandise are within the enclosure walls of the

buildings; and

30. Stores or shops for the sale of goods at retail and/or wholesale.

C. ACCESSORY USES: The following accessory uses and structures shall be

permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and

structures and to uses and structures permitted as conditional uses.

D. CONDITIONAL USES: A building or premises may be used for the following

purposes in the C-1 Commercial Business District if a conditional permit for such

use has been obtained in accordance with Section 1105 of these Regulations.

1. Alternative energy systems utilizing Biomass, Geothermal, Hydropower,

Solar and/or Wind sources in conformance with “Net Metering” as per

Nebraska State Statutes 70-2001 to 70-2005 (August 30, 2009, as amended).

Individual or “Small Wind Energy Conversion Systems (SWECS) shall also

be in conformance with the provisions of Section 616 of these Regulations.

(Amended Ord. “A”, 2011)

2. Single Family dwellings;

3. Multifamily dwellings;

4. Bed and breakfast guest home;

5. Recycling center, both public and private;

6. Mini storage facilities;

7. Service stations; and

8. Motor vehicle body shop, provided all business, repair, and storage of

materials shall be conducted wholly within an enclosed building. Provided

further that operable or inoperable motor vehicles determined by the Permit

Inspector to be a safety hazard or visual blight shall be screened from public

view and access by a solid or semi-solid fence having a minimum height of six

(6) feet and a visual density of no less than 90%.

E. PROHIBITED USES: All other uses and structures which are not specifically

permitted or not permissible as special uses shall be prohibited from the C-1

Commercial Business District.

F. USE LIMITATIONS:

1. All business, service, repair, processing, or storage on property abutting or

facing a lot within a residential District shall be conducted wholly within an

enclosed building. A solid or semi-solid fence, hedge or wall at least six (6)

feet, but not more than eight (8) feet in height and having a density of not

less than seventy (70) percent per square foot, shall be provided adjacent to

an adjoining residential District unless the adjacent residential District and

the Commercial District are separated by a street or alley right-of-way. Said

fence or wall shall be maintained in good condition by the owner(s) of the

commercial property.

2. No outdoor storage, except the display of merchandise for sale to the public,

shall be permitted.

3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon

any residential property and so that no glare is visible to any traffic on any

public street.

G. PROHIBITED USES:

1. No use shall be permitted and no process, equipment or materials shall be

used which are found by the Village to be objectionable to persons living or

working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt,

refuse, noise, vibrations, illumination, glare, or unsightliness or to involve

any hazard of fire or explosion.

H. HEIGHT AND AREA REGULATIONS: The maximum height and minimum area

regulations shall be as follows:

 a) General Requirements:

Required

Lot Area Lot Front Side Rear

(Sq. Ft.) Width Yard Height

 Permitted 3,500 25' 0' 0' or 10' 0' 45'

 when abutting a Residential District

Multifamily 2,250 50' 25' 7' or 7 1/2' 15' 45' Dwelling per on corner lots Family

I. FENCE REGULATIONS: Fences within the C-1 General Commercial District shall

be in conformance with the provisions of Section 610 of this Ordinance.

J. SIGN REGULATIONS: Signs within the C-1 General Commercial District shall be

in conformance with the provisions of Article 8 of this Ordinance.