

TABLE OF CONTENTS

ARTICLE 1: TITLE AND PURPOSE.....	1
SECTION 1.01 TITLE	1
SECTION 1.02 PURPOSE	1
ARTICLE 2: DEFINITIONS.....	2
SECTION 2.01 RULES	2
SECTION 2.02 DEFINITIONS	2
ARTICLE 3: DISTRICTS AND OFFICIAL MAP	35
SECTION 3.01 DISTRICTS	35
SECTION 3.02 PROVISION FOR OFFICIAL ZONING MAP.....	35
ARTICLE 4: GENERAL PROVISIONS.....	36
SECTION 4.01 PLANNING COMMISSION RECOMMENDATIONS.....	36
SECTION 4.02 DISTRICT REGULATIONS, RESTRICTIONS, BOUNDARY CREATION.....	36
SECTION 4.03 JURISDICTION.....	36
SECTION 4.04 PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS.....	36
SECTION 4.05 ZONING AFFECTS EVERY BUILDING AND USE	36
SECTION 4.06 LOT.....	36
SECTION 4.07 REDUCTIONS IN LOT AREA PROHIBITED	36
SECTION 4.08 OBSTRUCTIONS TO VISION AT STREET INTERSECTIONS PROHIBITED	37
SECTION 4.09 YARD REQUIREMENTS	37
SECTION 4.10 DRAINAGE	37
SECTION 4.11 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS	37
SECTION 4.12 ACCESSORY BUILDING AND USES.....	38
SECTION 4.13 PERMITTED MODIFICATIONS OF HEIGHT REGULATIONS	39
SECTION 4.14 OCCUPANCY OF BASEMENTS AND CELLARS	39
SECTION 4.15 NON-CONFORMING, GENERAL INTENT	39
SECTION 4.16 NONCONFORMING LOTS OF RECORD	39
SECTION 4.17 NONCONFORMING STRUCTURES	39
SECTION 4.18 NONCONFORMING USES.....	40
SECTION 4.19 REPAIRS AND MAINTENANCE	40
SECTION 4.20 USES UNDER CONDITIONAL USE PERMIT NOT NONCONFORMING USES	41
SECTION 4.21 RECREATIONAL VEHICLES, TRAILERS, OR EQUIPMENT.....	41
SECTION 4.22 FEES.....	41
ARTICLE 5: ZONING DISTRICTS	42
SECTION 5.01 DISTRICTS; USE	42
SECTION 5.02 DISTRICTS; BOUNDARIES	42
SECTION 5.03 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.....	42
SECTION 5.04 DISTRICT CLASSIFICATION UPON ANNEXATION	43
SECTION 5.05 TA TRANSITIONAL AGRICULTURE DISTRICT	44
SECTION 5.06 RS RESIDENTIAL SUBDIVISION DISTRICT	46
SECTION 5.07 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT	48
SECTION 5.08 R-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT.....	50
SECTION 5.09 B-1 HIGHWAY BUSINESS DISTRICT.....	51
SECTION 5.10 B-2 CENTRAL BUSINESS DISTRICT.....	53
SECTION 5.11 I-1 LIGHT INDUSTRIAL DISTRICT	55
SECTION 5.12 I-2 HEAVY INDUSTRIAL DISTRICT.....	58
SECTION 5.13 PUD PLANNED UNIT DEVELOPMENT DISTRICT (OVERLAY DISTRICT)	61
SECTION 5.14 RM MOBILE HOME RESIDENTIAL DISTRICT (OVERLAY DISTRICT).....	66
SECTION 5.15 HO HIGHWAY CORRIDOR PROTECTION DISTRICT (OVERLAY DISTRICT)	68
SECTION 5.16 LOT AND AREA REQUIREMENTS	70
ARTICLE 6: CONDITIONAL USE PERMITS	71
SECTION 6.01 GENERAL PROVISIONS	71

SECTION 6.02	APPLICATION FOR CONDITIONAL USE PERMIT.....	71
SECTION 6.03	PUBLIC HEARING	71
SECTION 6.04	DECISIONS	71
SECTION 6.05	STANDARDS	71
SECTION 6.06	CONDITIONS.....	72
ARTICLE 7: SUPPLEMENTAL REGULATIONS		73
SECTION 7.01	OFF-STREET AUTOMOBILE STORAGE	73
SECTION 7.02	SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS	74
SECTION 7.03	OFF-STREET PARKING: SHARED PARKING REQUIREMENTS	75
SECTION 7.04	OFF-STREET PARKING: PARKING FOR INDIVIDUALS WITH DISABILITIES	75
SECTION 7.05	OFF-STREET PARKING DESIGN CRITERIA	76
SECTION 7.06	SIGN AREA COMPUTATION	77
SECTION 7.07	SIGN SCHEDULES	77
SECTION 7.08	SIGNS, SPECIAL CONDITIONS	78
SECTION 7.09	HOME OCCUPATIONS	79
SECTION 7.10	WIRELESS COMMUNICATION TOWERS	80
SECTION 7.11	FENCES	84
SECTION 7.12	PERFORMANCE STANDARDS FOR INDUSTRIAL USES	86
SECTION 7.13	WIND ENERGY SYSTEMS	ERROR! BOOKMARK NOT DEFINED.
SECTION 7.14	SAND, GRAVEL, MINERAL, STONE, ROCK, AND SOIL EXTRACTION AND QUARRIES	88
ARTICLE 8: BOARD OF ADJUSTMENT		89
SECTION 8.01	MEMBERS, TERMS AND MEETINGS	89
SECTION 8.02	APPEALS TO BOARD, RECORD OF APPEAL, HEARINGS AND STAYS	89
SECTION 8.03	POWERS AND JURISDICTION ON APPEAL	89
SECTION 8.04	APPEALS TO DISTRICT COURT	90
ARTICLE 9: AMENDMENTS.....		91
SECTION 9.01	AMENDMENTS.....	91
SECTION 9.02	PLANNING COMMISSION REVIEW.....	91
SECTION 9.03	ZONING ADMINISTRATOR	92
SECTION 9.04	ZONING PERMITS	92
SECTION 9.05	BUILDING PERMITS	92
SECTION 9.06	CERTIFICATE OF OCCUPANCY	92
SECTION 9.07	PENALTIES	92
SECTION 9.08	REMEDIES	93
ARTICLE 10: COMPREHENSIVE PLAN RELATIONSHIP		94
ARTICLE 11: LEGAL STATUS PROVISIONS		94
SECTION 11.01	SEPARABILITY	94
SECTION 11.02	PURPOSE OF CATCH HEADS	94
SECTION 11.03	REPEAL OF CONFLICTING ORDINANCES.....	94
SECTION 11.04	EFFECTIVE DATE	94

ARTICLE 1: TITLE AND PURPOSE

Section 1.01 Title

This Ordinance shall be known and may be cited and referred to as the Zoning Ordinance of the City of Louisville, Nebraska.

Section 1.02 Purpose

This ordinance has been made in accordance with a comprehensive plan and to promote the health, safety, and general welfare of the community; to lessen congestion in streets; to secure safety from fire and other dangers; to provide adequate light and air; to promote the distribution of population, land classifications and land development to support provisions for adequate transportation, water flows, water supply, drainage, sanitation, recreation, and other public requirements; to protect property against blight and depreciation; and to secure economy in governmental expenditures.

ARTICLE 2: DEFINITIONS

Section 2.01 Rules

For the purpose of this ordinance, the following rules shall apply:

- 2.01.01 Words and numbers used singularly shall include the plural. Words and numbers used in the plural shall include the singular. Words used in the present tense shall include the future.
- 2.01.02 The word "persons" includes a corporation, members of a partnership or other business organization, a committee, board, council, commission, trustee, receiver, agent or other representative.
- 2.01.03 The word "shall" is mandatory. The word "may" is permissive.
- 2.01.04 The words "use", "used", "occupy" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged" or "designed" to be used or occupied.
- 2.01.05 The word "commission" shall refer to the Planning Commission of Louisville, Nebraska.
- 2.01.06 Undefined words or terms not herein defined shall have their ordinary meaning in relation to the context.

Section 2.02 Definitions

For the purpose of this ordinance, the following definitions shall apply:

- 2.02.01 **ABANDONMENT** shall mean to cease or discontinue a use or activity without intent to resume as distinguished from short term interruptions such as during periods of remodeling, maintenance, or normal periods of vacation or seasonal closure.
- 2.02.02 **ABUT, ABUTTING** shall mean to border on, be contiguous with or have common property or district lines, including property separated by an alley
- 2.02.03 **ACCESS OR ACCESS WAY** shall mean the place, means, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this Regulation.
- 2.02.04 **ACCESSORY LIVING QUARTERS** shall mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.
- 2.02.05 **ACCESSORY STRUCTURE** shall mean a detached subordinate structure or building located on the same lot with the principal structure, the use of which is incidental and accessory to that of the principal structure. Customary accessory structures include farm buildings, garages, carports, and storage sheds.
- 2.02.06 **ACCESSORY USE** shall mean a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or affect other properties in the district.
- 2.02.07 **ACREAGE** shall mean any tract or parcel of land that does not qualify as a farm or development.
- 2.02.08 **ADJACENT** shall mean near, close, or abutting; for example, an Industrial District across the street or highway from a Residential District shall be considered as "Adjacent".
- 2.02.09 **ADULT ESTABLISHMENT** shall mean any business which offers its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities" or "specified anatomical areas," including, but without limitation, adult bookstores, adult companionship establishments, adult motion picture theaters, adult

saunas, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, and adult body painting studios.

1. **ADULT BOOKSTORE** shall mean a bookstore that offers its customers books, movies, or other novelty items characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities" or "specified anatomical areas."
 2. **ADULT COMPANIONSHIP ESTABLISHMENT** shall mean an establishment which provides the service of engaging in or listening to conversation, talk or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."
 3. **ADULT HOTEL OR MOTEL** shall mean a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."
 4. **ADULT MASSAGE PARLOR, ADULT HEALTH CLUB** shall mean a massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."
 5. **ADULT MINI-MOTION PICTURE THEATER** shall mean a business premises within an enclosed building with a capacity for less than 50 persons used for presenting visual-media material if such business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
 6. **ADULT MOTION PICTURE ARCADE** shall mean any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas."
 7. **ADULT MOTION PICTURE THEATERS** shall mean a business premises within an enclosed building with a capacity of 50 or more persons used for presenting visual media material if said business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
 8. **ADULT NOVELTY BUSINESS** shall mean a business that has as a principal activity the sale of devices that simulate human genitals or devices that are designed for sexual stimulation.
 9. **ADULT SAUNA** shall mean a sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."
- 2.02.10 **ADVERTISING STRUCTURE** shall mean any structure used as an outdoor display, regardless of size and shape, for the purposes of making anything known, the origin or place of sale of which is not on the property with such Advertising Structure.
- 2.02.11 **AGRICULTURAL BUILDINGS** shall mean any building or structure which is necessary or incidental to the normal conduct of a farming operation, including but not limited to, residence of the operator, residence of hired persons, barns, buildings and sheds for housing livestock, poultry and farm

machinery, buildings for the storage or shelter of grain, hay and other crops, silos, windmills and water storage tanks.

- 2.02.12 **AGRICULTURE** shall mean the use of land for agricultural purposes, for obtaining a profit by raising, harvesting, and selling crops or by the feeding, breeding, management, and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees, or for dairying and the sale of dairy products, or any other agricultural or horticultural use. Agricultural use shall not be construed to include any parcel of land of less than twenty acres or any non-agricultural commercial or industrial development.
- 2.02.13 **ALLEY** shall mean a minor public service street or public thoroughfare 20 feet or less in width, running through a block of lots primarily for vehicular service access to the rear or side of properties otherwise abutting on another street. Buildings facing an alley shall not be construed as satisfying the requirements of this regulation related to frontage on a dedicated street.
- 2.02.14 **ALTERATION** shall mean any change, addition or modification to the construction or occupancy of an existing structure.
- 2.02.15 **AMENDMENT** shall mean a change in the wording, context, or substance of this Regulation, or an addition, deletion or change in the district boundaries or classifications upon the Official Zoning Map.
- 2.02.16 **AMUSEMENT ARCADE** shall mean a building or a part of a building where five or more pinball machines, video games, or other similar player-orientated amusement devices are available and are maintained for use.
- 2.02.17 **ANIMAL HOSPITAL** shall mean a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.
- 2.02.18 **ANIMAL, DOMESTIC** (see Household Pet).
- 2.02.19 **ANTENNA** shall mean any attached or external system of wires, poles, rods, reflecting disks or similar devices used for the transmission or reception of electromagnetic waves. (Also, see Satellite Dish Antenna and Tower.)
- 2.02.20 **ANTIQUÉ SHOPS** shall mean a place offering primarily antiques for sale. An antique for the purpose of this ordinance shall be a work of art, piece of furniture, decorative object, or the like, belonging to the past, at least 30 years old.
- 2.02.21 **APARTMENT** shall mean a room or a suite of rooms within an apartment house or multiple family dwelling arranged, intended or designed for a place of residence of a single family or group of individuals living together as a single housekeeping unit. (Also, see Dwelling Unit.)
- 2.02.22 **APARTMENT HOUSE** (see Dwelling, Multiple Family)
- 2.02.23 **APPROPRIATE** shall mean fitting the context of the site and the whole community.
- 2.02.24 **APPURTENANCES** shall mean the visible, functional objects accessory to and part of buildings.
- 2.02.25 **ARTISAN PRODUCTION SHOP** shall mean a building or portion thereof used for the creation of original handmade works of art or craft items by more than three but less than six artists or artisans, as either a principal or accessory use.
- 2.02.26 **ARTIST STUDIO** shall mean a place designed to be used, or used as, both a dwelling place and a place of work by an artist, artisan, or craftsman, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

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- 2.02.27 **AUTOMOBILE WRECKING YARD** shall mean any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles, tractors, farm machinery, or other motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking.
- 2.02.28 **BAR** shall mean any establishment whose principal business is serving alcoholic beverages at retail for consumption on the premises. (Also, see Nightclub.)
- 2.02.29 **BASE FLOOD** shall mean the flood, from whatever source, having a one percent (1%) chance of being equaled or exceeded in any given year, otherwise referred to as the 100-year flood.
- 2.02.30 **BASE FLOOD ELEVATION** shall mean that elevation, expressed in feet above mean sea level, to which flooding can be expected to occur on a frequency of once in every 100 years, or which is subject to a one percent (1%) or greater chance of flooding in any given year.
- 2.02.31 **BASEMENT** shall mean a building space partly or completely underground.
- 2.02.32 **BEACON** shall mean any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.
- 2.02.33 **BED AND BREAKFAST INN** shall mean a house, or portion thereof, where short-term lodging rooms and meals are provided, and the operator of which shall live on the premises.
- 2.02.34 **BEDROOM** shall mean a room within a dwelling unit planned and intended for sleeping, separable from other rooms by a door.
- 2.02.35 **BERM** shall mean a raised form of earth to provide screening or to improve the aesthetic character.
- 2.02.36 **BEST INTERESTS OF COMMUNITY** shall mean interests of the community at large and not interest of the immediate neighborhood.
- 2.02.37 **BILLBOARD** (see Sign, Billboard).
- 2.02.38 **BLOCK** shall mean a parcel of land platted into lots and bounded by public streets or by waterways, right-of-ways, unplatted land, City/County boundaries, or adjoining property lines.
- 2.02.39 **BLOCK FRONTAGE** shall mean that section of a block fronting on a street between two intersecting streets or other block boundary.
- 2.02.40 **BOARD OF ADJUSTMENT** shall mean that Board that has been created by the City and which has the statutory authority to hear and determine appeals from, interpretations of, and variances to the zoning regulations.
- 2.02.41 **BOARDING OR ROOMING HOUSE** shall mean a building containing a single dwelling unit and provisions for not more than five (5) guests, where lodging is provided with or without meals for compensation.
- 2.02.42 **BREW-ON PREMISES STORE** shall mean a facility that provides the ingredients and equipment for a customer to use to brew malt liquor at the store. Brew-on-premises stores do not include the sale of intoxicating liquor, unless the owner of the brew-on-premises store holds the appropriate liquor license.
- 2.02.43 **BREW PUB** shall mean a restaurant or hotel which includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. By definition, these establishments produce no more than 10,000 barrels of beer or ale annually. The area, by definition, used for brewing, including bottling and kegging shall not exceed 25 percent of the total floor area of the commercial space.

2.02.44 **BREWERY** shall mean an industrial use that brews ales, beers, meads and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage (all beverages combined) annually.

1. **BREWERY, CRAFT** shall mean a brew pub or a micro brewery.

2. **BREWERY, MICRO** shall mean a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail or wholesale, on or off premises, with a capacity of not more than 10,000 barrels per year. The development may include other uses such as standard restaurant, bar, or live entertainment as otherwise permitted in the zoning district.

2.02.45 **BROADCASTING TOWER** shall mean a structure for the transmission or broadcast of radio, television, radar, or microwaves which exceeds the maximum height permitted in the district in which it is located; provided, however, that noncommercial radio towers not exceeding fifty (50) feet in height shall not be considered broadcast towers.

2.02.46 **BUFFER** shall mean a strip of land established to protect one type of land use from another incompatible land use or between a land use and a private or public road. (Also, see Screening.)

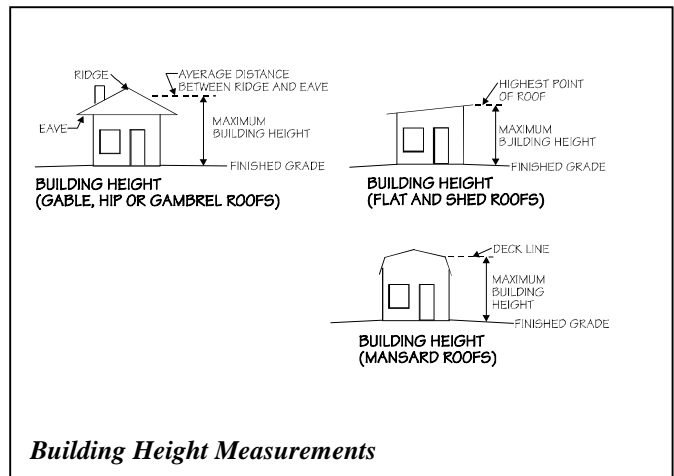
2.02.47 **BUILDING** shall mean any structure built and maintained for the support, shelter or enclosure of persons, animals, chattels, or property of any kind, but shall not include temporary buildings as defined in "Structure, Temporary". Trailers, with or without wheels, shall not be considered buildings.

2.02.48 **BUILDING AREA** shall mean the sum in square feet of the ground areas occupied by all buildings and structures on a lot.

2.02.49 **BUILDING CODE** shall mean the various codes of the City of Louisville that regulate construction and requires building, electrical, mechanical, plumbing and other permits to do work regulated by the Uniform Building Code, and other codes adopted by the City that pertain to building construction.

2.02.50 **BUILDING HEIGHT** shall mean the vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest point of a gable, hip, or shed roof, measured from the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building.

2.02.51 **BUILDING SETBACK LINE** shall mean the minimum distance, as prescribed by this regulation, between any property line and the closest point of the building line or face of any building or structure related thereto.



2.02.52 **CAMPGROUND** shall mean a parcel of land intended for the temporary occupancy of tents, campers, and major recreational vehicles for which the primary purpose is recreational, and having open areas that are natural in character.

2.02.53 **CAR WASH** shall mean a building or structure or an area of land with machine or hand operated facilities for the cleaning, washing, polishing, or waxing of motor vehicles.

2.02.54 **CARPORT** shall mean a permanent roofed structure, **which is attached to and constructed of similar materials as the primary structure**, with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage. (Ordinance 752; 11/12/03)

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- 2.02.55 **CELLAR** shall mean a building space having more than one-half (1/2) of its height below the average adjoining grade lines.
- 2.02.56 **CEMETERY** shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, and mausoleums.
- 2.02.57 **CHANNEL** shall mean the geographical area located within either the natural or artificial banks of a watercourse or drainway.
- 2.02.58 **CHARITABLE** shall mean a public or semi-public institutional use of a philanthropic, charitable, benevolent, religious, or eleemosynary character, but not including sheltering or caring of animals.
- 2.02.59 **CHILD CARE CENTER** shall mean an establishment other than a public or parochial school, which provides day care, play groups, nursery schools or education for nine (9) or more children under age 13, at any one time, from families other than that of the provider. In addition to these regulations, Child Care Centers shall meet all requirements of the State of Nebraska.
- 2.02.60 **CHILD CARE HOME** shall mean an operation in the provider's place of residence which serves at least four (4), but not more than eight (8) children at any one time, from families other than that of the provider. A Family Child Care Home provider may be approved to serve no more than two (2) additional school-age children during non-school hours. In addition to these regulations, Child Care Homes shall meet all requirements of the State of Nebraska.
- 2.02.61 **CHURCH, STOREFRONT** shall mean a religious facility contained within a store or similar structure not typically used for religious activities that are now used as a meeting place for a congregation. Structures adapted for congregations including barns, stores, warehouses, old public buildings, and single-family dwellings.
- 2.02.62 **CLEAR VIEW ZONE** shall mean the area of a corner lot closest to the intersection, which is kept free of visual impairment to allow full view of both pedestrian and vehicular traffic. (Also, see Sight Triangle.)
- 2.02.63 **CLUB** shall mean an association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.
- 2.02.64 **CODE** shall mean the Municipal Code of the City of Louisville, Nebraska.
- 2.02.65 **COMMISSION** shall mean the Louisville Planning Commission.
- 2.02.66 **COMMON AREA OR PROPERTY** shall mean a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the Owners of the individual building sites in a Planned Development or condominium development.
- 2.02.67 **COMMUNITY CENTER** shall mean a place, structure, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve various segments of the community.
- 2.02.68 **COMPATIBILITY** shall mean harmony in the appearance of two or more external design features in the same vicinity.
- 2.02.69 **COMPATIBLE USE** shall mean a land use that is suitable with, tolerant of, and has no adverse effects on existing neighboring uses. Incompatibility may be caused by pedestrian or vehicular traffic generation, volume of goods handled, and environmental elements such as noise, dust, odor, air pollution, glare, lighting, debris generated, contamination of surface or ground water, aesthetics, vibration, electrical interference, and radiation.

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- 2.02.70 **COMPREHENSIVE PLAN** shall mean the Comprehensive Development Plan of Louisville, Nebraska as adopted by the City Council, setting forth policies for the present and foreseeable future community welfare as a whole and meeting the purposes and requirements set forth in the Neb. Rev. Stat. §19-903 (R.R.S.1997).
- 2.02.71 **CONDITIONAL USE PERMIT** shall mean a permit issued by the Planning Commission and City Council that authorizes the recipient to make a conditional use of property in accordance with the provisions of Article 6 and any additional conditions placed upon, or required by said permit.
- 2.02.72 **CONDOMINIUM** shall mean real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, pursuant to the Nebraska Condominium Act, as set forth in Neb. Rev. Stat. §§ 76-825 to 76-894 (R.R.S.1996).
- 2.02.73 **CONFLICTING LAND USE** shall mean the use of property which transfers over neighboring property lines negative economic or environmental effects, including, but not limited to, noise, vibration, odor, dust, glare, smoke, pollution, and water vapor, or consists of mismatched land uses, density, height, mass, or layout of adjacent uses, or results in a loss of privacy or unsightly views.
- 2.02.74 **CONGREGATE HOUSING** shall mean a residential facility for four or more persons aged fifty-five (55) years or over, their spouses, or surviving spouses, providing living and sleeping facilities including meal preparation, dining areas, laundry services, room cleaning and common recreational, social, and service facilities for the exclusive use of all residents including resident staff personnel who occupy a room or unit in the residential facility. (Also see Life Care Facility).
- 2.02.75 **CONSERVATION** shall mean the management of natural resources to prevent waste, destruction, or degradation.
- 2.02.76 **CONSERVATION AREA** shall mean an area of environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance or character, except in the case of an overriding public interest, including but not limited to: wetlands, floodways, flood plains, drainage ways, river or stream banks, and areas of significant biological productivity or uniqueness.
- 2.02.77 **CONSERVATION EASEMENT** shall mean an easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition and retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses.
- 2.02.78 **CONVENIENCE STORE** shall mean a one-story, retail store containing less than 2,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket.") It is dependent on, and is designed to attract and accommodate large volumes of stop-and-go traffic.
- 2.02.79 **CONTIGUOUS** shall mean the same as "Abut."
- 2.02.80 **COPY CENTER** shall mean a retail establishment that provides duplicating services using photocopying, blueprint, and offset printing equipment, and may include the collating and binding of booklets and reports.
- 2.02.81 **CORPORATE LIMITS** shall mean all land, structures and open space that has been annexed into the City's jurisdiction. This does not include the extraterritorial jurisdiction of the City.
- 2.02.82 **COURT** shall mean an open, unoccupied space, other than a yard, on the same lot with a building or buildings and abounded on two (2) or more sides by such building or buildings.
1. **COURT, INNER** shall mean a court enclosed on all sides by the exterior walls of a building or buildings.

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2. **COURT, OUTER** shall mean a court enclosed on all but one (1) side by exterior walls of building or buildings or lot lines on which fences, hedges, or walls are permitted.
- 2.02.83 **CUL-DE-SAC** shall mean a short public way, which has only one outlet for vehicular traffic and terminates in a vehicular turn-around.
- 2.02.84 **CURVE LOT** (See “Lot, Curve.”).
- 2.02.85 **DATE OF SUBSTANTIAL COMPLETION** shall mean the date certified by the local building/zoning official when the work, or a designated portion thereof is sufficiently complete, so the owner may occupy the work or designated portion thereof for the use for which it is intended.
- 2.02.86 **DENSITY** shall mean the number of dwelling units per gross acre of land.
- 2.02.87 **DENTENTION BASIN** shall mean a facility for the temporary storage of stormwater runoff.
- 2.02.88 **DEVELOPER** shall mean any person, corporation, partnership, or entity that is responsible for any undertaking that requires a building or zoning permit, conditional use permit or sign permit.
- 2.02.89 **DEVELOPMENT** shall mean any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations for which necessary permits may be required.
- 2.02.90 **DEVELOPMENT CONCEPT PLAN** (See Site Plan.).
- 2.02.91 **DEVELOPMENT REVIEW** shall mean the review, by the City, of subdivision plats, site plans, rezoning requests, or permit review.
- 2.02.92 **DISTRICT OR ZONE** shall mean a section or sections of the Zoning Area for which uniform regulations governing the use of land, the height, use, area, size, and intensity of use of buildings, land, and open spaces are established.
- 2.02.93 **DOG KENNEL** (See Kennel, Commercial; and Kennel, Private).
- 2.02.94 **DOMESTIC ANIMALS** (See Household Pet.).
- 2.02.95 **DOWNZONING** shall mean a change in zoning classification of land to a less intensive or more restrictive district, such as from commercial district to residential district or from a multiple family residential district to single family residential district.
- 2.02.96 **DRAINAGEWAY** shall mean any depression two feet or more below the surrounding land serving to give direction to a current of water less than nine months of the year, having a bed and well-defined banks; provided, that when there is doubt as to whether a depression is a watercourse or drainway, it shall be presumed to be a watercourse.
- 2.02.97 **DRIVE-IN FACILITY** shall mean an establishment where customers can be served without leaving the confinement of their vehicle.
- 2.02.98 **DRIVEWAY** shall mean any vehicular access to an off-street parking or loading facility.
- 2.02.99 **DUMP** shall mean a place used for the disposal, abandonment, discarding by burial, incineration, or by any other means for any garbage, sewage, trash, refuse, rubble, waste material, offal or dead animals. Such use shall not involve any industrial or commercial process.
- ~~2.02.100 **DUPLEX** (See Dwelling, Two (2) Family).-(Ordinance 878; 12/12/12)~~
- 2.02.101 **DWELLING** shall mean any building or portion thereof which is designed and used exclusively for single family residential purposes, excluding mobile homes.

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1. **DWELLING, MANUFACTURED HOME** shall mean a factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with standards promulgated by the United States Department of Housing and Urban Development.
 2. **DWELLING, MOBILE HOME** shall mean any prefabricated structure, composed of one or more parts, used for living and sleeping purposes, shipped or moved in essentially a complete condition and mounted on wheels, skids or rollers, jacks blocks, horses, skirting or a permanent or temporary foundation or any prefabricated structure which has been or reasonably can be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term mobile home shall include trailer home and camp car, but the definition shall not apply to any vehicle lawfully operated upon fixed rails.
 - a. Permanently Attached: Attached to real estate in such a way as to require dismantling, cutting away, unbolting from permanent continuous foundation or structural change in such mobile home in order to relocate it on another site in accordance to manufacturers recommendations.
 - b. Permanent Foundation: Base on which building rests, to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42" below the final ground level.
 3. **DWELLING, MODULAR** shall mean any dwelling whose construction consists entirely of or the major portions of its construction consist of a unit or units not fabricated on the final site for the dwelling unit, which units are movable or portable until placed on a permanent foundation and connected to utilities, pursuant to the Nebraska Uniform Standards for Modular Housing Units Act, as set forth in Neb. Rev. Stat. §§ 71-1557 to 71-1568.01 (Cum.Supp.2000). Further, such dwelling must also meet or be equivalent to the construction criteria set forth in the Nebraska Uniform Standards for Modular Housing Units Act. Such dwelling is considered to be a conventional type single-family dwelling, and those that do not meet the above criteria shall be considered a mobile home.
 4. **DWELLING, MULTIPLE** shall mean a building or buildings designed and used for occupancy by three (3) or more families, all living independently of each other, and having separate kitchen and toilet facilities for each family.
 5. **DWELLING, SEASONAL** shall mean a dwelling designed and used as a temporary residence and occupied less than six months in each year.
 6. **DWELLING, SINGLE FAMILY** shall mean a building having accommodations for or occupied exclusively by one family, which meets all the following standards:
 - a. The home shall have no less than ~~nine hundred (900)~~ one thousand (1,000) square feet of floor area, above grade, for single story construction; (**Ordinance 878; 12/12/12**)
 - b. The home shall have no less than an eighteen (18) foot exterior width;
 - c. The roof shall be pitched with a minimum vertical rise of two and one-half (21/2) inches for each twelve (12) inches of horizontal run;
 - d. The exterior material shall be of a color, material and scale comparable with existing site-built, single family residences located in Louisville, NE;
 - e. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock;

- f. The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed, and
- g. The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district.
- h. The home shall have a permanent foundation, to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of forty-two (42) inches below the final ground level.
7. **DWELLING, SINGLE FAMILY ATTACHED OR TOWNHOUSE** shall mean a one-family unit with a private entrance, minimum one (1) enclosed and two exterior parking spaces, which is part of a structure whose dwelling units are attached horizontally with individual walls (not common) placed exactly on lot lines, in a linear arrangement in a row of not more than three units, each held in separate ownership and separate deedable lots, and having a totally exposed front and rear wall to be used for access, light and ventilation. (Ordinance 878; 12/12/12)
- ~~8. **DWELLING, TOWNHOUSE** shall mean a one family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical wall(s).~~
- ~~9. **DWELLING, TWO (2) FAMILY** shall mean a building designed or used exclusively for the occupancy of two (2) families living independently of each other and having separate kitchen and toilet facilities for each family. (Ordinance 878; 12/12/12)~~
- 2.02.102 **DWELLING UNIT** shall mean one or more rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or lease on a weekly, monthly, or longer basis, and physically separate from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, toilet and sleeping facilities.
- 2.02.103 **EASEMENT** shall mean a grant made by a property owner to the use of land by the public, a corporation, or persons, for specific purposes, such as access to another property or the construction of utilities, drainage ways or roadways.
- 2.02.104 **EDUCATIONAL INSTITUTION** shall mean a public or nonprofit institution or facility which conducts regular academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, junior colleges, trade schools, nonprofit research institutions and religious institutions. Such institutions must either: (1) Offer general academic instruction equivalent to the standards established by the State Board of Education; or (2) Confer degrees as a college or university or undergraduate or graduate standing; or (3) Conduct research; or (4) Give religious instruction. Private schools, academies, or institutes incorporated or otherwise, which operate for a profit, and commercial or private trade schools are not included in this definition.
- 2.02.105 **EFFECTIVE DATE** shall mean the date that this chapter shall have been adopted, amended, or the date land areas became subject to the regulations contained in this chapter as a result of such adoption or amendment.
- 2.02.106 **ENCROACHMENT** shall mean an obstruction or illegal or unauthorized intrusion into a delineated floodway, right-of-way, or adjacent property.
- 2.02.107 **ENLARGEMENT** shall mean the expansion of a building, structure, or use in volume, size, area, height, length, width, depth, capacity, ground coverage, or in number.
- 2.02.108 **ERECTED** shall mean constructed upon or moved onto a site.
- 2.02.109 **EXPRESSWAY** shall mean a street or road that provides fast and efficient movement of large volumes of vehicular traffic between areas and does not provide direct access to property.

2.02.108A EVENT CENTER shall mean all buildings and associated parking facilities which are kept, used, maintained, advertised, held out, or otherwise made available to private groups and/or the general public for such purposes as meetings, civic, educational, political, religious or social purpose such as receptions, dances, entertainment, secondhand merchandise sales and the like, and may include a banquet hall, private club or fraternal organization, but not including uses identified in Adult Establishment.

(2.02.108A added 8/14/19)

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- 2.02.110 **EXTRATERRITORIAL JURISDICTION** shall mean the area beyond the corporate limits of the City, in which the State has granted the City the power to exercise zoning jurisdiction and building regulations.
- 2.02.111 **FACADE** shall mean the exterior wall of a building exposed to public view from the building's exterior.
- 2.02.112 **FACTORY** shall mean a structure or plant within which something is made or manufactured from raw or partly wrought materials into forms suitable for use.
- 2.02.113 **FAMILY** shall mean a household head and one or more persons related to the head by blood, marriage or adoption living together in a single dwelling unit.
- 2.02.114 **FARM** an area containing at least twenty (20) acres or more which is used for growing or storage of the usual farm products such as vegetables, fruit, and grain, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.
- 2.02.115 **FARMSTEAD** shall mean a tract of land of not less than 2 acres and not more than 20 acres upon which a farm dwelling and other out-buildings and barns and is used for single-family residential purposes.
- 2.02.116 **FEEDLOT, COMMERCIAL** shall mean the feeding, farrowing, holding, or raising of beef cattle, dairy cattle, horses, swine, sheep, poultry, or other livestock, in a confined area (buildings, lots, or pens) which is not used for the growing of crops or vegetation but does not include the holding of cattle in calving operations for less than ninety (90) days per year, and where the number of animals so maintained exceeds twenty (20) Animal Units as defined below. The confined area of the LFO shall include the pens, corrals, sheds, buildings, feed storage areas, waste disposal ponds and related facilities. Such facilities shall be constructed and operated in conformance with applicable county, state, and federal regulations. Two (2) or more LFOs under common ownership are deemed to be a single LFO if they are adjacent (within 1,320 feet) to each other or if they utilize a common area or system for the disposal of livestock wastes. Animal Units (a.u.) are defined as follows:
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|----------|---|--|
| One a.u. | = | One-half (0.5) Horses; |
| One a.u. | = | Seven-tenths (0.7) Mature Dairy Cattle; |
| One a.u. | = | One (1) Slaughter, Feeder Cattle; |
| One a.u. | = | Two (2) Sows with litters; |
| One a.u. | = | Two and one-half (2.5) Swine (55 pounds or greater); |
| One a.u. | = | Five (5) Ducks, |
| One a.u. | = | Ten (10) Sheep; |
| One a.u. | = | Twenty-five (25) Weaned Pigs (Less than 55 pounds); |
| One a.u. | = | Fifty (50) Turkeys; |
| One a.u. | = | One-hundred (100) Chickens. |
- 2.02.117 **FENCE** shall mean a structure serving as an enclosure, barrier or boundary above ground.
- a. **FENCE, OPEN** shall mean a fence, including gates, which has fifty percent (50%) or more of the surface area in open spaces, which affords direct views through the fence.
- b. **FENCE, SOLID** shall mean any fence, which does not qualify as an open fence.
- 2.02.118 **FLOOD** shall mean a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters, or (2) The unusual and rapid accumulation of runoff of surface waters from any sources.

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- 2.02.119 **FLOOD PLAIN** shall mean any land area susceptible to being inundated by water from any source (see definition of flooding).
- 2.02.120 **FLOOD PROOFING** shall mean any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- 2.02.121 **FLOODWAY** shall mean the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- 2.02.122 **FLOOR AREA** shall mean the square feet of floor space within the outside line of the walls, including the total of all space on all floors of the building. Floor area shall not include porches, garages, or spaces in a basement, cellar, or attic.
- 2.02.123 **FOOD SALES** shall mean establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.
- a. **FOOD SALES, LIMITED** shall mean food sales establishments occupying 10,000 square feet or less of space.
- b. **FOOD SALES, GENERAL** shall mean food sales establishments occupying more than 10,000 square feet of space. Typically a supermarket.
- 2.02.124 **FRONTAGE** shall mean that portion of a parcel of property that abuts a dedicated public street or highway.
- 2.02.125 **GARAGE, PRIVATE** shall mean a detached accessory building or a portion of a main building, including carports, on the same lot as a dwelling, used to house vehicles of the occupants of the dwelling.
- 2.02.126 **GARAGE, PUBLIC** shall mean any garage other than a private garage.
- 2.02.127 **GARAGE, REPAIR** shall mean a building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint, and body work. (Also, see Service Station.)
- 2.02.129 **GARBAGE** shall mean any waste food material of an animal or vegetable nature, including that which may be used for the fattening of livestock.
- 2.02.130 **GATED COMMUNITIES** shall mean residential areas that restrict access to normally public spaces. These are subdivisions of usually high-end houses. The type of gates can range from elaborate guard houses to simple electronic arms.
- 2.02.131 **GRADE** shall mean the average of the finished ground level at the center of all walls of a building. In the case of walls that are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.
- 2.02.132 **GREENHOUSE** shall mean a building or premises used for growing plants, preparing floral arrangements for off-site delivery to customers, cold storage of flowers or dry storage of materials used for agricultural or horticultural purposes.
- 2.02.133 **GREENWAY** shall mean a parcel or parcels of land, together with the improvements thereon, dedicated as an easement for access and/or recreation; usually a strip of land set-aside for a walkway, bicycle trail, bridal path, or other similar access-way.

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- 2.02.134 **GROUND COVER** shall mean plant material used in landscaping which remains less than twelve (12) inches in height at maturity.
- 2.02.135 **GROUND WATER** shall mean water occurring beneath the surface of the ground that fills available openings in the rock or soil materials such that they may be considered saturated.
- 2.02.136 **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.
- 2.02.137 **GROUP HOME FOR THE HANDICAPPED** 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 "handicapped" shall mean having: (1) 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; or (2) A record of having such an impairment.
- 2.02.138 **GROUP HOUSING** shall mean two or more separate buildings on a lot, each containing one or more dwelling units.
- 2.02.139 **GUEST ROOM** shall mean a room which is designed to be occupied by one (1) or more guests for sleeping purposes, having no kitchen facilities, not including dormitories.
- 2.02.140 **HALF-STORY** shall mean a story under a sloped roof which has the intersection of the roof line and exterior wall face not more than three (3) feet above the floor of such story.
- 2.02.141 **HALFWAY HOUSE** shall mean a licensed home for individuals on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, living together as a single housekeeping unit, wherein supervision, rehabilitation and counseling are provided to mainstream residents back into society, enabling them to live independently.
- 2.02.142 **HAZARDOUS WASTE** shall mean any discarded material, refuse, or waste products, in solid, semisolid, liquid, or gaseous form, that cannot be disposed of through routine waste management techniques because they pose a present or potential threat to human health, or to other living organisms, because of their biological, chemical, or physical properties.
- 2.02.143 **HEALTH CLUB** shall mean a privately owned facility operated for profit, such as gymnasiums, athletic clubs, health clubs, recreational clubs, reducing salons, and weight control establishments.
- 2.02.144 **HEDGE** shall mean a plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier or enclosure.
- 2.02.145 **HOME IMPROVEMENT CENTER** shall mean a facility of more than 30,000 square feet of gross floor area, engaged in retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, garden supplies, and cutlery.
- 2.02.146 ~~**HOME OCCUPATION** shall mean an "in home" or "home based" or entrepreneurial business operating from a residential dwelling within Louisville. Home occupations are considered conditional uses to properties in all zoning districts. Any portion of a residential property, including a home phone, computer, mailing address, etc., used in deriving income or sales, will require a resident to obtain a Home Occupation Permit. Child Care Homes and Child Care Centers are exempt from Home Occupation Permits except for any signage restrictions. (Ordinance #951; 10/12/16) pg over~~
- 2.02.147 **HOMEOWNERS ASSOCIATION** shall mean a private, nonprofit corporation or association of homeowners of properties in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.

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- 2.02.148 **HOTEL** shall mean a building or portion thereof, or a group of buildings, offering transient lodging accommodations on a daily rate to the general public and providing services associated with restaurants, meeting rooms, and recreational facilities. The word "hotel" includes motel, inn, automobile court, motor inn, motor lodge, motor court, tourist court, and motor hotel.
- 2.02.149 **HOUSEHOLD PET** shall mean an animal that is customarily kept for personal use or enjoyment within the home. Household pet shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, fish, and rodents.
- 2.02.150 **IMPERVIOUS SURFACE** shall mean a surface that has been compacted or covered with a layer of material making the surface highly resistant to infiltration by water, such as compacted sand, rock, gravel, or clay and conventionally surfaced streets, roots, sidewalks, parking lots, and driveways.
- 2.02.151 **INCIDENTAL USE** shall mean a use, which is subordinate to the main use of a premise.
- 2.02.152 **INDUSTRY** shall mean the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.
- 2.02.153 **INFILL DEVELOPMENT** shall mean the construction of a building or structure on a vacant parcel located in a predominantly built up area.
- 2.02.154 **INFILL SITE** shall mean any vacant lot, parcel or tract of land within developed areas of the City, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, schools, and fire protection have already been constructed or are provided.
- 2.02.155 **INOPERABLE MOTOR VEHICLE** shall mean any motor vehicle which: (1) Does not have a current state license plate; or, (2) Which may or may not have a current state license plate, but is disassembled or wrecked in part or in whole, or is unable to move under its own power, or is not equipped as required by Nebraska State Law for operation upon streets or highways. A vehicle that is wholly or partially dismantled shall not be considered inoperable when said vehicle is inside a completely enclosed building.
- 2.02.156 **INTENSITY** shall mean the degree to which land is used referring to the levels of concentration or activity in uses ranging from uses of low intensity being agricultural and residential to uses of highest intensity being heavy industrial uses. High intensity uses are normally uses that generate concentrations of vehicular traffic and daytime population and are less compatible with lower intensive uses.
- 2.02.157 **INTENT AND PURPOSE** shall mean that the Commission and Board by the adoption of this Regulation, have made a finding that the health, safety, and welfare of the Community will be served by the creation of the District and by the regulations prescribed therein.
- 2.02.158 **JUICE BAR** (See Adult Establishment.).
- 2.02.159 **JUNK** shall be any worn-out, cast-off, old, or discarded articles of scrap, copper, brass, iron, steel, rope, rags, batteries, paper, trash, rubber, debris, waste, dismantled or wrecked automobiles, or parts thereof, and other old or scrap ferrous or nonferrous material.
- 2.02.160 **JUNK YARD** shall mean any lot, land parcel, building, or structure or part thereof for storage, collection, purchase, sale, salvage, or disposal of machinery, farm machinery, and including motor vehicles, parts and equipment resulting from dismantling or wrecking, or keeping of junk, including scrap metals or other scrap materials, with no burning permitted. For motor vehicles, see "Automobile Wrecking Yard".

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- 2.02.161 **KENNEL, BOARDING, or TRAINING** shall mean any lot or premises on which four (4) or more dogs or cats or any combination thereof, at least four (4) months of age, are boarded, bred, or trained for a fee.
- 2.02.162 **KENNEL, COMMERCIAL** shall mean an establishment where four (4) or more dogs or cats, or any combination thereof, other household pets, or non-farm/non-domestic animals at least four (4) months of age are groomed, bred, boarded, trained, or sold as a business.
- 2.02.163 **LAGOON** shall mean a wastewater treatment facility that is a shallow, artificial pond where sunlight, bacterial action, and oxygen interact to restore wastewater to a reasonable state of purity. This includes both human and livestock wastes. All lagoons shall meet the minimum design criteria established by the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services. All lagoons shall have the proper permits approved prior to starting construction.
- 2.02.164 **LANDFILL** shall mean a disposal site employing a method of disposing solid wastes in a manner that minimizes environmental hazards in accordance with state and federal requirements.
- 2.02.165 **LANDSCAPE** shall mean plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.
- 2.02.166 **LANDSCAPING** shall include the original planting of suitable vegetation in conformity with the requirements of this Regulation and the continued maintenance thereof.
- 2.02.167 **LANDSCAPE SCREEN** shall mean a method of visually shielding or obscuring one abutting or nearby structure(s) or use from another through the use of shrubs, trees, berms or densely planted vegetation.
- 2.02.168 **LARGE BOX RETAIL** shall mean a singular retail or wholesale user that occupies no less than 30,000 square feet of gross floor area. These uses typically include membership wholesale clubs, emphasizing in large bulk sales, discount stores, pharmacies, grocery stores, especially warehouse-style point-of-sale concepts and department stores.
- 2.02.169 **LAUNDRY, SELF SERVICE** shall mean an establishment that provides home-type washing, drying, and/or ironing facilities for customers on the premises.
- 2.02.170 **LIFE CARE FACILITY** shall mean a facility for the transitional residency of the elderly and/or disabled persons, progressing from independent living to congregate apartment living where residents share common meals and culminating in full health and continuing care nursing home facility. (Also, see Congregate Housing).
- 2.02.171 **LIMITS OF GRADING** shall mean the outermost edge of the area in which the existing topography is to be altered by cutting and/or filling.
- 2.02.172 **LOADING SPACE** shall mean an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley, or other appropriate means of ingress and egress.
- 2.02.173 **LOT** shall mean a parcel or tract of land which is or may be occupied by a use herein permitted, together with yards, and other open spaces herein required, that has frontage upon a street, and is a part of a recorded subdivision plat or has been recorded prior to the adoption of the Regulation, or a parcel of real property delineated on an approved record of survey, lot-split or sub-parceling map as filed in the office of the County Recorder and abutting at least one (1) public street or right-of-way, two (2) thoroughfare easements, or one (1) private road.
1. **LOT AREA** shall mean the total area, on a horizontal plane, within the lot lines of a lot.

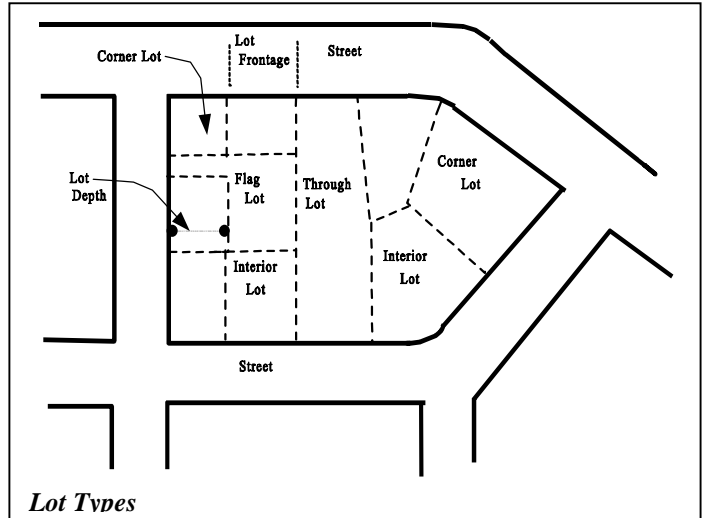
2. **LOT, CORNER** shall mean a lot located at the intersection of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an "Interior Lot". The setbacks for a front yard shall be met on ~~all abutting streets~~ **address side in all residential districts. Setbacks for side yard shall be met on non-address side in all residential districts.** (Ord. #939; 01/13/16)

3. **LOT, DOUBLE FRONTAGE, or THROUGH** shall mean a lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

4. **LOT, FLAG** shall mean an interior lot, the majority of which has frontage and access provided by means of a narrow corridor.

5. **LOT, FRONTAGE** shall mean the side of a lot abutting on a legally accessible street right-of-way other than an alley or an improved county road. For the purposes of this definition, on corner lots, all sides of a lot adjacent to streets or roads shall be considered frontage.

6. **LOT, INTERIOR** shall mean a lot other than a corner lot.



2.02.174 **LOT COVERAGE** shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.

2.02.175 **LOT DEPTH** shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

2.02.176 **LOT LINE** shall mean the property line bounding a lot.

1. **LOT LINE, FRONT** shall mean the property line abutting a street.

2. **LOT LINE, REAR** shall mean a lot line not abutting a street which is opposite and most distant from the front lot line.

3. **LOT LINE, SIDE** shall mean any lot line not a front lot line or rear lot line.

2.02.177 **LOT, NONCONFORMING** shall mean a lot having less area or dimension than that required in the district in which it is located and which was lawfully created prior to the zoning thereof whereby the larger area or dimension requirements were established, or any lot, other than one shown on a plat recorded in the office of the County Registrar of Deeds, which does not abut a public road or public road right-of-way and which was lawfully created prior to the effective date of this Regulation.

2.02.178 **LOT OF RECORD** shall mean a lot or parcel of land, the deed to which has been recorded in the records of the County Registrar of Deeds at the time of the passage of a regulation establishing the zoning district in which the lot is located.

2.02.179 **LOT WIDTH** shall mean **the minimum required width of a lot measured at the front yard setback line, irregardless of lot shape.** (Ord. 781; 3/8/06)

2.02.180 **MANUFACTURED HOME** (See Dwelling, Manufactured Home)

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- 2.02.181 **MANUFACTURED or MOBILE HOME PARK** shall mean a parcel of land under single ownership that has been planned and improved for the placement of manufactured or mobile housing used or to be used for dwelling purposes and where manufactured or mobile home spaces are not offered for sale or sold. The terms "manufactured home park" or "mobile home park" do not include sales lots on which new or used manufactured or mobile homes are parked for the purposes of storage, inspection, or sale.
- 2.02.182 **MANUFACTURED or MOBILE HOME SUBDIVISION** shall mean a parcel of land that has been subdivided and used or intended to be used for the purpose of selling lots for occupancy by manufactured or mobile homes.
- 2.02.183 **MANUFACTURING** shall mean uses primarily engaged in the mechanical or chemical transformation of materials or substances into new products. These uses are usually described as plants, factories, or mills and characteristically use power driven machines and materials handling equipment. Uses engaged in assembling component parts of manufactured products are also considered manufacturing if the new product is neither a structure nor other fixed improvement. Also included is the blending of material such as lubricating oils, plastics, resins, or liquors. Manufacturing production is usually carried on for the wholesale market, for interplant transfer, or to order for industrial users, rather than for direct sale to the domestic consumer.
- 2.02.184 **MASSAGE PARLOR** shall mean an establishment other than a regularly licensed and established hospital or dispensary where non-medical manipulative exercises or devices are practiced upon the human body manually or otherwise by any person other than a licensed physician, surgeon, dentist, occupational or physical therapist, chiropractor or osteopath with or without the use of therapeutic, electrical, mechanical, or bathing devices. (Also, see Adult Uses.)
- 2.02.185 **MECHANICAL EQUIPMENT** shall mean equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.
- 2.02.186 **MINI-STORAGE OR MINI-WAREHOUSE** (See Self-Service Storage Facility.)
- 2.02.187 **MISCELLANEOUS STRUCTURES** shall mean structures, other than buildings, visible from public ways. Examples are memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences, and walls, kennels, and transformers.
- 2.02.188 **MIXED USE** shall mean properties where various uses, such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.
- 2.02.189 **MOBILE HOME** (See Dwelling, Mobile Home)
- 2.02.190 **MOBILE HOME PARK** (See Manufactured or Mobile Home Park.)
- 2.02.191 **MOBILE HOME SUBDIVISION** (See Manufactured or Mobile Home Subdivision.)
- 2.02.192 **MOTEL** (See Hotel.)
- 2.02.193 **MOTOR VEHICLE** shall mean every self-propelled land vehicle, not operated upon rails, except self-propelled wheel chairs.
- 2.02.194 **NIGHTCLUB** shall mean a commercial establishment dispensing beverages for consumption on the premises and in which dancing is permitted or entertainment is provided. (Also, see Bar.)
- 2.02.195 **NONCOMMUNITY WATER SUPPLY SYSTEM** shall mean any public water supply system that is not a community water supply system.
- 2.02.196 **NONCONFORMING BUILDING** shall mean a building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations.

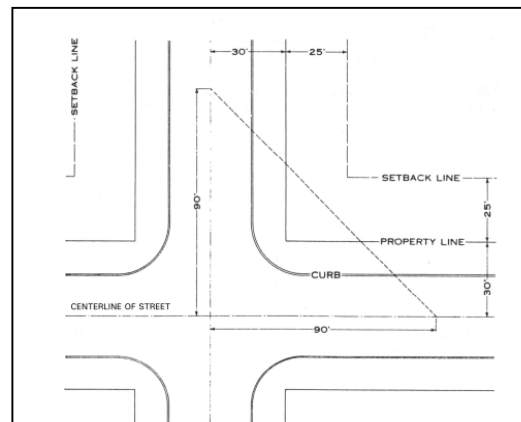
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- 2.02.197 **NON-FARM BUILDINGS** shall mean all buildings except those buildings utilized for agricultural purposes on a farmstead of twenty acres or more which produces one thousand dollars or more of farm products each year.
- 2.02.198 **NUISANCE** shall mean anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses such as noise, dust, odor, smoke, gas, pollution, congestion, lighting, and litter.
- 2.02.199 **NURSERY** shall mean the use of a premises for the propagation, cultivation, and growth of trees, shrubs, plants, vines, and the like from seed or stock, and the sale thereof, and including the sale of trees, shrubs, plants, vines, and the like purchased elsewhere and transplanted into the soil of the premises. In connection with the sale of plants, such fungicides, insecticides, chemicals, peat moss, humus, mulches, and fertilizers as are intended to be used in preserving the life and health of the plants may be sold.
- 2.02.200 **NURSING HOMES OR CONVALESCENT HOMES** shall mean an institution or agency licensed by the State for the reception, board, care, or treatment of three (3) or more unrelated individuals, but not including facilities for the care and treatment of mental illness, alcoholism, or narcotics addiction.
- 2.02.201 **OFFICE** shall mean a building or a portion of a building wherein services are performed involving, primarily, administrative, professional, or clerical operations.
- 2.02.202 **OFFICIAL ZONING DISTRICT MAP** shall mean a map delineating the boundaries of zoning districts which, along with the zoning text, is officially adopted by the Louisville City Council.
- 2.02.203 **OFF-STREET PARKING AREA** shall mean all off street areas and spaces designed, used, required, or intended to be used for parking, including driveways or access ways in and to such areas.
- 2.02.204 **OPEN LOTS** shall mean pens or similar concentrated areas, including small shed-type areas or open-front buildings, with dirt, or concrete (or paved or hard) surfaces, wherein animals or poultry are substantially or entirely exposed to the outside environment except for possible small portions affording some protection by windbreaks or small shed-type areas.
- 2.02.205 **OPEN SPACE** shall mean a parcel or parcels of land, together with the improvements thereon, primarily set aside for recreational use and enjoyment, exclusive of land areas used for streets, alleys, roads, driveways, parking areas, structures, and buildings.
1. **OPEN SPACE, COMMON** shall mean a separate and distinct area set aside as open space within or related to a development, and not on individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents of the development. Rights-of-way, private streets, driveways, parking lots or other surfaces designed or intended for vehicular use or required yards shall not be included as common open space.
- 2.02.206 **OUTDOOR ADVERTISING** (see "Advertising Structure" and "Sign").
- 2.02.207 **OVERLAY DISTRICT** shall mean a district in which additional requirements are imposed upon a use, in conjunction with the underlying zoning district. The original zoning district designation does not change.
- 2.02.208 **OWNER** shall mean one or more persons, including corporations, who have title to the property, building or structure in question.
- 2.02.209 **PAINTBALL COURSE** shall mean a commercial recreational park containing obstacle courses for the purpose of staging paintball battles. Said facility generally collects a fee, either as membership or on a visit by visit basis, that allows individuals to participate in paintball activities.

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- 2.02.210 **PARCEL** shall mean a lot or a contiguous group of lots in single ownership or under single control, which may be considered as a unit for purposes of development.
- 2.02.211 **PARK** shall mean any public or private land available for recreational, educational, cultural, or aesthetic use.
- 2.02.212 **PARKING AREA, PRIVATE** shall mean an area, other than a street, used for the parking of automotive vehicles capable of moving under their own power and restricted from general public use.
- 2.02.213 **PARKING AREA, PUBLIC** shall mean an area, other than a private parking area or street used for the parking of vehicles capable of moving under their own power, either free or for remuneration.
- 2.02.214 **PARKING SPACE, AUTOMOBILE** shall mean an area, other than a street or alley, reserved for the parking of an automobile, such space having a dimension not less than nine (9) feet by twenty (20) feet, plus such additional area as is necessary to afford adequate ingress and egress.
- 2.02.215 **PARKWAY** shall mean an arterial highway with full or partial control of access, and located within a park or ribbon of park like development.
- 2.02.216 **PERFORMANCE GUARANTEE** shall mean a financial guarantee to ensure that all improvements, facilities, or work required by this chapter will be completed in compliance with these regulations as well as with approved plans and specifications of a development.
- 2.02.217 **PERMANENT FOUNDATION** shall mean a base constructed from either poured concrete or laid masonry rock or brick and placed on a footing located below ground level to a point below the frost line upon which a building or structure is permanently attached.
- 2.02.218 **PERMANENT TREE PROTECTION DEVICES** shall be structural measures, such as retaining walls or aeration devices that are designed to protect the tree and its root systems throughout its lifetime.
- 2.02.219 **PERMITTED USE** shall mean any land use allowed without condition within a zoning district.
- 2.02.220 **PERMANENTLY ATTACHED** shall mean attached to real estate in such a way as to require dismantling, cutting away, unbolting from permanent foundation or structural change in such structure in order to relocate it to another site.
- 2.02.221 **PERSON** shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, County, special district or any other group or combination acting as an entity, except that it shall not include Louisville, Nebraska.
- 2.02.222 **PLANNED DEVELOPMENT** shall mean a development designed to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.
- 2.02.223 **PLANNING COMMISSION** shall mean the Planning Commission of Louisville, Nebraska.
- 2.02.224 **PLANT MATERIALS** shall mean trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs and other such vegetation.
- 2.02.225 **PLAT** shall mean a map showing the location, boundaries, and legal description of individual properties.
- 2.02.226 **POLICY** shall mean a statement or document of the City, such as the comprehensive plan, that forms the basis for enacting legislation or making decisions.

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- 2.02.227 **PREMISES** shall mean a tract of land, consisting of one lot or irregular tract, or more than one lot or irregular tract, provided such lots or tracts are under common ownership, contiguous, and used as a single tract. A building or land within a prescribed area.
- 2.02.228 **PRINCIPAL STRUCTURE** shall mean the main building or structure on a lot, within which the main or primary use of the lot or premises is located.
- 2.02.229 **PROHIBITED USE** shall mean any use of land, other than nonconforming, which is not listed as a permitted use or conditional use within a zoning district.
- 2.02.230 **PROMOTIONAL DEVICE** shall mean any sign intended to be displayed either with or without a frame, with or without characters, letters, illustrations, or other material, on a fabric of any kind. National flags, flags of political subdivisions, or symbolic flags of any institutions or business shall be considered a promotional device for the purpose of this definition. Banners, pennants, inflatable characters, streamers, or fringe-type ribbons or piping shall be considered as a promotional device.
- 2.02.231 **PROTECTED ZONE** shall mean all lands that fall outside the buildable areas of a parcel, all areas of a parcel required to remain in open space, and/or all areas required as landscaping strips according to the provisions of the Zoning Regulation.
- 2.02.232 **PUBLIC UTILITY** shall mean any business which furnishes the general public telephone service, telegraph service, electricity, natural gas, water and sewer, or any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the state or federal government.
- 2.02.233 **PUBLIC WATER SUPPLY** shall mean a water supply system designed to provide public piped water fit for human consumption, if such system has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals. This definition shall include: (1) Any collection, treatment, storage, or distribution facilities under the control of the operator of such system and used primarily in connection with such system; and (2) Any collection or pretreatment storage facilities not under such control which are used primarily in the connection with such system.
- 2.02.234 **RAILROAD** shall mean the land use including the right-of-way (R. O. W.) abutting railroad properties occupied by uses pertinent to the railroad operation and maintenance, but not including properties owned by the railroad and leased for use by others.
- 2.02.235 **RECREATIONAL FACILITY** shall mean facilities for the use by the public for passive and active recreation including tennis, handball, racquetball, basketball, track and field, jogging, baseball, soccer, skating, swimming, or golf. This shall include country clubs and athletic clubs, but not facilities accessory to a private residence used only by the owner and guests, nor arenas or stadiums used primarily for spectators to watch athletic events. In addition, recreational facilities shall mean museums, amphitheaters, race tracks (including all motor powered vehicles) and wildlife conservation areas (used for public viewing), and theme parks.
- 2.02.236 **RECREATIONAL VEHICLE (RV)** shall mean a vehicular unit less than forty (40) feet in overall length, eight (8) feet in width, or twelve (12) feet in overall height, primarily designed as a temporary living quarters for recreational camping or travel use having either its own power or designed to be mounted on or drawn by a motor vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, camping trailer, and fifth wheel.
- 2.02.237 **RECREATIONAL VEHICLE (RV) PARK** shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers.
- 2.02.238 **RESIDENCE** shall mean a building used, designed, or intended to be used as a home or dwelling place for one (1) or more families.

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- 2.02.239 **RESTAURANT** shall mean a public eating establishment operated for profit at which the primary function is the preparation and serving of food primarily to persons seated within the building.
1. **RESTAURANT, DRIVE-IN** shall mean a restaurant establishment that has the facilities to serve prepared food and/or beverages to customers seated within motor vehicles for consumption either on or off the premises.
 2. **RESTAURANT, ENTERTAINMENT** shall mean a restaurant establishment where food and drink are prepared, served, and consumed, within a building or structure that integrally includes electronic and mechanical games of skill, simulation, and virtual reality, play areas, video arcades or similar uses, billiards, and other forms of amusement.
 3. **RESTAURANT, FAST FOOD** shall mean a restaurant establishment whose principal business is the sale of food and/or beverages in ready-to-consume individual servings, for consumption either within the establishment, for carryout, or drive-in; and where food and/or beverages are usually served in paper, plastic, or other disposable containers.
- 2.02.240 **RETAIL TRADE** shall mean uses primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of goods. Uses engaged in retail trade sell merchandise to the general public or to households for personal consumption.
- 2.02.241 **RETENTION BASIN** shall mean a pond, pool, or basin used for the permanent storage of stormwater runoff.
- 2.02.242 **REVERSE SPOT ZONING** shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and that uniquely burdens an individual owner largely to secure some public benefit. Reverse spot zoning usually results from downzoning a tract of land to a less intensive use classification than that imposed on nearby properties.
- 2.02.243 **REZONING** shall mean an amendment to or change in the zoning regulations either to the text or map or both.
- 2.02.244 **REZONING, PIECEMEAL** shall mean the zoning reclassification of individual lots resulting in uncertainty in the future compatible development of the area.
- 2.02.245 **RIGHT-OF-WAY** shall mean an area or strip of land, either public or private, on which an irrevocable right of passage has been dedicated, recorded, or otherwise legally established for the use of vehicles or pedestrians or both.
- 2.02.246 **ROAD, PRIVATE** shall mean a way, other than driveways, open to vehicular ingress and egress established for the benefit of certain, adjacent properties. (Also, see right-of-way and Street.)
- 2.02.247 **ROAD, PUBLIC** shall mean all public rights-of-way reserved or dedicated for street or road traffic. (Also, see Right-of-Way and Street.)
- 2.02.248 **ROOM** shall mean an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.
- 2.02.249 **SATELLITE DISH ANTENNA** shall mean a round, parabolic antenna incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, or cone and used to transmit and/or receive radio or electromagnetic waves.
- 2.02.250 **SCHOOL, DAY, PRE-, OR NURSERY** shall mean a school or center for children under school age, whether licensed as a day care center or not. Such shall be approved by the Nebraska State Fire Marshall as being in conformance with safety provisions pursuant to the National Fire Protection Association, Pamphlet 101, known as the Life Safety Code and shall be approved by the Nebraska Department of Health and Welfare as meeting their health and welfare standards.

- 2.02.251 **SCREENING** shall mean a structure of planting that conceals from view from public ways the area behind such structure or planting.
- 2.02.252 **SELECTIVE CLEARING** shall be the careful and planned removal of trees, shrubs, and plants using specific standards and protection measures.
- 2.02.253 **SELF-SERVICE STATION** shall mean an establishment where motor fuels are stored and dispensed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.
- 2.02.254 **SELF-SERVICE STORAGE FACILITY** shall mean a building or group of buildings containing individual, compartmentalized, and controlled access stalls or lockers for storage.
- 2.02.255 **SEPARATE OWNERSHIP** shall mean ownership of a parcel of land by a person who does not own any of the land abutting such parcel.
- 2.02.256 **SEPTIC SITE** shall mean the area bounded by the dimensions required for the proper location of the septic tank system.
- 2.02.257 **SERVICE STATION** shall mean buildings and premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories and where light maintenance activities such as engine tune-ups, lubrications, and washing may be conducted, but not including heavy maintenance and repair such as engine overhauls, painting, and body repair.
- 2.02.258 **SETBACK LINE, FRONT YARD** shall mean the line which defines the depth of the required front yard. Said setback line shall be parallel with the right-of-way line or highway setback line when one has been established.
- 2.02.259 **SETBACK LINE, REAR YARD OR SIDE YARD** shall mean the line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the district.
- 2.02.260 **SHOPPING CENTER** shall mean a group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery that is separated from customer access, aesthetic considerations, and protection from the elements.
- 2.02.261 **SHOPPING, CENTER, COMMERCIAL STRIP** shall mean a commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking and small linear shopping centers with shallow on-site parking in front of the stores.
- 2.02.262 **SHRUB** shall mean a multi-stemmed woody plant other than a tree.
- 2.02.263 **SIDEWALK CAFE** shall mean an area adjacent to a street level eating or drinking establishment located adjacent to the public pedestrian walkway and used exclusively for dining, drinking, and pedestrian circulation. The area may be separated from the public sidewalk by railings, fencing, or landscaping or a combination thereof.
- 2.02.264 **SIGHT TRIANGLE** is an area at a street intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a



Sight Triangle

height of 2 1/2 feet and 10 feet above the grades of the bottom of the curb of the intersecting streets, measured from the point of intersection of the centerline of the streets, 60 feet in each direction along the centerline of the streets. At the intersection of major or arterial streets, the 60-foot distance shall be increased to 90 feet for each arterial leg of the intersection.

2.02.265 **SIGN** shall mean and include any outdoor sign, display, declaration, device, figure, drawing, illustration, message, placard, poster, billboard, insignia, or other things which are designed, intended, or used for direction, information, identification, or to advertise, to inform, or to promote any business, product activity, service, or any interest, except signs less than 50 square feet in area and less than 25 feet in height that are of a public or quasi-public nature, or other official notices that are authorized by the State of Nebraska, City of Louisville, or a Federal Government Agency, as well as any directional, informational, or other official signs or notices authorized by law.

1. **SIGN, ADVERTISING** shall mean a sign which directs attention to any product, activity, or service; provided, however, that such sign shall not be related or make reference to the primary use, business activity, or service conducted on the premises.

2. **SIGN, ANIMATED** shall mean any sign that uses movement or change of lighting to depict action or create a special effect or scene.

3. **SIGN, ANNOUNCEMENT** shall mean a small announcement or professional signs, not over 6 square feet in area, except that an announcement sign or bulletin board not over 18 square feet in area, set back at least 20 feet from any highway, street, road, or roadway easement may be erected in connection with any of the permitted principal uses of a nonresidential nature.

4. **SIGN, ARCHITECTURAL CANOPY** shall mean an enclosed, illuminated (backlit awning) or non-illuminated structure that is attached to the wall of a building with the face of the sign approximately parallel to the wall and with the sign's area integrated into its surface.



*Sign, Architectural Canopy
Sign, Awning or Canopy*

5. **SIGN, AWNING OR CANOPY** shall mean any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

6. **SIGN, BANNER** shall mean any sign of lightweight, fabric or similar material that is permanently mounted to a pole or building by a permanent frame at one or more edges. National flags, state or municipal flags, or official flag of any institution or business shall not be considered banners.

7. **SIGN, BILLBOARD** shall mean a sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

8. **SIGN, BUILDING** shall mean any sign supported by, painted on or otherwise attached to any building or structure.

9. **SIGN, BUILDING MARKER** shall mean any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of



Sign, Banner

bronze or other permanent material.

10. **SIGN, CHANGEABLE COPY** shall mean a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without, altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy changes is an electronic or mechanical indication of time or temperature shall be considered a “time and temperature” portion of a sign and not a changeable copy sign for purposes of this ordinance.
11. **SIGN, CLOSED** shall mean a sign in which more than fifty percent (50%) of the entire area is solid or tightly closed or covered.
12. **SIGN, COMMERCIAL MESSAGE** shall mean any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.
13. **SIGN, DESTINATION** shall mean a sign used to inform and direct the public to important public places and buildings, landmarks, and historical sites in the most simple, direct, and concise manner possible.
14. **SIGN, ELECTRONIC MESSAGE BOARD** shall mean a sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
15. **SIGN, FLASHING** shall mean a sign, which, by method or manner of illumination, flashes on or off, winks, or blinks with varying light intensity, shows motion, or creates the illusion of being on or off.
16. **SIGN, FREESTANDING** shall mean any sign supported by uprights or braces placed on or in the ground, which is used principally for advertising or identification purposes and is not supported by any building.
17. **SIGN, GROUND** shall mean a sign mounted directly to the ground with a maximum height not to exceed six (6) feet.
18. **SIGN, ILLUMINATED** shall mean a sign illuminated in any manner by an artificial light source.
19. **SIGN, INCIDENTAL** shall mean a sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.
20. **SIGN, MARQUEE** shall mean any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
21. **SIGN, NAMEPLATE** shall mean a sign not exceeding 2 square feet for each dwelling.
22. **SIGN, NON-CONFORMING** shall mean any sign that does not conform to the requirements of this ordinance.
23. **SIGN, OBSOLETE** shall mean a sign that advertises a business no longer in existence or a product no longer offered for sale and has advertised such business or product for a period of six (6) months after the termination of the



*Sign, Billboard
Sign, Off-Premises*

existence of such business or the termination of sale of the product advertised.

24. **SIGN, OFF-PREMISES** shall mean a sign including the supporting sign structure which directs the attention of the general public to a business, service, or activity not usually conducted, or a product not offered or sold, upon the premises where such sign is located.
25. **SIGN, ON-PREMISE** shall mean a sign, display, or device-advertising activities conducted on the property on which such sign is located.
26. **SIGN, OPEN** shall mean a sign attached to or hung from a marquee, canopy, or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line, or street lot line.
27. **SIGN, PENNANT** shall mean any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
28. **SIGN, POLE** shall mean a sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six (6) feet or more above grade.
29. **SIGN, PORTABLE** shall mean a sign, usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character. Examples are: menu and sandwich board signs, balloons used as signs, umbrellas used for advertising, and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.
30. **SIGN, PROJECTING** shall mean a projecting sign attached to a building in such a manner that its leading edge extends more than eight (8) inches beyond the surface of such building or wall.
31. **SIGN, REAL ESTATE** shall mean a temporary sign that identifies property or properties that are for sale or lease.
32. **SIGN, ROOF** shall mean a sign identifying the name of a business, enterprise, or the product sold on the premises and erected on and over the roof of a building and extending vertically above the highest portion of the roof.
33. **SIGN, ROOF (INTEGRAL)** shall mean any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.



Sign, Projecting

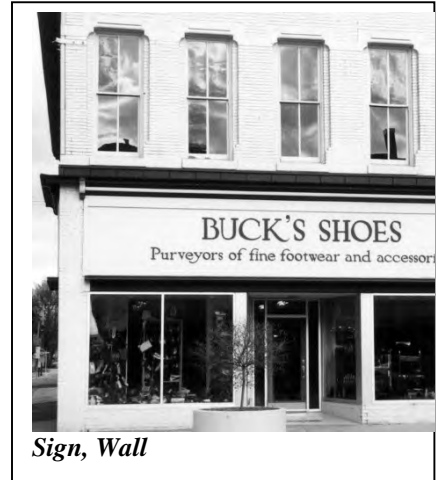
34. **SIGN, SUBDIVISION** identification shall mean a sign erected on a subdivision identification lot that identifies the platted subdivision where the sign is located.
35. **SIGN, SUSPENDED** shall mean a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.
36. **SIGN, TEMPORARY** shall mean a sign constructed of cloth, fabric, or other material with or without a structural frame intended for a limited period of display, including displays for holidays or public demonstrations. Temporary signs shall include portable signs as defined in this section.



Sign, Subdivision

37. **SIGN, WALL** shall mean any sign attached parallel to, but within eight inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

38. **SIGN, WINDOW** shall mean any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.



- 2.02.266 **SIGN AREA** shall mean the entire area including the background of a sign on which copy can be placed but not including the minimal supporting framework or bracing. The area of individually painted letter signs, individual letter signs or directly or indirectly illuminated individual letter signs, shall be calculated on the basis of the smallest geometric figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between the letters and lines, as well as the areas of any devices, illuminated or non-illuminated.
- 2.02.267 **SIGN SETBACK** shall mean the horizontal distance from the property line to the nearest projection of the existing or proposed sign.
- 2.02.268 **SIGN SURFACE** shall mean the entire area of a sign.
- 2.02.269 **SIMILAR USE** shall mean the use of land, buildings, or structures of like kind or general nature with other uses within a zoning district as related to bulk, intensity of use, traffic generation and congestion, function, public services requirements, aesthetics or other similarities.
- 2.02.270 **SITE BREAK** shall mean a structural or landscape device used to interrupt long vistas and create visual interest in a site development.
- 2.02.271 **SITE PLAN** shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries of a site and the location of all buildings, structures, uses, drives, parking, drainage, landscape features, and other principal site development improvements for a specific parcel of land.
- 2.02.272 **SKATE, IN-LINE** shall mean a boot-type device, which is placed on an individual's feet. In-line skates contain wheels on the bottom of the boot, which are attached in linear fashion.
- 2.02.273 **SKATE PARK** shall mean a recreational facility containing skateboard ramps and other obstacle courses and devices for the use with skateboards and in-line skates.
- 2.02.274 **SKATEBOARD** shall mean a foot board mounted upon four or more wheels and is usually propelled by the user who sometimes stands, sits, kneels, or lays upon the device while it is in motion.
- 2.02.275 **SKATEBOARD or HALF PIPE** shall mean an outdoor structure that is shaped into a half circle or oval, that is designed and principally intended to permit persons on skateboards to move continuously from one side to the other.
- 2.02.276 **SKATEBOARD RAMP** shall mean an outdoor structure with an upward inclined surface, essentially one of the sides of a pipe, which are designed and principally intended to permit persons on skateboards to move from horizontal to vertical and back to horizontal.

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- 2.02.277 **SLUDGE** shall mean solids removed from sewage during wastewater treatment and then disposed of by incineration, dumping, burial, or land application.
- 2.02.278 **SOLID WASTE** shall mean waste materials consisting of garbage, trash, refuse, rubble, sewage, offal, dead animals, or paunch manure.
- 2.02.279 **SPECIFIED ANATOMICAL AREAS** shall mean anatomical areas consisting of:
1. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast(s) below a point immediately above the top of the areola; and,
 2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- 2.02.280 **SPECIFIED SEXUAL ACTIVITIES** shall mean activities consisting of the following:
1. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually-oriented acts of conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty; or
 2. Clearly depicted human genitals in the state of sexual stimulation, arousal, tumescence; or
 3. Use of human or animal ejaculation, sodomy, oral copulation, coitus, masturbation; or
 4. Fondling or touching of nude human genitals, pubic region, buttocks, female breast(s); or
 5. Situation involving a person or persons, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding, or other physical restraint of any such persons; or
 6. Erotic or lewd touching, fondling, or other sexually-oriented contact with an animal by a human being; or
 7. Human excretion, urination, menstruation, vaginal, or anal irrigation.
- 2.02.281 **SPOT ZONING** shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and primarily promotes the private interest of the owner rather than the general welfare. Spot zoning usually results from an upzoning to a more intensive use classification.
- 2.02.282 **STANDARD SYSTEM** shall mean a sewage treatment system employing a building sewer, septic tank, and a standard soil absorption system.
- 2.02.283 **STOCKPILING** shall mean the accumulation or manure in mounds, piles, or other exposed and non-engineered site locations for storage or holding purposes for a period of not more than one (1) year.
- 2.02.284 **STORAGE** shall mean the keeping, in a roofed or unroofed area, of any goods, junk, material, merchandise, or vehicles on the same tract or premises for more than thirty (30) days.
- 2.02.285 **STORM DRAIN** shall mean a conduit that carries natural storm and surface water drainage but not sewage and industrial wastes, other than unpolluted cooling water.
- 2.02.286 **STORMWATER DETENTION** shall mean any storm drainage technique that retards or detains runoff, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells, or any combination thereof.

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- 2.02.287 **STORMWATER MANAGEMENT** shall mean the collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, or groundwater, and/or runoff, together with applicable managerial (non-structural) measures.
- 2.02.288 **STORMWATER RETENTION AREA** shall mean an area designed by a licensed professional engineer and approved by the City to retain water to control the flow of stormwater.
- 2.02.289 **STORMWATER RUNOFF** shall mean surplus surface water generated by rainfall that does not seep into the earth but flows over land to flowing or stagnant bodies of water.
- 2.02.290 **STORY** shall mean a space in a building between the surface of any floor and the surface of the floor above, or if there is not floor above, then the space between such floor and the ceiling or roof above.
- 2.02.291 **STREET** shall mean a public thoroughfare or right-of-way dedicated, deeded, or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in this Regulation.
1. **STREET, ARTERIAL** shall mean a street designed with the primary function of efficient movement of through traffic between and around areas of a City, City, or county with controlled access to abutting property.
 2. **STREET, COLLECTOR** shall mean a street or highway, which is intended to carry traffic from minor Street to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development.
 3. **STREET, CURVILINEAR** shall mean local streets that deviate from straight alignment and change direction without sharp corners or bends.
 4. **STREET, LOCAL** shall mean a street designed for local traffic that provides direct access to abutting residential, commercial, or industrial properties.
 5. **STREET, LOOPED** shall mean a continuous local street without intersecting streets and having its two (2) outlets connected to the same street.
 6. **STREET, MAJOR** shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets.
 7. **STREET, PRIVATE** shall mean an open, unoccupied space, other than a street or alley dedicated to the public, but permanently established as the principal means of vehicular access to abutting properties. The term "private street" includes the term "place".
 8. **STREET, SIDE** shall mean that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.
- 2.02.292 **STREET CENTERLINE** shall mean the centerline of a street right-of-way as established by official surveys.
- 2.02.293 **STREET FRONTAGE** shall mean the distance for which a lot line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.
- 2.02.294 **STREET, FRONTAGE ACCESS** shall mean a street parallel and adjacent to a major street, major inter-regional highway, or major collection road and primarily for service to the abutting properties, and being separated from the major street by a dividing strip.

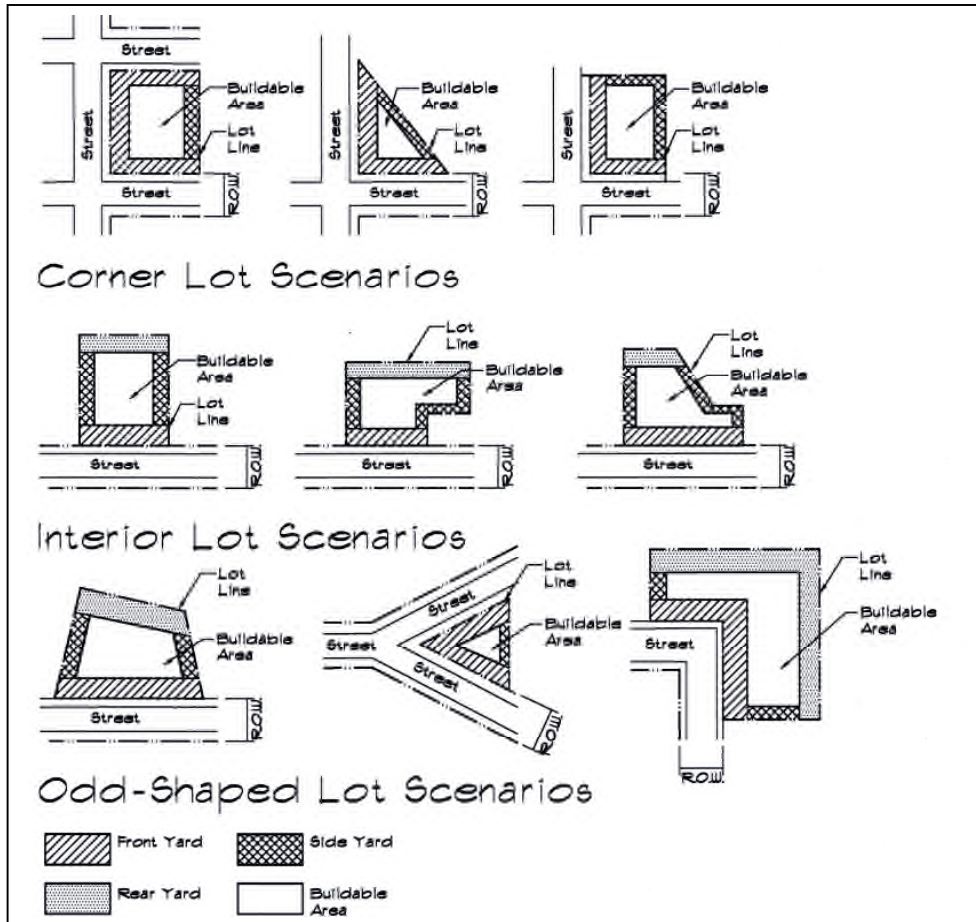
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- 2.02.295 **STREET HARDWARE** shall mean man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.
- 2.02.296 **STREET LINE** shall mean a dividing line between a lot, tract, or parcel of land and the contiguous street.
- 2.02.297 **STREETSCAPE** shall mean the scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, plantings, street hardware, and miscellaneous structures.
- 2.02.298 **STRUCTURE** shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools, covered patios and carports, and fences. This definition does not include the following: outdoor areas such as paved areas, walkways, tennis courts, and similar recreation areas.
- 2.02.299 **STRUCTURAL ALTERATION** shall mean any change in the support members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls or similar components.
- 2.02.300 **SUBDIVISION** shall mean the division of a lot, tract, or parcel of land into two or more lots, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease, offer, or development, whether immediate or future, provided the smallest lot created by the division is less than ten (10) acres in size.
- 2.02.301 **SURFACE WATERS** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, springs, canal systems, drainage systems, and all other bodies or accumulations of water, natural or artificial, public or private, situated wholly or partly within or bordering upon the state.
- 2.02.302 **TANNING STUDIO** shall mean any business that uses artificial lighting systems to produce a tan on an individual's body. These facilities may be either a stand-alone business or as an accessory use in spas, gymnasiums, athletic clubs, health clubs, and styling salons. This use is not included with any type of adult establishment.
- 2.02.303 **TATTOO PARLOR/BODY PIERCING STUDIO** shall mean an establishment whose principal business activity is the practice of tattooing and/or piercing the body of paying customers.
- 2.02.304 **TAVERN** (See Bar.)
- 2.02.305 **TEMPORARY USE** shall mean a use intended for limited duration to be located in a zoning district not permitting such use.
- 2.02.306 **THEATER** shall mean a building or structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service.
- 2.02.307 **TOWER** shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. (Also, see Antenna.)
- 2.02.308 **TRACT** shall mean a lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development.
- 2.02.309 **TRAILER, AUTOMOBILE** shall mean a vehicle without motive power, designed and constructed to travel on the public thoroughfares and to be used for human habitation or for carrying property, including a trailer coach.

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- 2.02.310 **TRUCK REPAIR** shall mean the repair, including major mechanical and body work, straightening of body parts, painting, welding, or other work that may include noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in gasoline service stations, of trucks having a hauling capacity of over one (1) ton and buses but excluding pickups and other vehicles designed for the transport of under eight (8) passengers.
- 2.02.311 **UPZONING** shall mean a change in zoning classification of land to a more intensive or less restrictive district such as from residential district to commercial district or from a single family residential district to a multiple family residential district.
- 2.02.312 **USE** shall mean the purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.
1. **USE, BEST** shall mean the recommended use or uses of land confined in an adopted comprehensive plan. Such use represents the best use of public facilities, and promotes health, safety and general welfare.
 2. **USE, CONDITIONAL** shall mean a use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning ordinance and authorized by the approving agency.
 3. **USE, HIGHEST** shall mean an appraisal or real estate market concept that identifies the use of a specific tract of land that is most likely to produce the greatest net return on investment.
 4. **USE, NONCONFORMING** shall mean a use that was valid and legal when brought into existence, but by subsequent regulation becomes no longer conforming.
 5. **USE, PRINCIPAL** shall mean the main use of land or structure, as distinguished from an accessory use. (Also, see Building, Principal.)
- 2.02.313 **USED MATERIALS YARD** shall mean any lot or a portion of any lot used for the storage of used materials. This shall not include "Junk Yards" or "Automobile Wrecking Yards".
- 2.02.314 **UTILITARIAN STRUCTURE** shall mean a structure or enclosure relating to mechanical or electrical services to a building or development.
- 2.02.315 **UTILITY EASEMENT** shall mean the same as "Easement".
- 2.02.316 **UTILITY HARDWARE** shall mean devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.
- 2.02.317 **UTILITIES, OVERHEAD OR UNDERGROUND "LOCAL DISTRIBUTION SYSTEM"** shall mean the local service distribution circuit or lines and related appurtenances served from a substation, town border station, reservoir, or terminal facility which is served from a main supply line, main transmission line, or main feeder line as may be applicable to electric, communications, gas, fuel, petroleum, fertilizer, or other chemical utilities. Local electric distribution systems shall be limited to include all lines and appurtenances carrying a primary voltage of less than 161 KV from an electric transformer substation to the consumer. The local telephone distribution system shall be limited to include the local exchange lines, the local toll lines, and the local communications equipment facilities structure.
- 2.02.318 **UTILITIES, OVERHEAD OR UNDERGROUND "TRANSMISSION LINE, SUPPLY LINE, WHOLESALE CARRIER OR TRUNK LINE, MAIN FEEDER LINE"**, or other applicable designation shall mean the main supply or feeder line serving a local distribution system of utilities, and shall include but is not limited to pumping stations, substations, regulating stations, generator

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- facilities, reservoirs, tank farms, processing facilities, terminal facilities, towers, and relay stations, and treatment plants.
- 2.02.319 **UTILITY SERVICE** shall mean any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.
- 2.02.320 **VARIANCE** shall mean a relief from or variation of the provisions of this chapter, other than use regulations, as applied to a specific piece of property, as distinct from rezoning.
- 2.02.321 **VEGETATION** shall mean all plant life; however, for purposes of this Zoning Regulation it shall be restricted to mean trees, shrubs, and vines.
- 2.02.322 **VEHICLE** shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices moved solely by human power or used exclusively upon stationary rails or tracks.
- 2.02.323 **VEHICLE, MOTOR** (See Motor Vehicle.)
- 2.02.324 **VISUAL OBSTRUCTION** shall mean any fence, hedge, tree, shrub, wall or structure exceeding two (2) feet in height, measured from the crown of intersecting or intercepting streets, alleys or driveways, which limit the visibility of persons in motor vehicles on said streets, alleys, or driveways. This does not include trees kept trimmed of branches below a minimum height of eight (8) feet.
- 2.02.325 **WAREHOUSE** shall mean a building used primarily for the storage of goods and materials.
- 2.02.326 **WAREHOUSE AND DISTRIBUTION** shall mean a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.
- 2.02.327 **WASTEWATER LAGOON** (See Lagoon.)
- 2.02.328 **WATERCOURSE** shall mean natural or once naturally flowing water, either perennially or intermittently, including rivers, streams, creeks, and other natural waterways. Includes waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.
- 2.02.329 **WATERS OF THE STATE** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water surface or underground, material or artificial, public or private, situated wholly within or bordering upon the state.
- 2.02.330 **WETLAND** shall mean an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soiled conditions, commonly known as hydrophytic vegetation.
1. **SALINE WETLAND** shall mean an area that is saturated by salty soils and water at a frequency and duration sufficient to support, and that, under normal circumstances, does not support a prevalence of salt-tolerant vegetation typically adapted for life in saturated soiled conditions, commonly known as hydrophytic vegetation.
- 2.02.331 **WHOLESALE ESTABLISHMENT** shall mean an establishment for the on-premises sales of goods primarily to customers engaged in the business of reselling the goods.
- 2.02.332 **WHOLESALE TRADE** shall mean a use primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The principal types of establishments included are: Merchant wholesalers; sales branches

and sales offices (but not retail stores) maintained by manufacturing enterprises apart from their plants for the purpose of marketing their products; agents, merchandise or commodity brokers, and commission merchants; petroleum bulk storage, assemblers, buyers, and associations engaged in cooperative marketing of farm products. The chief functions of uses in wholesale trade are selling goods to trading establishments, or to industrial, commercial, institutional, farm and professional; and bringing buyer and seller together. In addition to selling, functions frequently performed by wholesale establishments include maintaining inventories of goods; extending credit; physically assembling, sorting and grading goods in large lots, breaking bulk and redistribution in smaller lots; delivery; refrigeration; and various types of promotion such as advertising and label designing.

2.02.333 **YARD** shall mean any open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for building projections or for accessory buildings or structures permitted by this Regulation.



1. **YARD, FRONT** shall mean a space between the front yard setback line and the front lot line or highway setback line, and extending the full width of the lot.
2. **YARD, REAR** shall mean a space between the rear yard setback line and the rear lot line, extending the full width of the lot.
3. **YARD, SIDE** shall mean a space extending from the front yard, or from the front lot line where no front yard is required by this Regulation, to the rear yard, or rear lot line, between a side lot line and the side yard setback line.

2.02.334 **ZONING ADMINISTRATOR** shall mean the person or persons authorized and empowered by the county to administer and enforce the requirements of this chapter.

2.02.335 **ZONING DISTRICT** shall mean the same as "District".

2.02.336 **ZONING DISTRICT, CHANGE OF** shall mean the legislative act of removing one (1) or more parcels of land from one (1) zoning district and placing them in another zoning district on the zone map of the City.

ARTICLE 3: DISTRICTS AND OFFICIAL MAP

Section 3.01 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 of the corporate boundaries, the City is hereby divided into districts.

Section 3.02 Provision for Official Zoning Map

3.02.01 The City is hereby divided into districts, as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 3.02 of Ordinance No. ***(**) of the City of Louisville, Nebraska", together with the date of the adoption of this Ordinance. If, in accordance with the provisions of this Ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council.

3.02.02 In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted *** (Ordinance No. *** (**)) of the City of Louisville Nebraska." Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

ARTICLE 4: GENERAL PROVISIONS

Section 4.01 Planning Commission Recommendations

Pursuant to Neb. Rev. Stat. § 19-901 (R.R.S.1996), it shall be the purpose of the Planning Commission to hold public hearings upon, and make recommendation to the legislative body, regarding proposed amendments to the comprehensive plan and zoning regulations within the jurisdiction of the City.

The Commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and the City Council shall not hold its public hearings or take action until it has received the final report of the Commission.

Section 4.02 District Regulations, Restrictions, Boundary Creation

No such regulation, restriction, or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearings shall be given by publication thereof in a paper of general circulation in the City at least one (1) time ten (10) days prior to such hearing.

Section 4.03 Jurisdiction

The provisions of this Ordinance shall apply within the corporate limits of the City of Louisville, Nebraska, and within the territory beyond said corporate limits as now or hereafter fixed, for a distance of one (1) mile, as established on the Official Zoning Map, as may be amended from time to time.

Section 4.04 Provisions of Ordinance Declared to be Minimum Requirements

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Whenever the provisions of this Ordinance are in conflict with the provisions of any other ordinance or municipal law, the ordinance or municipal law with the most restrictive provisions shall govern.

Section 4.05 Zoning Affects Every Building and Use

No building or land shall hereafter be reused and no building or part thereof shall be erected, moved or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located, except that any structure damaged or destroyed may be restored if such structure does not involve a non-conforming use.

Section 4.06 Lot

4.06.01 Every building hereafter erected, reconstructed, converted, moved or structurally altered shall be located on a lot or lot of record and in no case shall there be more than one (1) principal building on a lot unless otherwise provided.

4.06.02 No building or use of land for other than agricultural purposes shall be established on a lot that does not abut a public street.

4.06.03 More than one principal building of a single permitted use may be located upon a lot or tract in the following instances if recommended by the Planning Commission and approved by the City Council.

1. Institutional buildings
2. Public or semi-public buildings
3. Multiple-family dwellings
4. Commercial or industrial buildings
5. Home for the aged
6. Agricultural buildings

Section 4.07 Reductions in Lot Area Prohibited

No lot, even though it may consist of one (1) or more adjacent lots of record, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of this Ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

Section 4.08 Obstructions to Vision at Street Intersections Prohibited

A corner lot, within the area formed by the center line of streets at a distance of sixty (60) feet from their intersections, there shall be no obstruction to vision between a height of two and one-half (2 1/2) feet and a height of ten (10) feet above the grades of the bottom of the curb of the intersecting streets, measured from the point of intersection of the centerline of the streets. At the intersection of major or arterial streets, the 60-foot distance shall be increased to ninety (90) feet for each arterial leg of the intersection. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.

Section 4.09 Yard Requirements

- 4.09.01 Yard requirements shall be set forth under the Schedule of Lot, Yard, and Bulk Requirements for each zoning district. Front, side and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky, except as herein permitted.
- 4.09.02 All accessory buildings that are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building, unless otherwise specified.
- 4.09.03 The Zoning Administrator may permit a variation in front **and rear (Ord. 983; 4/10/19)** yard setbacks to allow new or relocated structures to conform to the average existing setback provided that 1.) more than thirty (30) percent of the frontage on one side of a street between intersecting streets is occupied by structures on the effective date of this Ordinance, and 2.) a minority of such structures have observed or conformed to an average setback line.
- 4.09.04 The required side yard shall be maintained on each side of a dwelling, but may be reduced to ten percent (10%) of the lot width on lots of less than sixty feet (60') in width, provided, however, no side yard shall be less than five feet (5').
- 4.09.05 The required rear yard may be reduced to twenty percent (20%) of the depth of the lot where the required rear setback is greater than twenty percent (20%0 of the depth of the lot.
- 4.09.06 Any side or rear yard in an industrial or commercial district which is adjacent to any existing residential use or district shall be no less than twenty-five (25) feet and shall contain landscaping, planting, or fencing suitable to provide effective screening. Said screening shall be at least six (6) feet but nor more than eight (8) feet high, unless the adjacent residential district and industrial or commercial district are separated by a street right-of-way. The owner or owners of the property in the Commercial and/or Industrial District shall maintain said screening in good condition.
- 4.09.07 No part of a yard or other open space required in connection with any building or structure for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space requirements for another building or structure.
- 4.09.08 Recreational vehicles, trailers, and other similar equipment shall not be allowed to be parked within the required front or side yard setback.
- 4.09.09 On non-rectangular lots, the minimum lot width at front property line shall be fifty-five feet (55'). (Ord. 781; 3/8/06)**

Section 4.10 Drainage

No building, structure, or use shall be erected on any land, and no change shall be made in the existing contours of any land, including any change in the course, width, or elevation of any natural or other drainage channel, that will obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands. Anyone desiring to build or otherwise change the existing drainage situation shall be responsible for providing to the City or their designated agent that such changes will not be a detriment to the neighboring lands.

Section 4.11 Permitted Obstructions in Required Yards

The following shall not be considered to be obstructions when located in the required yards:

- 4.11.01 *All Yards:* Steps and accessibility ramps used for wheelchair and other assisting devices which are four (4) feet or less above grade which will not exceed minimum requirements of the Americans with Disabilities Act and are necessary for access to a permitted building or for access to a lot from a street or alley; an open, uncovered porch or paved terrace, not over six inches (6") in height, projecting up to ten feet (10'), provided such projection does not extend to any lot line; chimneys projecting twenty-four

(24) inches or less into the yard; recreational equipment and clothes lines; approved freestanding signs; arbors and trellises; flag poles; the ordinary projections of sills, eaves, belt courses, cornices, ornamental features, and window unit air conditioners projecting not more than eighteen (18) inches into the required yard; and fences or walls subject to applicable height restrictions are permitted in all yards.

4.11.02 *Front Yards:* Bay windows projecting three (3) feet or less into the yard are permitted.

4.11.03 *Rear and Side Yards:* Open off-street parking spaces or outside elements of central air conditioning systems.

4.11.04 *Double Frontage Lots:* ~~The required front yard shall be provided on each street.~~ The required front yard setback shall be provided on the address street side and the side yard setback will be observed on the non-address street side. (Ord. 890; 04/10/13)

4.11.05 *Building Groupings:* For the purpose of the side yard regulation a group of business or industrial buildings separated by a common party wall shall be considered as one (1) building occupying one (1) lot.

Section 4.12 Accessory Building and Uses

4.12.01 No accessory building or structure shall be constructed upon a lot for more than six (6) months prior to beginning construction of the principal building. No accessory building shall be used for more than six (6) months unless the main building on the lot is also being used or unless the main building is under construction. However, in no event shall such building be used as a dwelling unless a certificate of occupancy shall have been issued for such use.

4.12.02 No detached accessory building or structure shall exceed the maximum permitted height of the principal building or structure.

4.12.03 No accessory building or structure shall be erected in or encroach upon the required side yard on a corner lot or the front yard of a double frontage lot.

4.12.04 Minimum distance between principal building and accessory building shall be no less than ten feet (10'). Minimum distance between accessory structures shall be no less than twenty feet (20'). (Ord. 781; 3/8/06)

4.12.05 Accessory buildings and structures may be built within a required rear yard when located at least five feet (5') from the rear lot line and when occupying not more than thirty percent (30%) of the area of such rear yard. Further, where vehicular access to an accessory building or structure is provided from an alley, such building or structure shall be no closer than eight feet (8') to the alley.

4.12.06 Detached garages and outbuildings in Residential Districts for storage uses and other structures customary and appurtenant to the permitted uses and detached accessory garages shall be constructed of materials customarily used in residential construction.

1. Be constructed of materials that are in good repair,
2. The sidewalls of said building shall not exceed **twelve (12')** feet in height **in all zoning districts except TA zoning and RS zoning lots less than one acre. In RS zoning district on lots one acre or larger, maximum sidewall height shall be fourteen feet (14'). In TA zoning district the maximum sidewall height shall be sixteen feet (16')**, (amended Ord. 739, 5/14/03; amended Ord. 873 5/09/12),
3. Garages shall have a maximum width of 36 feet,
4. Garages shall be **finished in colors similar to residential construction and not in a galvanized finish.** (amended Ord. 739, 5/14/03)
5. **Garages shall have a minimum of 18" eaves on side walls and a minimum of 12" eaves on end walls.** (added Ord. 739, 5/14/03)
6. Any accessory building over 250 square feet shall have frost footings, no less than twice the width of the wall, 42" below grade, (added Ord. 752, 11/12/03)
7. No detached carports. (added Ord. 752, 11/12/03)

4.12.07 Regulation of accessory uses shall be as follows:

1. Except as herein provided, no accessory building shall project beyond a required yard line along any street.

2. Service station pumps and pump islands may occupy the required yards, provided, however, that they are not less than fifteen (15) feet from street lines.
3. Storage of any boat, camper, trailer, recreational vehicle or other vehicle shall not be permitted in any required yard.

Section 4.13 Permitted Modifications of Height Regulations

4.13.01 The height limitations of this Ordinance shall not apply to the following, provided that the appropriate yard setbacks are increased by one (1) foot for every two feet in excess of the maximum height requirement for the given zoning district

Church Steeple	Public Monuments	Flag Poles
Chimneys	Ornamental Towers and Spires	Church Spires
Silos	Cooling Towers	Smoke Stacks
Elevator Bulkheads	Necessary Mechanical Devices	Fire Towers
Water Towers and Standpipes	Air-Pollution Prevention Devices	

4.13.02 When permitted in a district, public or semi-public service buildings, hospitals, institutions, or schools may be erected to a height not exceeding sixty feet (60'), provided, each required yard line shall be increased by at least one (1) foot for each one (1) foot of additional building height above the height regulations for the district in which the building is located.

Section 4.14 Occupancy of Basements and Cellars

No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed.

Section 4.15 Non-Conforming, General Intent

It is the intent of this ordinance to permit lawful non-conformities to continue until they are removed, but not encourage their survival. Such uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district except as may be authorized in this title.

Section 4.16 Nonconforming Lots of Record

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provision of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both that are generally applicable in the district provided that the yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located; that such lot has been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would have been lawful; and has remained in separate and individual ownership from adjoining lots or tracts of land continuously during the entire period in which this or previous Ordinance would have prohibited creation of such lot. Variance of area, width and yard requirements shall be obtained only through action of the Board of Adjustment.

Section 4.17 Nonconforming Structures

4.17.01 *Authority to continue:* Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the applicable lot size requirements and/or the applicable bulk regulations, may be continued, so long as it remains otherwise lawful, subject to the restrictions of this section.

4.17.02 *Enlargement, Repair, Alterations:* Any such structure described in Section 4.17.01 may be enlarged, maintained, repaired or remodeled, provided, however, that no such enlargement, maintenance, repair or remodeling shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure, except that as to structures located on a lot that does not comply with the applicable lot size requirements, the side yard requirements shall be in conformance with this section, and unless otherwise permitted by special permit unless otherwise approved or as specified in the Residential District.

4.17.03 *Damage or Destruction:* In the event that any structure described in Section 4.17.01 is damaged or destroyed, by any means, to the extent of more than fifty percent (50%) of its structural value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located; provided that structures located on a lot that does not comply with the applicable lot size requirements in Section 4.16, shall not have a side yard of less than five (5) feet. When a structure is damaged to the extent of less than fifty percent (50%) of its structural value, no repairs or restoration shall be made unless a building permit is obtained and restoration is actually begun within six (6) months after the date of such partial destruction and is diligently pursued to completion.

4.17.04 *Moving:* No structure shall be moved in whole or in part for any distance whatever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

Section 4.18 Nonconforming Uses

4.18.01 *Nonconforming Uses of Land:* Where at the effective date of adoption or amendment of this ordinance, lawful use of land exists that is made no longer permissible under the terms of this ordinance as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this ordinance.
3. If any such nonconforming use of land ceases for any reason for a period of more than twelve (12) months, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

4.18.02 *Nonconforming Uses of Structures:* If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this ordinance, that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful subject to the following provisions:

1. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to use permitted in the district in which it is located;
2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance but no such use shall be extended to occupy any land outside such building;
3. If no structural alterations are made, any nonconforming use of a structure or structures and premises may be changed to another nonconforming use provided that the Board of Adjustment either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguard in accord with the provisions of this ordinance;
4. Any structure, or structure and land in combination, in any or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located and the nonconforming use may not thereafter be resumed;
5. When a nonconforming use of a structure or structure and premises in combination is discontinued or abandoned for twelve (12) months, the structure or structure and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located;
6. Where nonconforming use status is applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

Section 4.19 Repairs and Maintenance

4.19.01 On any building devoted in whole or in part to any nonconforming use, work may be done in any period of six (6) consecutive months on ordinary repairs or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing provided that the cubic area of the building as it existed at the time of passage of amendment of this Ordinance shall not be increased.

4.19.02 Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Section 4.20 Uses under Conditional Use Permit not Nonconforming Uses

Any use for which a Conditional Use Permit is issued as provided in this Ordinance shall not be deemed a nonconforming use, but shall without further action be deemed a conforming use in such district.

Section 4.21 Recreational Vehicles, Trailers, or Equipment

All vehicles, trailers, or equipment expressly designated or used for recreational or seasonal use shall not be used for dwelling purposes on any lot except as may be authorized elsewhere within this Ordinance. Such vehicles, trailers, or equipment shall not be parked or maintained in the required front or side yard.

Section 4.22 Fees

The payment of any and all fees for any zoning or subdivision related action or permit request shall be required prior to the issuance or investigation of any said action or permit request. Such fees shall be adopted by the City Council by separate Ordinance.

ARTICLE 5: ZONING DISTRICTS

5.01	Districts; Uses	
5.02	Districts; Boundaries	
5.03	District Boundaries; Interpretation	
5.04	Districts; Classification of Districts upon Annexation and Conformance with Land Use Plan	
5.05	District (TA);	Transitional Agricultural
5.06	District (RS);	Residential Subdivision
5.07	District (R-1);	Single-Family Residential
5.08	District (R-2);	Multiple-Family Residential
5.09	District (B-1);	General Commercial District
5.10	District (B-2);	Highway Commercial District
5.11	District (I-1);	Light Industrial District
5.12	District (I-2);	Heavy Industrial District
5.13	District (PUD);	Planned Unit Development
5.14	District (RM);	Mobile Home Residential
5.15	District (HO);	Highway Corridor Protection

Section 5.01 Districts; Use

For the purpose of this Chapter, the Municipality is hereby divided into ten (10) districts, designated as follows:

(TA)	Transitional Agricultural
(RS)	Residential Subdivision
(R-1)	Single-Family Residential
(R-2)	Multiple-Family Residential
(B-1)	General Commercial District
(B-2)	Highway Commercial District
(I-1)	Light Industrial District
(I-2)	Heavy Industrial District
(PUD)	Planned Unit Development (overlay)
(RM)	Mobile Home Residential (overlay)
(HO)	Highway Corridor Protection (overlay)

Section 5.02 Districts; Boundaries

The boundaries of the districts are hereby established as shown on the maps entitled "Official Zoning Map of the City of Louisville, Nebraska." Said maps and all explanatory matter thereon accompany and are hereby made a part of this Chapter as if fully written herein. The Official Zoning District Map shall be identified by the signature of the Mayor, and attested by the City Clerk. No changes shall be made on the Zoning District Map except as may be required by amendments to this Chapter. Such changes shall be promptly indicated on the Zoning District Map with the Ordinance number, nature of change, and date of change noted on the map.

Section 5.03 Rules for Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- 5.03.01 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- 5.03.02 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- 5.03.03 Boundaries indicated as approximately following City limits shall be construed as following such City limits;
- 5.03.04 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- 5.03.05 Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries

indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

- 5.03.06 Boundaries indicated as parallel to or extensions of features indicated in subsections 5.03.01 to 5.03.05 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
- 5.03.07 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 5.03.01 to 5.03.06 above, the Board of Zoning Adjustment shall interpret the district boundaries;
- 5.03.08 Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, The Board of Zoning Adjustment may permit the extension of the regulations for either portion of the lot not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

Section 5.04 District Classification Upon Annexation

Areas annexed into the corporate limits of Louisville shall be zoned to conform to the Land Use Plan.

Section 5.05 TA Transitional Agriculture District

5.05.01 *Intent:* The Transitional Agriculture District is established for the purpose of preserving agricultural resources that are compatible with adjacent urban growth. It is not intended for commercial feedlot operations for livestock or poultry. Because the areas are not in the identified growth areas for the community, the district is designed to limit urban sprawl.

5.05.02 *Permitted Uses:*

1. Churches.
2. Educational, religious, or philanthropic institutions, but not including penal or mental institutions located on more than ten acres.
3. Farm dwellings for the owners and their families, tenants, and employees.
4. Farming, pasturing, orchards, greenhouses and nurseries, including the sale and distribution of agricultural products, excluding the sale and distribution of chemicals.
5. Farms for breeding, raising, and selling wild game, fish and livestock, provided that no livestock feedlot or yard for more than twenty (20) animals shall be established **on not less than 20 acres and**, also provided that any building for the enclosure or shelter of animals shall be setback at least fifty feet (50') from all street and lot lines. (amended Ord 739, 5/14/03)
6. Nursing homes.
7. Private clubs or organizations not operated for profit.
8. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
9. Public services, including fire and police department facilities.
10. Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries or museums.
11. Roadside stands and truck gardens offering for sale agriculture products produced on the premises.
12. Single family dwelling.

5.05.03 *Permitted Conditional Uses:*

1. Airports.
2. Broadcasting tower, pursuant to Section 7.10.
3. Buildings and facilities for the raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations.
4. Cemeteries or mausoleums, provided all structures are located at least one hundred (100) feet from all property lines.
5. Commercial recreation areas and facilities, such as swimming pools, fishing lakes, and gun clubs.
6. Forests and Conservation Areas.
7. Hospitals, clinics and institutions, including educational, religious and philanthropic institutions and convalescent homes, provided that such building occupy no more than forty percent (40%) of the total area of the lot and will not have a serious or depreciating effect upon the value of the surrounding property values. Further, such building shall be set back an additional one (1) foot for every foot of building height, and adequate off-street parking shall be provided on site.
8. Private or Commercial kennels or facilities for the raising, breeding, or boarding of dogs and other small animals provided that such facility is located a minimum of one hundred feet (100') from the property line and a minimum of three hundred feet (300') away from the nearest residential zoning district, and is located on a minimum of four (4) acres.
9. Private schools, including nursery, pre-kindergarten, play, and special schools.
10. Private stables and facilities for housing animals and fowl for non-commercial purposes, on at least **ten (10)** acres, provided that all buildings shall be no closer than three hundred feet (300') to any residential district. (amended Ord. 739, 5/14/03)
11. Public and private riding academies on at least **ten (10)** acres, provided that no stable, building or structure in which horses or other animals are housed may be closer than three hundred feet (300') to any residential district. (amended Ord. 739, 5/14/03)
12. Public overhead and underground local distribution utilities.
13. Resource extraction operations, pursuant to Section 7.14.
14. Veterinarians' offices and hospitals.
15. Wastewater treatment facilities.

16. Wind energy systems, pursuant to Section 7.13.
- 17. Bed & Breakfast (Amended Ord. #928; 4/8/15)**
- 18. Event Centers (Amended Ord. #986; 6/14/19)**

5.05.04 *Permitted Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted and conditional uses.
2. Fences pursuant to Section 7.11.
3. Home occupation, pursuant to Section 7.09.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Signs pursuant to Sections 7.06 through 7.08.
7. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

5.05.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	10	250'	(1) (3)	(2)	35'	35'	40%
Permitted Conditional Uses	10	250'	(1) (3)	(2)	35'	35'	40%
Accessory Uses	-	-	(1) (3)	(2)	35'	25'	10%

1. Front yard setback shall be thirty (30) feet from the property line or eighty (80) feet from the centerline of the road, whichever is greater.
2. Side yard setback shall be eight (8) feet for single story structures and ten (10) feet for taller structures.

5.05.06 *Use Limitations:*

1. A 1 to 1-1/2 story single family dwelling with no basement, split-level or multi-level with less than five (5) feet of vertical separation between floors shall have a minimum of 1,000 square feet of floor area on one level exclusive of garages and attached accessory floor area.
2. Other split-level or multi-level dwellings must have a minimum of 750 square feet of floor area on the floor nearest grade level.
3. **For lots platted to the middle of the street, setbacks start from road right-of-way. This regulation also applies to side yard setbacks on corner lots. (Ord. #939; 01/13/16)**

Section 5.06 RS Residential Subdivision District

5.06.01 *Intent:* The Residential Subdivision District is established for the purpose of identifying appropriate land for subdivision-density residential development while preserving agricultural resources. It is not intended for agricultural uses. These areas are in the identified growth areas for the community, and the district is designed to manage future development.

5.06.02 *Permitted Uses:*

1. Horticulture and orchards.
2. Public overhead and underground local distribution utilities.
3. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
4. Public services, including fire and police department facilities.
5. Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries or museums.
6. Single family dwelling.

5.06.03 *Permitted Conditional Uses:*

1. Broadcasting tower, pursuant to Section 7.10.
2. Cemeteries or mausoleums, provided all structures are located at least one hundred (100) feet from all property lines.
3. Churches, temples, seminaries, and convents, including residences for pastors and teachers.
4. Commercial camping areas.
5. Hospitals, clinics and institutions, including educational, religious and philanthropic institutions and convalescent homes, provided that such building occupy no more than forty percent (40%) of the total area of the lot and will not have a serious or depreciating effect upon the value of the surrounding property values. Further, such building shall be set back an additional one (1) foot for every foot of building height, and adequate off-street parking shall be provided on site.
6. Private recreation areas and facilities including country clubs, golf courses (but not miniature golf), and swimming pools.
7. Public and private schools, colleges, and universities.
8. Seasonal offering for sale of products raised on the premises.
9. **Bed & Breakfast (Amended Ord. #928; 4/8/15)**

5.06.04 *Permitted Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted and conditional uses, including satellite dishes.
2. Fences pursuant to Section 7.11.
3. Home occupation, pursuant to Section 7.09.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Signs pursuant to Sections 7.06 through 7.08.
7. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

5.06.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Residential Dwelling (private well, private septic)	3	200'	35' (6)	15' (5)	30'	25'	8%
Residential Dwelling (rural water, private septic)	1	150'	35' (6)	15' (5)	30'	25'	15%
Residential Dwelling (public water, public sewer)	20,000 sq. ft.	100'	35' (6)	15' (5)	30'	25'	20%
Other Permitted Uses	20,000 sq. ft.	100'	35' (6)	15'	30'	45'	20%
Permitted Conditional Uses	3	100'	75' (6)	25'	30'	45'	20%
Accessory Uses	-	-	35' (1), (3), (6)	10' (3)	10' (3)	15' (4)	5% (2)

1. Provided the Accessory Use shall not be located closer to the front lot line than the closest point on the front wall of the dwelling.
2. On lots of 20,000 square feet, the accessory building shall not exceed **1200** square feet total area. On lots greater than 1 acre, the accessory building shall not exceed the lesser of 3,500 square feet or five percent (5%) of the size of the lot, provided, however, in no case shall an accessory building exceed one hundred fifty percent (150%) of the size of the dwelling. (Ord. 781; 3/8/06)
3. In the case of an accessory building that exceeds **1200** square feet in total area, the required front, side, and rear yard setbacks shall be doubled to seventy feet (70'), twenty feet (20'), and twenty feet (20'), respectively. (Ord. 781; 3/8/06)
4. **On lots one acre or larger, the maximum height of accessory structure shall not exceed eighteen feet (18'). (Amended Ord. 873 5/9/12)**
5. **The side yard setback on corner lots shall be 15' from the property line on the non-address side. (Ord. #939; 01/13/16)**
6. **For lots platted to the middle of the road, setbacks start from the road right-of-way. This regulation also applies to side yard setbacks on corner lots. (Ord. #939; 01/13/16)**

5.06.06 *Use Limitations:*

1. A 1 to 1-1/2 story single family dwelling constructed with a slab on grade or with no basement, split-level or multi-level with less than five (5) feet of vertical separation between floors, shall contain a minimum of 1,000 square feet of floor area on one level exclusive of garages and attached accessory floor area.
2. A split-level or multi-level dwelling shall have a minimum of 750 square feet of floor area on the floor nearest grade level.

Section 5.07 R-1 Single-Family Residential District

5.07.01 *Intent:* The Single-Family Residential District is intended to permit low-density residential developments to accommodate residential and other compatible uses.

5.07.02 *Permitted Uses:*

1. Child Care Home.
2. Churches, temples, seminaries and convents, including residences for teachers and pastors.
3. Educational, religious, or philanthropic institutions.
4. Private clubs or organizations not operated for profit.
5. Public and private schools and colleges.
6. Publicly owned and operated facilities, such as parks, community centers, libraries, or museums.
7. Single family detached dwellings.
8. Truck gardens, plant nurseries, green houses, and roadside stands offering for sale and distribution agricultural products and other products produced on the premises.
9. Single family attached or townhouses. (**Ordinance 878; 12/12/12**)

5.07.03 *Permitted Conditional Uses:*

1. Broadcasting tower, pursuant to Section 7.10.
2. Hospitals, clinics and institutions, including educational, religious and philanthropic institutions and convalescent homes, provided that such building occupy no more than forty percent (40%) of the total area of the lot and will not have a serious or depreciating effect upon the value of the surrounding property values. Further, such building shall be set back an additional one (1) foot for every foot of building height, and adequate off-street parking shall be provided on site.
3. Private country clubs and golf courses, not including commercial miniature golf, located on not less than ten (10) acres.
4. Private schools, including nursery, pre-kindergarten, play, and special schools.
5. Public and private recreation areas, such as lakes and swimming pools.
6. Public utility substations, distribution centers, regulator stations, pumping stations, water reservoirs, and telephone exchanges.
7. ~~Single family attached dwellings. (Ordinance 878; 12/12/12)~~
8. ~~Two family dwellings. (Ordinance 878; 12/12/12)~~

5.07.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted and conditional uses, including satellite dishes, provided, however, that no metal sided buildings over one hundred forty four (144) square feet in size shall be allowed except for detached garages sided in a manner similar to a dwelling already on the property.
2. Home occupation, pursuant to Section 7.09.
3. Swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
4. Temporary buildings incidental to construction work where such building is removed upon completion of work.
5. Signs pursuant to Sections 7.06 through 7.08.
6. Parking for permitted uses pursuant to Sections 7.01 through 7.05.
7. Fences pursuant to Section 7.11.

5.07.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (sq. ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Max Height	Max. Lot coverage
Single Family Detached Residential	8,400	65'	25'	(1)	35'	35'	35%
Single Family Detached & Attached; Corner Lot	10,600	90'	25'	(1) (4)	35'	35'	35%
Single Family Attached Resid/Townhouse. (per unit)	4,000	35'	25' (5)	(3) (4)	35' or 20%	35'	60%
Other Permitted Uses	10,000	60'	25'	(1)	35'	35'	35%
Permitted Conditional Uses	10,000	60'	25'	(1)	35'	35'	35%
Accessory Uses	-	-	50'	10'	10'	17'	10% (2)

1. Side yard setback shall be seven (7) feet for single story structures and eight (8) feet for taller structures.
2. Provided total area of accessory **structures** for single family does not exceed **10% of lot area up to a maximum of 1200 sq. ft. and the total lot coverage of all buildings does not exceed 35%**. (amended Ord 758, 4/14/04 & Ord. 781 3/8/06)
3. The side yard setbacks of the non-connecting walls of single family attached or townhouses shall be seven (7) feet for single story structures and eight (8) feet for 1 ½ to two story structures; connecting walls shall have 0' setbacks. **(Ordinance 878; 12/12/12)**
4. ~~Corner lots have double front yard setbacks for both attached and detached single family dwellings. (Ordinance 878; 12/12/12)~~ **The street side yard setback on corner lots shall be 15' (fifteen feet) from the property line on the non-address side. (Ord. 890; 04/10/13)**
5. **Front yard setback in Prairie Ridge R-1/PUD zoning district shall be 15' (Ord. #906; 12/11/13)**

5.07.06 *Use Limitations:*

1. ~~A 1 to 1 1/2 story single family dwelling with no basement, split level or multi level with less than five (5) feet between floors shall have a minimum of 1,000 square feet of floor area on one level exclusive of garages and attached accessory floor area.~~
2. ~~Other split level or multi level dwellings must have a minimum of 750 square feet of floor area on the floor nearest grade level. (Ordinance 878; 12/12/12)~~
1. Single Family Attached, Townhouses and 1 to 1 ½ story single family dwellings, split-level or multi-level with less than five (5) feet between floors shall have a minimum of 1,000 square feet of floor area on one level exclusive of garages and attached accessory floor area. **(Ordinance 878; 12/12/12)**

Section 5.08 R-2 Multiple-Family Residential District

5.08.01 *Intent:* The purpose of the Medium Density Residential District is to permit single-family residences at a medium density with an increase of density to include duplexes and similar residential development in areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for the inhabitants.

5.08.02 *Permitted Uses:*

1. Boarding and Lodging houses.
2. Hospitals, sanitariums, rest homes, nursing homes, elderly or retirement housing, convalescent homes, other similar institutions, or philanthropic institutions.
3. Single Family attached dwellings.
4. Two Family dwellings.
5. **Multiple Family dwellings. (Ordinance 980; 11/14/18)**

5.08.03 *Permitted Conditional Uses:*

1. Bed and Breakfast.
2. Broadcasting tower, pursuant to Section 7.10.
3. Mortuaries and funeral homes.
4. ~~Multiple Family dwellings.~~ **(Ordinance 980; 11/14/18)**
5. Private clubs, lodges, and fraternities.
6. Professional offices.

5.08.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted and conditional uses, including satellite dishes, provided, however, that no metal sided buildings over one hundred forty four (144) square feet in size shall be allowed except for detached garages sided in a manner similar to a dwelling already on the property.
2. Home occupation, pursuant to Section 7.09.
3. Private swimming pool, tennis court, and other recreational facilities in conjunction with a residence.
4. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
5. Signs pursuant to Sections 7.06 through 7.08.
6. Parking pursuant to Sections 7.01 through 7.05.
7. Fences pursuant to Section 7.11.

5.08.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be follows:

Use	Lot Area (sq. ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Single Family Detached	6,000	60'	25'	(1)(3)	35'	35'	35%
Single Family Attached (per unit)	3,000	60'	25'	(1)(3)	35'	35'	35%
Two Family	6,000	70'	25'	(1)(3)	35'	35'	35%
Multiple Family	3000 per unit	70'	25'	(1)(3)	35'	35'	35%
Other Permitted Uses	8,000	75'	25'	10'	35'	45'	50%
Permitted Conditional Uses	8,000	75'	25'	10'	35'	45'	50%
Accessory Uses	-	-	50'	10'	10'	17'	10% (2)

1. One story building: seven feet (7'); Two or more stories: eight feet (8').
2. Provided total area of accessory structure for single family does not exceed 900 sq. ft. and the total lot coverage of all buildings does not exceed 35%.
3. **The side yard setback on corner lots shall be 15' from the property line on the non-address side. (Ord #939; 01/13/16)**

Section 5.09 B-1 Highway Business District

5.09.01 *Intent:* The Highway Business District is intended to establish standards that will foster and maintain a commercial area along Highways 50 and 66, distinct from commercial areas located within the downtown. The design standards in this district are designed to promote safe traffic circulation on, off and across the highway, high quality design and site planning, and flexibility in development in order to provide an attractive, viable employment corridor.

5.09.02 *Permitted Uses:*

1. Antique sales establishments.
2. Automobile displays, sales, service, and repair.
3. Barber shops and beauty parlors.
4. Bowling alley, drive-in restaurant, indoor theater or other such entertainment establishment, provided any such building is located at least one hundred feet (100') away from any Residential District boundary.
5. Bus Terminal.
6. Business Offices.
7. Farm implement display or salesroom.
8. Filling stations and convenience stores.
9. Frozen food lockers.
10. Golf driving ranges, miniature golf.
11. Laundries and dry-cleaning establishments.
12. Lumber yards, hardware stores and building material sales yards.
13. Mortuaries, and funeral homes.
14. Motels, hotels and trailer campgrounds.
15. Private clubs and lodges.
16. Professional offices.
17. Public utilities and railroad facilities.
18. Restaurants, nightclubs, cafes, and taverns.
19. Veterinarian or animal hospital provided any such building, kennel, or exercise runway is located at least one hundred feet (100') away from any Residential District boundary.

5.09.03 *Permitted Conditional Uses:*

1. Multi-family dwelling units located in the second story.
2. Living quarters used by watchmen or custodians of any commercially used property.
3. Self-storage garages.
4. Retail business or service establishments supplying commodities or performing services such as:
 - a). Bakeries.
 - b). Commercial or vocational schools.
 - c). Department stores.
 - d). Drug stores or pharmacies.
 - e). Furniture stores.
 - f). Grocery stores.
 - g). Gift Shops.
 - h). Outdoor advertising signs.
 - i). Parking garages.
 - j). Parking lots.
 - k). Telephone exchanges.
 - l). Theater (outdoor).
 - m). Variety stores.

5.09.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted uses.

2. Temporary buildings and uses incidental to construction work that shall be removed upon completion or abandonment of the construction work.
3. Signs pursuant to Sections 7.06 through 7.08.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Fences pursuant to Section 7.11.

5.09.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	-	-	25'	(1)	(2)	45'	40%
Multi Family Residential	-	-	25'	(1)	(2)	45'	40%
Permitted Conditional Uses	-	-	25'	(1)	(2)	45'	40%
Accessory Uses	-	-	25'	(1)	(2)	45'	40%

1. None, except that when adjacent to any residential district, the side yard setback shall be twenty-five feet (25').
2. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25'), unless there is an alley between the two, in which case the rear yard setback shall be five feet (5').

5.09.06 *Use Limitations:*

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within fifteen (15) feet of such district. Furthermore, when adjacent to residentially zoned land, new construction must provide a six feet (6') high permanent screen in order to minimize impacts on residentially zoned property..
2. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
3. Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.
4. All lots shall be served by a paved frontage road and may not take access directly from any Highway. When area permits, access roads shall be implemented.

Section 5.10 B-2 Central Business District

5.10.01 *Intent:* The Central Business District is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community.

5.10.02 *Permitted Uses:*

1. Business services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in Adult Establishment.
2. Retail business or service establishments supplying commodities or performing services, such as, or in compatibility with and including the following:
 - a). Antique store.
 - b). Automobile parts and supply store.
 - c). Bank.
 - d). Barber and Beauty shop.
 - e). Bicycle shop.
 - f). Commercial greenhouse.
 - g). Computer store.
 - h). Dance studio, not including uses defined in Adult Establishment.
 - i). Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
 - j). Floral shop.
 - k). Gift and curio shop.
 - l). Hobby, craft, toy store.
 - m). Jewelry store.
 - n). Laundry pick-up and delivery stations.
 - o). Locksmith.
 - p). Meeting hall, not including uses defined in Adult Establishment.
 - q). Photographer.
 - r). Picture framing shop.
 - s). Printing shop.
 - t). Restaurants, cafes and fast food establishment.
 - u). Second hand stores.
 - v). Self service laundries.
 - w). Social club and fraternal organizations, not including uses defined in Adult Establishment.
 - x). Tanning salon, not including uses defined in Adult Establishment.
 - y). Telephone exchange.
 - z). Telephone answering service.
 - aa). Theater (indoor).
 - bb). Public overhead and underground local distribution utilities.
 - cc). Video store, not including uses defined in Adult Establishment.

5.10.03 *Permitted Conditional Uses:*

1. Automobile or boat repair, provided all inoperable or junk vehicles are kept in a screened area or in an enclosed building.
2. Business or trade school.
3. Car wash facility.
4. Churches, temples, seminaries, and convents including residences for teachers and pastors.
5. Convenience store with limited fuel sales.
6. Dance club, not including uses defined in Adult Establishment.
7. Dry cleaning establishments not over 2,000 sq. ft. in floor area, with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or non-explosive solvents.
8. Frozen food locker.
9. Garden supply and retail garden center.
10. Gas station.
11. Liquor store.
12. Lumber yard.
13. Mortuary.
14. Milk distribution center.

15. Outdoor advertising signs.
16. Parking garage, provided it is located at least fifty feet (50') from any residential district.
17. Residence used in conjunction with a principle use, provided it is located above the ground floor.
18. Retail motor vehicle sales and service.
19. Tavern and cocktail lounge, not including uses defined in Adult Establishment.
20. Veterinarian or animal hospital, provided any such building, kennel, or exercise runway is located at least one hundred (100') feet away from any (R) District boundary.

5.10.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted uses.
2. Temporary buildings and uses incidental to construction work, which will be removed upon completion or abandonment of the construction work.
3. Signs pursuant to Sections 7.06 through 7.08.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Fences pursuant to Section 7.11.

5.10.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be follows:

Use	Lot Area (sq. ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
Permitted Uses	-	-	-	(1)	(2)	45'	-
Permitted Conditional Uses	-	-	-	(1)	(2)	45'	-
Accessory Uses	-	-	-	(1)	(2)	45'	-

1. None, except that when adjacent to any residential district, the side yard setback shall be ten feet (10').
2. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25').

5.10.06 *Use Limitations:*

1. When adjacent to any residential district, no parking, drives or signs shall be allowed within fifteen feet (15') of such district.
2. When adjacent to residentially zoned land, new construction must provide a six feet (6') high permanent screen in order to minimize impacts on residentially zoned property.
3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
4. 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.

Section 5.11 I-1 Light Industrial District

5.11.01 *Intent:* It is the intent of the Light Industrial District to provide standards for areas suitable for some limited industrial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to free these areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that user of this land conduct activities that create low to moderate hazards to adjacent properties.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Louisville Zoning Ordinance in placing these uses in this district is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.11.02 *Permitted Uses:*

1. Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
2. Auto body repair shops.
3. Automobile storage yard, provided all vehicles are kept in an enclosed and screened area.
4. Bottling work.
5. Building materials yards with enclosed and screened storage areas.
6. Carting, express, or storage yard.
7. Construction and heavy equipment sales and service.
8. Dying and cleaning establishments.
9. Farm and industrial equipment sales and repair.
10. Highway maintenance yards or buildings.
11. Laboratories.
12. Machine shop or metal working excluding drop hammers and other noise producing tools.
13. Manufacture and assembly of electrical and electronic appliances.
14. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
15. Printing and publishing business.
16. Self-storage units.
17. Stone and monument works.
18. Utility substations, pumping stations, and water reservoirs.
19. Warehouses and wholesale businesses.
20. Car and truck washes, manual or automatic (added Ord. 739, 5/14/03)

5.11.03 *Permitted Conditional Uses:*

1. Coal or coke yard.
2. Concrete or cement product manufacturing.
3. Grain storage bins and elevators.
4. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use.
5. Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
6. Perimeter security fencing above six (6) feet in height.
7. Broadcast towers, pursuant to Section 7.10.
8. Research facilities.
9. Truck terminal and dock facilities to include truck washing.
- ~~10. Adult Entertainment establishments shall conform to these regulations:
 - a). No Adult business shall be closer than 1,000 feet to any similar use and no closer than 1,000 feet to a residential district or use, religious use, educational use or recreational use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult business to the closest point on the property line of such other adult business, residential district or use, religious use, educational use or recreational use.
 - b). Said businesses shall be screened along adjoining property lines so as to prevent any direct visual contact of the adult business from the perimeter.
 - c). Doors, curtains and any other means of obstruction to the opening of all booths and other preview areas, including but not limited to Adult Novelty Businesses, Adult Motion Picture Arcades, Adult Mini Motion Picture Theaters, and Adult Motion Picture Theaters shall be~~

removed and kept off at all times during the execution of this Permit. Failure to comply with this condition shall result in revocation of the Conditional Use Permit.

- d). ~~No adult business shall be open for business between the hours of twelve midnight (12:00 a.m.) and six a.m. (6:00 a.m.).~~
- e). ~~The proposed location, design, construction and operation of the particular use shall provide adequate safeguards to protect the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.~~
- f). ~~Such use shall not impair an adequate supply of light and air to surrounding property.~~
- g). ~~Such use shall not unduly increase congestion in the streets or public dangers, including fire and safety hazards.~~
- h). ~~Such use shall not diminish or impair established property values in adjoining or surrounding property.~~
- i). ~~Such use shall be in accord with the intent, purpose and spirit of this Ordinance and the Comprehensive Development Plan of Louisville, Nebraska.~~
- j). ~~Applications for adult businesses under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property. The application shall also include a site plan defining the areas to be developed for buildings and structures, the areas to be developed for parking, driveways and points of ingress and egress, the location and height of walls, the location and type of landscaping, and the location, size and number of signs.~~
- k). ~~An adult business shall post a sign at the entrance of the premises that shall state the nature of the business and shall state that no one under the age of eighteen (18) years of age is allowed on the premises. This Section shall not be construed to prohibit the owner from establishing an older age limitation for admission to the premises.~~
- l). ~~*Prohibited Activities of Adult Businesses:*~~
 - A. ~~No adult business shall employ any person under eighteen (18) years of age~~
 - B. ~~No adult business shall furnish any merchandise or services to any person who is under eighteen (18) years of age~~
 - C. ~~No adult business shall be conducted in any manner that permits the observation of any model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct in or about the premises which is prohibited by this Ordinance or any other laws of the State.~~
 - D. ~~No part of the interior of the adult business shall be visible from the pedestrian sidewalk, walkway, street, or other public or semi public area.-(Ord. #958; 05/10/2017)~~

5.11.04 *Accessory Uses:*

- 1. Buildings and uses customarily incidental to the permitted uses.
- 2. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.
- 3. Signs pursuant to Sections 7.06 through 7.08.
- 4. Parking pursuant to Sections 7.01 through 7.05.
- 5. Fences pursuant to Section 7.11.

5.11.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (sq. ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height*	Max. Lot Coverage
Permitted Uses	-	-	25' 15' *	(1)	(2)	45'	-
Permitted Conditional Uses	-	-	25' 15' *	(1)	(2)	45'	-
Accessory Uses	-	-	25' 15' *	(1)	(2)	45'	-

- 1. None, except that when adjacent to any residential district, the side yard setback shall be ten feet (10').
 - 2. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25').
- * Ordinance # 905 December 11, 2013

5.11.06 *Use Limitations:*

1. The minimum height requirement may be exceeded, provided the setback is increased by one foot (1') for every one foot (1') increase in building height.
2. When adjacent to residentially zoned land, no parking, driveways or signs shall be allowed in the required front yard within fifteen feet (15') of said residential district.
3. When adjacent to residentially zoned land, new construction must provide a six feet (6') high permanent screen in order to minimize impacts on residentially zoned property.
4. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
5. Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.

5.11.07 *Performance Standards:* See Section 7.12 of the Supplemental Regulations.

Section 5.12 I-2 Heavy Industrial District

5.12.01 *Intent:* It is the intent of the Heavy Industrial District to provide standards for areas suitable for some intense industrial, wholesaling and storage activities, to preserve land for the expansion of the basic economic activities, to free these areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that user of this land conduct activities that create low to moderate hazards to adjacent properties.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Louisville Zoning Ordinance in placing these uses in this district is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.12.02 *Permitted Uses:*

1. Any other use not in conflict with local or state enacted laws regarding nuisances, except as hereinafter provided.
2. Automobile junk yard or wrecking yard, provided the entire operation, including storage areas are located inside of a building, or are wholly enclosed by a well-maintained fence not less than eight feet (8') in height in which the total area of all openings or cracks is less than fifteen percent (15%) of the total surface area of one side of the fence.
3. Contractors yard.
4. Grain storage bins and elevators.
5. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use.
6. Livestock auction or sales barn.
7. Adult Entertainment establishments shall conform to these regulations:
 - a). No Adult business shall be closer than 1,000 feet to any similar use and no closer than 1,000 feet to a residential district or use, religious use, educational use or recreational use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult business to the closest point on the property line of such other adult business, residential district or use, religious use, educational use or recreational use.
 - b). Said businesses shall be screened along adjoining property lines so as to prevent any direct visual contact of the adult business from the perimeter.
 - c). Doors, curtains and any other means of obstruction to the opening of all booths and other preview areas, including but not limited to Adult Novelty Businesses, Adult Motion Picture Arcades, Adult Mini-Motion Picture Theaters, and Adult Motion Picture Theaters shall be removed and kept off at all times during the execution of this Permit. Failure to comply with this condition shall result in revocation of the Conditional Use Permit.
 - d). No adult business shall be open for business between the hours of twelve-midnight (12:00 a.m.) and six a.m. (6:00 a.m.).
 - e). The proposed location, design, construction and operation of the particular use shall provide adequate safeguards to protect the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.
 - f). Such use shall not impair an adequate supply of light and air to surrounding property.
 - g). Such use shall not unduly increase congestion in the streets or public dangers, including fire and safety hazards.
 - h). Such use shall not diminish or impair established property values in adjoining or surrounding property.
 - i). Such use shall be in accord with the intent, purpose and spirit of this Ordinance and the Comprehensive Development Plan of Louisville, Nebraska.
 - j). Applications for adult businesses under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property. The application shall also include a site plan defining the areas to be developed for buildings and structures, the areas to be developed for parking, driveways and points of ingress and egress, the location and height of walls, the location and type of landscaping, and the location, size and number of signs.
 - k). An adult business shall post a sign at the entrance of the premises that shall state the nature of the business and shall state that no one under the age of eighteen (18) years of age is allowed

on the premises. This Section shall not be construed to prohibit the owner from establishing an older age limitation for admission to the premises.

- l). *Prohibited Activities of Adult Businesses:*
 - A. No adult business shall employ any person under eighteen (18) years of age
 - B. No adult business shall furnish any merchandise or services to any person who is under eighteen (18) years of age
 - C. No adult business shall be conducted in any manner that permits the observation of any model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct in or about the premises which is prohibited by this Ordinance or any other laws of the State.
 - D. No part of the interior of the adult business shall be visible from the pedestrian sidewalk, walkway, street, or other public or semi-public area. (Ord. #958; 05/10/2017)

5.12.03 *Permitted Conditional Uses:*

8. Alfalfa dehydrating plant.
9. Asphalt mixing, manufacture, or refining.
10. Boiler works.
11. Coal or coke yard.
12. Concrete or cement product manufacturing.
13. Disinfectant manufacture.
14. Ethanol plant.
15. Exterminator and insect poison manufacture.
16. Fat rendering.
17. Fertilizer manufacture and bone grinding.
18. Forage plants.
19. Grain storage bins and elevators.
20. Live-in quarters used by live-in watchman or custodians during periods of construction or when necessary as an accessory to permitted use.
21. Overhead and underground utility main transmission lines including but not limited to power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
22. Perimeter security fencing above six (6) feet in height.
23. Broadcast tower, pursuant to Section 7.10.
24. Research facilities.
25. Truck terminal and dock facilities to include truck washing.

5.12.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted uses.
2. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.
3. Signs pursuant to Sections 7.06 through 7.08.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Fences pursuant to Section 7.11.

5.12.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (sq. ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height*	Max. Lot Coverage
Permitted Uses	-	-	25'	(1)	(2)	45'	-
Permitted Conditional Uses	-	-	25'	(1)	(2)	45'	-
Accessory Uses	-	-	25'	(1)	(2)	45'	-

1. None, except that when adjacent to any residential district, the side yard setback shall be ten feet (10').
2. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25'),

5.12.06 *Use Limitations:*

1. The minimum height requirement may be exceeded, provided the setback is increased by one foot (1') for every one foot (1') increase in building height.
2. When adjacent to residentially zoned land, no parking, driveways or signs shall be allowed in the required front yard within fifteen feet (15') of said residential district.
3. When adjacent to residentially zoned land, new construction must provide a six feet (6') high permanent screen in order to minimize impacts on residentially zoned property.
4. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
5. Exterior lighting fixtures, other than publicly installed street lights, shall be located and installed to reflect light away from abutting residential properties.

5.12.07 *Performance Standards:* See Section 7.12 of the Supplemental Regulations.

Section 5.13 PUD Planned Unit Development District (overlay district)

5.13.01 *Intent.* The intent of the Planned Unit Development District is to encourage the creative design of new living and retail areas, as distinguished from more typical subdivision development, in order to permit such creative design in buildings, open space, and their inter-relationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods.

The PUD District is an overlay zoning district. Although the specific conditions within this district are predetermined, the location of a proposed district must be carefully reviewed to assure that these conditions can be met.

5.13.02 *Recommendation, findings of fact and development sizes:* The Planning Commission, in its minutes, shall set forth its reasons for recommendation of approval or denial of an application for a PUD District, along with specific evidence and facts showing that the proposal meets or does not meet the following conditions.

1. Said planned unit development shall be in general conformity with the provisions of the Louisville Comprehensive Plan.
2. Said planned unit development shall not have a substantially adverse effect on the development of the neighboring area.
3. The minimum size allowed for a PUD District shall be as follows:
 - a). Residential, one (1) acre
 - b). Commercial, three (3) acres;
 - c). Height, bulk, and setback requirements may be varied so as to promote an efficient and creative PUD District.

5.13.03 *Use regulations:* In a PUD district, no building, structure, land, or premises shall be used, and no building shall be erected, constructed, or altered, except for any use permitted in Districts R-1, R-2, B-1, and B-2. All uses must be approved as shown on the development plan as specified in this division. When a PUD designation is granted, the subsequent zoning district classification for the affected property shall consist of the previous zoning classification followed by “/PUD” (for example, an R-1 zoned property would become R-1/PUD).

5.13.04 *Standards and conditions for development:* A planned unit development shall not be inconsistent with the following general standards for use of land, and the use, type, bulk, and location of buildings, the density or intensity of use, open space, public facilities, and the development by geographic division of the state:

1. The applicant shall satisfy the Planning Commission that he has the ability to carry out the proposed plan and shall prepare and submit a schedule of construction. The proposed construction shall begin within a period of twelve (12) months following the approval of the final application by the City Council. A minimum of fifty (50) percent of the total planned construction shown on the final plan shall be completed within a period of five (5) years following such approval or the plan shall expire. The period of time established for the completion of the development may be modified from time to time by the Planning Commission upon the showing of good cause by the developer.
2. The developer shall provide and record easements and covenants, shall make such other arrangements, and shall furnish such performance bonds, escrow deposit, or other financial guarantees for public improvements as may be determined by the City Council to be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
3. The site shall be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development.
4. The development shall not impose an undue burden on public services and facilities, such as fire and police protection.
5. The entire tract or parcel of land to be occupied by the planned unit development shall be held in single ownership or control, or if there are two (2) or more owners, the application for such planned unit development shall be filed jointly by all owners.

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6. The location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a planned unit development not used for structures, parking and loading areas, or access ways shall be landscaped or otherwise improved.
 7. Off-street parking and loading shall be provided in accordance with the parking and loading regulations.
 8. When a commercial use within a PUD District abuts a residential district, a solid or semi-solid fence or wall at least six (6) feet high, but not more than eight (8) feet high, and having a density of not less than eighty (80) percent per square foot, shall be provided adjacent to any adjoining residential district; except in the event the adjacent residential district and the commercial developer are separated by a street right-of-way.
 9. All residential and commercial buildings shall set back not less than twenty-five (25) feet from the right-of-way of any street and ten (10) feet from any district boundary lines that do not abut a street right-of-way. Additional setback from a heavily traveled thoroughfare may be required, when found reasonable by the Planning Commission for protection of health, safety, and general welfare.
 10. Building coverage shall not exceed the following percentages of the net developable area of each individual parcel of the total development for each type of planned unit development:
 - a) Residential, thirty-five (35) percent maximum;
 - b) Commercial, forty (40) percent maximum.
 11. A minimum of thirty (30) percent of the net area of that part of a planned unit development reserved for residential use shall be provided for open space as defined by these regulations under Subsection 16 below. Common open space for the leisure and recreation of PUD residents only shall be owned and maintained in common by them, through a homeowner's association.
 12. The PUD District shall include such provisions for the ownership and maintenance of the common open spaces as are reasonably necessary to insure its continuity, care, conservation, and maintenance, and to insure that remedial measures will be available to the City Council if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the planned unit development or of the entire community.
 13. No residential use shall have direct access onto an arterial street.
 14. All commercial areas must have access via a collector or arterial street; however, no individual commercial use may have direct access onto collector or arterial streets.
 15. Sidewalks shall be built to City specifications along all public and private streets; however, an alternative pedestrian and sidewalk plan may be developed which provides pedestrian access between each use in the planned unit development.
 16. Open space as defined under this zoning district shall mean land area of the site not covered by buildings, parking, structures, or accessory structures, except recreational structures. Common open space as defined under this zoning district shall mean open space that is accessible and available to all occupants in common by a homeowner's, condominium's or resident's association.

5.13.05 *Application for approval of Preliminary PUD:*

1. An application for a PUD shall be handled in the same manner prescribed for amending this Ordinance. The same requirements for notice, advertisement of public hearing, protests, and adoption shall be required as zoning changes.
2. The applicant shall prepare and submit thirteen (13) copies of the preliminary development plan for review and approval by the Planning Commission. Said preliminary shall include a site plan showing:
 - a). Contours at intervals of two (2) feet or spot elevations on a one hundred foot grid shall be required on flat land;
 - b). Location, size, height, and use of all proposed structures in conformance with the yard requirements;
 - c). All points of ingress and egress, driveways, circulation aisles, parking lots, parking spaces, and service areas;
 - d). All streets adjoining subject property and the width of the existing right-of-way;
 - e). Areas set aside for public and private open space with the type of recreational facilities planned for each are indicates;
 - f). Designation of individual parcels if the proposed development is to be set up in separate construction phases;
 - g). Designation of individual lots if such lots are proposed to be sold to individual owners;

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- h). Location of required screening;
 - i). Location of natural features such as ponds, tree clusters, and rock outcropping;
 - j). Existing development on adjacent properties within two hundred (200) feet.
 3. The above-described site plan shall also include a section designated as "general provisions," and said section shall include the following when said items are applicable:
 - a). Net area in square feet or acres. (*Note:* Net area does not include land dedicated or necessary to be dedicated for public street right-of-way. If more than one parcel is proposed, designate net area by parcel as well as total net area.)
 - b). Density of dwelling units per acre of the total dwelling units for the entire plan.
 - c). Building coverage of the net area of the planned unit development by individual parcel or total development.
 - d). The percentage of the development plan provided for common open space as defined by this regulation. (*Note:* Normally, this figure should be approximately fifty (50) percent.)
 - e). If more than one parcel is proposed, a statement relating to the sequence of development shall be included.
 - f). Required number of off-street parking spaces.
 - g). Gross floor area proposed for commercial buildings.
 - h). All proposed land uses shall be listed by parcel.
 4. A statement or adequate drawings shall be included describing the manner for the disposition of sanitary waste and storm water.
 5. The full legal description of the boundaries of the property or properties to be included in the planned unit development.
 6. A vicinity map showing the general arrangement of streets within an area of one thousand (1,000) feet from the boundaries of the proposed planned unit development.
 7. A description, rendering or drawing of the general characteristics of the proposed buildings may be submitted if the applicant desires.
 8. When a planned unit development includes provisions for common space, or recreational facilities, a statement describing the provision that is to be made for the care and maintenance for such open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted.
 9. Copies of any restrictive covenants that are to be recorded with respect to property included in the planned development district.
 10. The Planning Commission shall, within fifteen (15) days after a preliminary PUD is filed, hold a public hearing on said development after giving notice as required by Statute for hearings in amendments.
 11. Said public hearing may be adjourned from time to time and, within a reasonable period of time after the conclusion of said public hearing, the Planning Commission shall prepare and transmit to the City Council and the applicant specific findings of fact with respect to the extent which the preliminary plan complies with these regulations, together with its recommendations in respect to the action to be taken on the preliminary PUD. The Planning Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions.
 12. The City Council shall or shall not approve the preliminary development plan and authorize the submitting of the final development plan.
 13. Substantial or significant changes in the preliminary PUD shall only be made after rehearing and a new approval is granted.

5.13.06 *Final approval:*

1. After approval of a preliminary plan and prior to the issuance of any building permit or zoning certificate, the applicant shall submit an application for final approval with the planned unit development compliance review committee. The planned unit development compliance committee shall consist of members of the Louisville Planning Commission, Louisville City Council, Louisville City Attorney, and/ or the Louisville City Engineer; this committee will be assembled only on an as needed basis. Said final application may include the entire PUD District or may be for a unit or section thereof as set forth in the approval of the preliminary plan. The application shall include fifteen (15) copies of such drawings, specifications, covenants, easements, conditions, and form of performance bond as set forth in the approval of the preliminary plan and in accordance with the conditions established in this chapter for a PUD District. The final plan shall include the same information as the preliminary plan except the following shall also be provided:

- a). A surveyor's certificate certifying to the accuracy of the boundary surveys shown.
- b). Location, names, tangent lengths, centerline radius of each curve and its interior width and angle of all proposed public right-of-way;
- c). All easements and appropriate building setback lines;
- d). All lot lines, and lot dimensions including chord distances for curvilinear lot lines;
- e). Lot and/or parcel numbers;
- f). Location, size, height, and use of all proposed or present buildings;
- g). Dedication of all streets, public highways, or other land intended for public use, signed by the owner and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or covenants which apply to the property.
- h). A waiver of claim by the applicant for damages occasioned by the establishment of grades or the alteration of the surface of any portion of streets and alleys to conform to grades established.
- i). A plan submitted for final approval shall be deemed to be in substantial compliance with the plan previously given tentative approval, provided any modification of the plan by the landowner is tentatively approved does not:
 - A. Vary the proposed gross residential density or intensity of use by more than five (5) percent or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area; nor
 - B. Increase by more than ten (10) percent the floor area proposed for non-residential use; nor
 - C. Increase by more than five (5) percent the total ground area covered by buildings nor involve a substantial change in the height of buildings.
 - D. Substantially change the design of the plan so as to significantly alter:
 - (1) Pedestrian or vehicular traffic flow.
 - (2) The juxtaposition of different land uses.
 - (3) The relation of open space to residential development.
 - (4) The proposed phasing of construction.
 - (5) Proposed use of one or more buildings to a more intensive use category as delineated in this chapter.
2. A public hearing need not be held for the approval of a final plan if it is in substantial compliance with the approved preliminary plan. The Planning Commission shall, within fifteen (15) business days of the time of filing, review the final plan for compliance with the approved preliminary plan. Upon review approval, said final plan shall be filed with the City Council for final approval and acceptance.
3. In the event that the final plan submitted contains substantial changes from the approved preliminary development plan, the applicant shall resubmit the original plan. This preliminary development plan shall be modified in the same manner prescribed in this division as for original approval.

5.13.07 *Enforcement and modification of plan:* To further the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the PUD plan, as finally approved, and to insure that modifications, if any, in the plan shall not impair the reasonable reliance of the said residents and owners upon the provisions of the plan, nor result in changes that would adversely affect the public interest, the enforcement and modification of the provisions of the plan as finally approved, whether recorded by plan, covenant, easement or otherwise, shall be subject to the following provisions:

1. The provisions of the plan relating to:
 - a). The use of land and the use, bulk, and location of buildings and structures; and
 - b). The quality and location of common space; and
 - c). The intensity of use or the density of residential units shall run in favor of the City and shall be enforceable in law or in equity, by the City, without limitation on any powers or regulation otherwise granted by law.
2. All provisions of the plan shall run in favor of the residents and owners of the planned development, but only to the extent expressly provided in the plan and in accordance with the terms of the plan, and to the extent said provisions, whether recorded by plat, covenant, easement, or otherwise, may be enforced at law or equity by said residents and owners acting individually, jointly, or through an organization designated in the plan to act on their behalf; provided, however, that no provisions of the plan shall be implied to exist in favor of residents and owners of the

planned unit development except as to those portions of the plan which have been finally approved and have been recorded.

- 5.13.08 *Amendments:* The PUD District ordinance or an approved preliminary or final development plan may be amended in the same manner prescribed in this section for approval of a preliminary or final plan. Application for amendment may be made by the homeowner's association or fifty-one (51) percent of the owners of the property within the PUD District.
- 5.13.09 *Platting:* For unplatted tracts or tracts being replatted, the approval of the preliminary PUD shall be considered as the approval of a preliminary plan. To complete the platting process, the applicant need only submit a final plat. Said final plat shall be in accordance with the subdivision regulations, except the scale shall be one hundred (100) feet, fifty (50) feet, or twenty (20) feet to the inch.
- 5.13.10 *Fees:* Fees for Preliminary PUD and Final PUD applications shall be set by the City Council by separate ordinance. These fees are separate and do not include any Preliminary and Final Plat Fees and/or any Change of Zone Fees required by the City of Louisville.

Section 5.14 RM Mobile Home Residential District (overlay district)

5.14.01 *Intent:* The intent of the Mobile Home Residential District shall be to provide for mobile home dwellings on leased or owned property in areas where a mobile home court is appropriate, where such development is recognized as being in the best interests of the citizens and taxpayers of Louisville.

5.14.02 *Permitted Principal Uses.*

1. Church, educational facilities and parish house.
2. Manufactured home dwelling.
3. Mobile home dwelling.
4. Multi-unit dwellings provided such use is part of a Planned Unit Development-Residential District.
5. On-site sign.
6. Private and public park, playground and recreational facilities
7. Public School.
8. Single family dwelling.

5.14.03 *Permitted Conditional Uses:*

1. Child Care Home.
2. Nursery or day-care schools.

5.14.04 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted uses.
2. Home occupation, pursuant to Section 7.09.
3. Fences as provided for in Section 7.11.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Signs pursuant to Sections 7.06 through 7.08.
6. Temporary buildings and uses incidental to construction work which will be removed upon completion or abandonment of the construction work.

5.14.05 *Area and Lot Requirements:*

1. A mobile home park shall have an area of not less than five (5) acres. No mobile homes or other structures shall be located less than eighty-three (83) feet from the road centerline when contiguous to or having frontage to a County road or state highway. The setback on all other court property lines shall be twenty-five (25) feet. These areas shall be landscaped. The minimum lot width for a mobile home court shall be two hundred (200) feet.
2. Each lot provided for occupancy of a single mobile home shall have an area of not less than five thousand (5,000) square feet, excluding road R.O.W., and a width of not less than fifty (50) feet for an interior lot, eighty (80) feet for a corner lot, or forty-five (45) feet when facing a cul-de-sac turnaround or curve on a minor loop street. Each individual lot shall have:
 - a). Side yards shall not be less than eight (8) feet on one side and not less than eight (8) feet on the other side, except that on corner lots, the setback for all buildings shall be a minimum of thirty (30) feet on the side abutting a street/road.
 - b). Front yard of not less than thirty (30) feet.
 - c). A rear yard of not less than twenty-five (25) feet.
 - d). There shall be a minimum livable floor area of five hundred (500) square feet in each mobile home.
3. Height of Buildings.
 - a). Maximum height for principal uses: thirty-five (35) feet.
 - b). Maximum height for accessory uses: twenty (20) feet.
4. Each lot shall have access to a hard surfaced drive not less than twenty-two (22) feet in width excluding parking.
5. Community water and community sewage disposal facilities shall be provided with connections to each lot. The water supply shall be sufficient for domestic use and for fire protection.
6. Service buildings including adequate laundry and drying facilities, and toilet facilities for mobile homes which do not have these facilities within each unit.
7. Not less than 8% of the total court area shall be designated and used for park, playground and recreational purposes.
8. Storm shelters shall be required and shall meet the following criteria:
 - a). Shelter space equivalent to two (2) persons per mobile home lot,

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- b). Designed in conformance with “National Performance Criteria for Tornado Shelters” by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA,
 - c). Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the maximum safe time frame as directed by FEMA.
9. All trailer pad locations shall be hard surfaced with properly reinforced Poured in Place Concrete.
 10. All trailers shall have skirting which is in good repair, meets manufacturer standards, and is in conformance with the color scheme of the trailer.

5.14.06 *Plan Requirements:*

A complete plan of the mobile home court shall be submitted showing:

1. A development plan and grading plan of the court.
2. The area and dimensions of the tract of land.
3. The number, location, and size of all mobile home spaces.
4. The area and dimensions of the park, playground and recreation areas.
5. The location and width of roadways and walkways.
6. The location of service buildings and any other proposed structures.
7. The location of water and sewer lines and sewage disposal facilities.
8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.
9. Location and number of storm shelters proposed for the development.
10. Specifications, drawings and design calculations for all storm shelters on the park.

Section 5.15 HO Highway Corridor Protection District (overlay district)

5.15.01 *Intent:* The City of Louisville has established basic site development criteria to be implemented within the boundaries of this overlay district. These criteria include, but are not limited to the following: landscaping, signing, lighting, and interior street development. The motivation for regulating these issues is to provide for a cohesive and properly developed entrance into the City of Louisville. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the City, by providing quality design and construction, which will also aid in the protection of past and future investment in the corridor.

7.15.02 *Purpose:* The purpose of these criteria is to establish a checklist of those items that affect the physical and aesthetic aspects of Louisville's community entrances. Pertinent to appearance is the design of the site, planting, signs, street hardware, and miscellaneous other objects that are observed by the public. The uses allowed are governed by the underlying zoning district classification. This Section provides additional criteria which shall be adhered to within the HO overlay areas.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance of the entrances to the City, preserve taxable values, and promote the public health, safety and welfare.

5.15.03 *Geographic Area:* The Gateway Corridor Protection District extends generally north and south on Nebraska Highway 50 within the one-mile extraterritorial jurisdiction of Louisville. The district also extends to the east along Nebraska Highway 66 within the one-mile extraterritorial jurisdiction of Louisville. The width of this district is as indicated on the Official Zoning Map

5.15.04 *Criteria for Application:* All developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar shall be required to rezone the property as a Planned Unit Development (PUD) and meet the requirements of said district. The PUD process and rezoning shall be in conjunction with Preliminary and Final Plat review and approval.

5.15.05 *Vehicular Circulation:*

1. All development within the district shall have service roads. Highway access shall be minimized.
2. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
3. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.

5.15.06 *Landscape and Site Treatment:*

1. Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.
2. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good site design and development.
3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
4. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
5. Landscape treatments shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
6. Plant material shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
7. The use of walls, fencing, planting, or a combinations thereof shall be used to screen service yards and other places that tend to be unsightly. Screening shall be equally effective in winter and summer.
8. Exterior lighting, when used, shall enhance the building design and the adjoining building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting

shall be designed to a standard that does not impact adjoining properties, especially residential areas.

9. Developments in the Gateway Protection Corridor shall meet all other applicable screening regulations pursuant to Section 7.14.

5.15.07 *Signs:*

1. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
3. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
4. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
5. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
6. Identification signs of prototype design and corporation logos shall conform to the criteria for all other signs.
7. All signage shall comply with the Sign Regulations found in the Supplemental Regulations, pursuant to Section 7.06 through 7.09.

5.15.08 *Conflicts:* All conflicts between this Section and the landscaping and sign sections shall be governed by the most restrictive regulation.

Section 5.16 Lot and Area Requirements

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height	Max. Lot Coverage
TA Transitional Agriculture							
Permitted Uses	10 acres	250'	(1)	(2)	35'	35'	40%
Permitted Conditional Uses	10 acres	250'	(1)	(2)	35'	35'	40%
Accessory Uses	-	-	(1)	(2)	35'	17'	10%
RS Residential Subdivision							
Residential Dwelling (private well, private septic)	3 acres	200'	35'	15'	30'	25'	8%
Residential Dwelling (rural water, private septic)	1 acre	150'	35'	15'	30'	25'	15%
Residential Dwelling (public water, public sewer)	20,000 sq. ft.	100'	35'	15'	30'	25'	20%
Other Permitted Uses	20,000 sq. ft.	100'	35'	15'	30'	45'	20%
Permitted Conditional Uses	3 acres	100'	75'	25'	30'	45'	20%
Accessory Uses	-	-	35' (3)	10'	10'	15'	5% (4)
R-1 Single-Family- Residential							
Single Family Detached Residential	8,400 sq.ft.	70'	25'	(5)	35'	35'	35%
Single Family Detached Residential; Corner Lot	10,600 sq. ft.	90'	25'	(5)	35'	35'	35%
Single Family Attached Residential (per unit)	4,000 sq. ft.	35'	25'	(5)	35'	35'	35%
Two Family Residential	8,000 sq. ft.	60'	25'	(5)	35'	35'	35%
Other Permitted Uses	10,000 sq. ft.	60'	25'	(5)	35'	35'	35%
Permitted Conditional Uses	10,000 sq. ft.	60'	25'	(5)	35'	35'	35%
Accessory Uses	-	-	50'	10'	10'	17'	10% (6)
R-2 Multiple-Family Residential							
Single Family Detached	6,000 sq. ft.	60'	25'	(5)	35'	35'	35%
Single Family Attached (per unit)	3,000 sq. ft.	60'	25'	(5)	35'	35'	35%
Two Family	6,000 sq. ft.	70'	25'	(5)	35'	35'	35%
Multiple Family	3,000 sq. ft. per unit	70'	25'	(5)	35'	35'	35%
Other Permitted Uses	8,000 sq. ft.	75'	25'	10'	35'	45'	50%
Permitted Conditional Uses	8,000 sq. ft.	75'	25'	10'	35'	45'	50%
Accessory Uses	-	-	50'	10'	10'	17'	10% (6)
B-1 General Commercial							
Permitted Uses	-	-	25'	(7)	(8)	45'	40%
Multi Family Residential	-	-	25'	(7)	(8)	45'	40%
Permitted Conditional Uses	-	-	25'	(7)	(8)	45'	40%
Accessory Uses	-	-	25'	(7)	(8)	45'	40%
B-2 Highway Commercial							
Permitted Uses	-	-	-	(7)	(9)	45'	-
Permitted Conditional Uses	-	-	-	(7)	(9)	45'	-
Accessory Uses	-	-	-	(7)	(9)	45'	-
I-1 Light Industrial							
Permitted Uses	-	-	25'	(7)	(9)	45'	-
Permitted Conditional Uses	-	-	25'	(7)	(9)	45'	-
Accessory Uses	-	-	25'	(7)	(9)	45'	-
I-2 Heavy Industrial							
Permitted Uses	-	-	25'	(7)	(9)	45'	-
Permitted Conditional Uses	-	-	25'	(7)	(9)	45'	-

1. Front yard setback shall be thirty (30) feet from the property line or eighty (80) feet from the centerline of the road, whichever is greater.
2. Side yard setback shall be eight (8) feet for single story structures and ten (10) feet for taller structures.
3. Provided the Accessory Use shall not be located closer to the front lot line than the closest point on the front wall of the dwelling.
4. Not to exceed 1200 square feet total area for residential uses.
5. Side yard setback shall be seven (7) feet for single story structures and eight (8) feet for taller structures.
6. Provided total area of accessory structure for single family does not exceed 1200 sq. ft. and the total lot coverage of all buildings does not exceed thirty five (35) percent.
7. None, except that when adjacent to any residential district, the side yard setback shall be twenty-five feet (25').
8. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25'), unless there is an alley between the two, in which case the rear yard setback shall be five feet (5').
9. None, except that when adjacent to any residential district, the rear yard setback shall be twenty-five feet (25').

Additional requirements may apply to a Zoning District, please refer to the specific district, the General Provisions and the Supplemental Regulations for more information.

ARTICLE 6: CONDITIONAL USE PERMITS

Section 6.01 General Provisions

The City Council may, by conditional use permit after a Public Hearing and referral to and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a conditional use permit in accordance with the rules and procedures of this ordinance. The City Council may grant or deny a conditional use permit in accordance with the intent and purpose of this ordinance. In granting a conditional use permit, the City Council will authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the conditional use permit.

Section 6.02 Application for Conditional Use Permit

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his or her authorized agent by filing an application with the City. The application shall be accompanied by a drawing or site plan and other such plans and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted.

Section 6.03 Public Hearing

Before issuance of any conditional use permit, the City Council will consider the application for the conditional use permit together with the recommendations of the Planning Commission at a public hearing after prior notice of the time, place, and purpose of the hearing has been given by publication in a legal paper of general circulation in the City of Louisville, one time at least ten (10) days prior to such hearing.

Section 6.04 Decisions

A majority vote of the City Council shall be necessary to grant a conditional use permit. No order of the City Council granting a conditional use permit shall be valid for a period of longer than twelve (12) months from the date of such order, unless the City Council specifically grants a longer period of time upon the recommendation of the Planning Commission.

Section 6.05 Standards

No conditional use permit shall be granted unless the Planning Commission and City Council has found:

- 6.05.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
- 6.05.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.05.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.05.04 That adequate utilities, access roads, and drainage facilities have been or are being provided.
- 6.05.05 That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.05.06 The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.05.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

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- 6.05.08 The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
 - 6.05.09 The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any Public Street, road, or highway.
 - 6.05.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
 - 6.05.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

Section 6.06 Conditions

In addition to the Standards listed in Section 6.05, the Planning Commission may recommend, and the City Council may adopt such other conditions as may be necessary or desirable to address such concerns as the most appropriate use of the land, the conservation and stabilization of the value of property, the provision of adequate open space for light and air, concentration of populations, congestion of public streets, and the promotion of the general health, safety, welfare, convenience, and comfort of the public. The City Council may require such conditions and restrictions upon the Conditional Use Permit as may be deemed necessary for the protection of the public interest and to secure compliance with this Ordinance.

ARTICLE 7: SUPPLEMENTAL REGULATIONS

Section 7.01 Off-Street Automobile Storage

- 7.01.01 Off-street automobile storage or standing space shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or an alley. For purposes of computing the number of parking spaces available in a given area, the ratio of two hundred fifty (250) square feet per parking space shall be used.
- 7.01.02 In all districts except RS, R-1, and R-2, if vehicle storage space or standing space required in section 7.02 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the City Council, the City Council may permit such space to be provided on other off-street property, provided such property lies within the same zoning district and lies within three hundred (300) feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. In Districts RS, R-1, and R-2, required off-street parking for residential use shall be provided on the lot on which is located the use to which the parking pertains.
- 7.01.03 Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
- 7.01.04 All parking spaces for Single-family, Rooming houses, convalescent homes, Apartments, Townhouses, and two or more unit multi-family dwellings, and Mobile Homes shall be paved with asphalt or concrete.
- 7.01.05 Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- 7.01.06 Some uses may require two different use types to be calculated together in order to determine the total parking requirement (Example: Primary schools may require a tabulation for classrooms and assembly areas).

Section 7.02 Schedule of Minimum Off-Street Parking and Loading Requirements

Use	Parking Requirements	Loading Requirements
Adult entertainment establishments	One (1) space per 2 persons of licensed capacity	None required
Agricultural Sales / Service	One (1) space per 500 s.f. of gross floor area	One (1) per establishment
Assisted-living facilities	One (1) space per dwelling unit plus 1 space per employee on the largest shift	One (1) space per rental unit
Automotive Rental / Sales	One (1) space per 500 s.f. of gross floor area	One (1) per establishment
Automotive Servicing	Three (3) spaces per repair stall	None required
Bars, Taverns, Nightclubs	Parking equal to 30% of licensed capacity	Two (2) spaces per establishment
Boarding Houses / Bed and Breakfasts	One (1) space per rental units	None required
Bowling Alleys	Four (4) spaces per alley	One (1) space per establishment
Campground	One (1) space per camping unit	None required
Churches, Synagogues, and Temples	One (1) space per 4 seats in main worship area	None required
Clubs, fraternal organizations	One (1) space per 500 s.f. of gross floor area	None required
College/University	Eight (8) spaces per classroom plus 1 space per employee	Two (2) spaces per structure
Commercial Recreation	One (1) space per 4 persons of licensed capacity	One (1) per establishment
Communication Services	One (1) space per 500 s.f. of gross floor area	One (1) per establishment
Construction Sales / Service	One (1) space per 500 s.f. of gross floor area	One (1) per establishment
Convalescent and Nursing Home Services	One (1) space per 3 beds plus 1 per employee on the largest shift	Two (2) space per structure
Day Care	One (1) space per employee plus 1 space or loading stall per each 10 persons of licensed capacity	None required
Duplex	Two (2) spaces per dwelling unit	One (1) per structure
Educational Uses, Primary facilities	Two (2) spaces per classroom	Two (2) spaces per structure
Educational Uses, Secondary facilities	Ten (10) spaces per classroom plus 1 space per employee on largest shift	Two (2) spaces per structure
Equipment Rental / Sales	One (1) space per 500 s.f. of gross floor area	One (1) Space
Food Sales (general)	One (1) space per 200 s.f. of gross floor area	Two (2) per establishment
Food Sales (limited)	One (1) space per 300 s.f. of gross floor area	One (1) per establishment
Funeral Homes and Chapels	Eight (8) spaces per reposing room	Two (2) spaces per establishment
General Retail Sales establishments	One (1) space per 200 s.f. of gross floor area	One (1) per establishment
Group Care Facility	One (1) space per 4 persons of licensed capacity	Two (2) space per structure
Group Home	One (1) space per 4 persons of licensed capacity	Two (2) space per structure
Guidance Services	One (1) space per 300 s.f. of gross floor area	None required
Hospitals	One (1) space per 2 licensed beds	Three (3) spaces per structure
Hotels and Motels	One (1) space per rental unit, plus 1 space per employee on largest shift.	None required
Industrial Uses	.75 times the maximum number of employees during the largest shift	Two (2) spaces per establishment
Laundry Services	One (1) space per 200 s.f. of gross floor area	None required
Libraries	One (1) space per 500 s.f. of gross floor area	One (1) per structure
Medical Clinics	Five (5) spaces per staff doctor, dentist, chiropractor	None required
Mobile Home Park	Two (2) per dwelling unit	None required
Multi-family / Apartments	One (1) One and a half (1½) spaces per sleeping unit for one and two bedroom apartments and One (1) per sleeping unit for three and more bedroom apartments – spaces to be sited in the general proximity of where the sleeping units are located (Ordinance 980; 11/14/18)	None required
Offices and Office Buildings	One (1) space per 200 s.f. of gross floor area	None required
Residential (Single-family, attached and detached)	Two (2) spaces per dwelling unit with 1 required to be enclosed	None required
Restaurants (General)	Parking equal to 30% of licensed capacity	Two (2) spaces per establishment
Restaurants w/ drive-thru	Greater of the two: One (1) space per 40 s.f. of dining area, or One (1) space per 150 s.f. of gross floor area	One (1) per establishment
Roadside stands	Four (4) spaces per establishment	None required
Service Oriented Establishments	One (1) space per 200 s.f. of gross floor area	One (1) per establishment
Theaters, Auditoriums, and Places of Assembly	One (1) space per 4 persons of licensed capacity	One (1) space per establishment
Veterinary Establishments	Three (3) spaces per staff doctor	None required
Wholesaling / Distribution Operations	One (1) space per 2 employees on the largest shift	Two (2) spaces per establishment

Section 7.03 Off-Street Parking: Shared Parking Requirements

7.03.01 Notwithstanding the provisions of Section 7.02, in cases where parking and building patterns are such that overlapping uses of a majority of the total number of parking spaces in the center of the development pattern is likely to occur, compliance with the standard parking ratios may be decreased by the Planning Commission and City Council.

Section 7.04 Off-Street Parking: Parking for Individuals with Disabilities

7.04.01 In conformance with the Americans with Disabilities Act (ADA) and the Nebraska Accessibility Guidelines, if parking spaces are provided for self-parking by employees or visitors, or both, then handicapped accessible spaces shall be provided in each parking area in conformance with the table in this section. Spaces required by the table need not be provided in the particular lot. They may be provided in a different lot, if accessibility is at least equivalent, in terms of distance from an accessible entrance.

Total Parking Spaces	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of the total
1,001 and over	20 plus 1 for each 100 over 1,000

7.04.02 Access aisles adjacent to accessible spaces shall be sixty inches (60”) wide minimum. However, one in every eight accessible spaces (1:8), but not less than one, shall be served by an access aisle ninety-six inches (96”) wide minimum and shall be designated “van accessible” as required by Section 7.04.09 of this Ordinance. The vertical clearance at such spaces shall comply with 7.04.10 of this Ordinance. All such spaces may be grouped on one level of a parking structure.

7.04.03 Parking access aisles shall be part of an accessible route to the building or facility entrance. Two (2) accessible parking spaces may share a common access aisle.

7.04.04 Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with slopes not exceeding 1:50 (2%) in all directions.

7.04.05 If passenger-loading zones are provided, then at least one passenger loading zone shall comply with 7.04.11 of this Ordinance.

7.04.06 At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with 7.04 of this Ordinance shall be provided in accordance with 7.04.01 of this Ordinance; except as follows:

1. Outpatient units and facilities: ten (10) percent of total number of parking spaces provided serving each such outpatient unit or facility;
2. Units and facilities that specialize in treatment or services for persons with mobility impairments: twenty (20) percent of the total number of parking spaces provided serving each such unit or facility.

7.04.07 Valet parking facilities shall provide a passenger loading zone complying with 7.04.11 of this Ordinance located on an accessible route to the entrance of the facility. Sections 7.04.01 and 7.04.03, of this Ordinance do not apply to valet parking.

7.04.08 Location of accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

1. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.

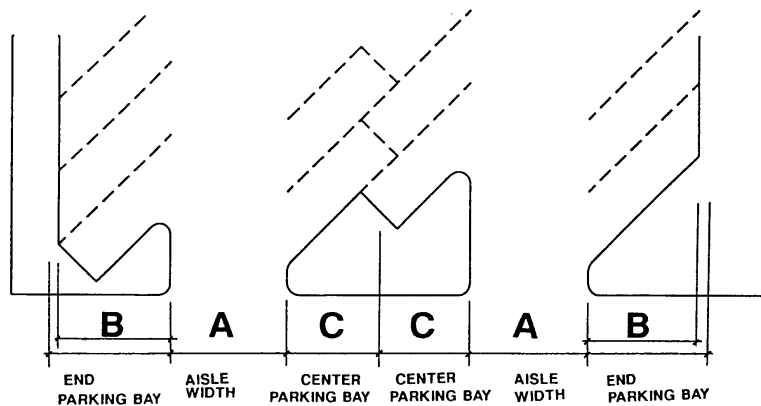
2. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closet to the accessible entrances.
- 7.04.09 Signage of accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Spaces complying 7.04.02 shall have an additional sign with the words “Van Accessible” mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.
- 7.04.10 Minimum vertical clearance of one hundred fourteen inches (114”) shall be provided at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 7.04.02, minimum vertical clearance of ninety eight inches (98”) shall be provided at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).
- 7.04.11 Passenger Loading Zones shall provide an access aisle at least sixty inches (60”) wide and twenty feet (20’) long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Passenger loading zones and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Section 7.05 Off-Street Parking Design Criteria

7.05.01 Standard parking stall dimensions shall not be less than nine feet (9’) by eighteen feet (18’), plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet (5’) in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet (2’). Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

Parking Configuration

	90-degree	60-degree	45-degree
Aisle Width (A)			
One-way traffic	-----	18 feet	14 feet
Two-way traffic	24 feet	20 feet	20 feet
End Parking Bay Width (B)			
Without overhang	18 feet	20 feet	19 feet
With overhang	16 feet	18 feet </td <td>17 feet</td>	17 feet
Center Parking Bay Width (C)	18 feet	18 feet	16 feet



- 7.05.02 Minimum dimensions for a parallel parking space shall be nine feet (9’) by twenty three feet (23’).
- 7.05.03 Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission and City Council upon recommendation of the City Engineer.

Section 7.06 Sign Area Computation

7.06.01 Computation of Area of Individual Signs

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly identical to the display itself.

7.06.02 Computation of Area of Multi-faced Signs

The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty two inches (42”) apart, the sign area shall be computed by the measurement of one of the faces.

7.06.03 Computation of Height

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, parcel, or tract of land, whichever is lower.

Section 7.07 Sign Schedules

7.07.01 Signs shall be permitted in the various districts according to the following schedule:

<u>Zoning District</u>	<u>TA</u>	<u>RS</u>	<u>R-1</u>	<u>R-2</u>	<u>B-1</u>	<u>B-2</u>	<u>I-1</u>	<u>I-2</u>	<u>PUD</u>	<u>HO</u>
<u>Sign Type</u>										
Real Estate	+	+	+	+	+	+	+	+	+	C
Announcement	+	+	+	+	+	+	+	+	C	C
Wall	-	-	-	-	+	+	+	+	C	C
Name Plate	+	+	+	+	+	+	+	+	+	C
Billboard	C	-	-	-	C	-	+	+	-	-
Ground	C	C	C	C	+	C	+	+	C	-
Projecting or Pole	-	-	-	-	+	-	+	+	C	-
B-2 Projecting or Pole	-	-	-	-	-	+	-	-	-	-
Lighted or Animated	-	-	-	-	C	C	-	-	-	-

+: permitted
 -: not permitted
 C: permitted with Conditional Use Permit

7.07.02 Signs shall be permitted in the various districts at the listed square footage and heights according to the following schedule:

<u>Zoning District</u>	<u>TA</u>	<u>RS</u>	<u>R-1</u>	<u>R-2</u>	<u>B-1</u>	<u>B-2</u>	<u>I-1</u>	<u>I-2</u>	<u>PUD</u>	<u>HO</u>
<u>Sign Type</u>										
Real Estate										
Max. Square Ft.	32	6	6	6	32	32	32	32	6	16
Max. Height Ft.	4	-	-	-	4	4	4	4	4	4
Max. Number	2	1	1	1	1	1	1	1	1	1

Announcement										
Max. Square Ft.	32	6	6	6	32	32	32	32	6	6
Max. Height Ft.	4	4	4	4	4	4	4	4	4	4
Max. Number	1	1	1	1	1	1	1	1	1	1
Wall										
Max. Square Ft.	-	-	-	-	200 ¹	200 ¹	200 ¹	200 ¹	400 ¹	400 ¹
Max. Height Ft.	-	-	-	-	45	45	45	45	45	45
Max. Number	-	-	-	-	1	1	1	1	1	1
Name Plate										
Max. Square Ft.	2	2	2	2	2	2	2	2	2	2
Max. Height	-	-	-	-	-	-	-	-	-	-
Max. Number	1	1	1	1	1	1	1	1	1	1
Billboard										
Max. Square Ft.	50	-	-	-	50	-	50	50	-	-
Max. Height Ft.	10	-	-	-	10	-	10	10	-	-
Max. Number	1	-	-	-	1	-	1	1	-	-
Ground										
Max. Square Ft.	50	32 ²	32 ²	32 ²	32 ²	32 ²	50 ³	50 ³	32 ²	-
Max. Height Ft.	10	10	10	10	10	10	10	10	10	-
Max. Number	1	1	1	1	1	1	1	1	1	-
Projecting or Pole										
Max. Square Ft.	-	-	-	-	100 ⁴	-	200 ⁵	200 ⁵	100 ⁴	-
Max. Height Ft.	-	-	-	-	40	-	40	40	40	-
Max. Number	-	-	-	-	1	-	1	1	1	-
B-2 Projecting or Pole										
Max. Square Ft.	-	-	-	-	-	40	-	-	-	-
Max. Height Ft.	-	-	-	-	-	6	-	-	-	-
Max. Number	-	-	-	-	-	1	-	-	-	-
Lighted or Animated										
Max. Square Ft.	-	-	-	-	36	36	-	-	-	-
Max. Height Ft.	-	-	-	-	45	45	-	-	-	-
Max. Number	-	-	-	-	1	1	-	-	-	-

1. Wall signs shall not exceed ten percent (10%) of the total wall area and shall not exceed the maximum square footage indicated in the table.
2. Ground signs may be increased from thirty two (32) square feet in area to fifty (50) square feet in area when all uses/storefronts within a development are included on one sign as opposed to each having an individual ground sign for every use/storefront.
3. Ground signs may be increased from fifty (50) square feet in area to seventy five (75) square feet in area when all uses/storefronts within a development are included on one sign as opposed to each having an individual ground sign for every use/storefront.
4. Pole signs may be increased from one hundred (100) square feet in area to one hundred fifty (150) square feet in area when all uses/storefronts within a development are included on one sign as opposed to each having an individual pole sign for every use/storefront.
5. Pole signs may be increased from two hundred (200) square feet in area to three hundred (300) square feet in area when all uses/storefronts within a development are included on one sign as opposed to each having an individual pole sign for every use/storefront.

7.07.03 The total area of all signs permitted on a lot shall include the total area of the faces of all permanent exterior signs visible from a public way, plus the area of permanent signs placed upon the surface of windows and doors, plus the area within the outlined enclosing the lettering, modeling or insignia of signs integral with the wall and not designed as a panel.

7.07.04 A building or use located on a corner lot may increase the maximum square footage of its amount of signage by twenty percent (20%).

Section 7.08 Signs, Special Conditions

7.08.01 Real Estate. Not more than two (2) signs per lot may be used as a temporary sign. Real estate signs shall be setback twenty feet (20') from the street right-of-way.

7.08.02 Billboard. Billboards, signboards, and other similar advertising signs shall be subject to the same height and location requirements as other structures in the district and also subject to the following conditions and restrictions.

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1. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.
 2. No billboard, signboard, or similar advertising signs shall be located within fifty feet (50') of any lot in a residential district.
 3. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.
- 7.08.03 Projecting or Pole. The lowest horizontal projecting feature of any projecting or pole sign shall be eight feet (8') above the established grade level.
- 7.08.04 Awning or Hanging. The lowest point of any awning or hanging sign shall be eight feet (8') above the established grade level.
- 7.08.05 B-2 Projecting or Pole: One free-standing or projecting sign for each enterprise on the premises of not more than forty (40) square feet per sign face, with a maximum width of six feet (6') and a maximum height of six feet (6'). The sign shall not be mounted in such a way as to exceed the height of the structure. The lowest horizontal projecting feature of any mounted sign shall be ten feet (10') above the established grade level.
- 7.08.06 Lighted and Animated: The use of lighted and animated signs in any Business District within the zoning jurisdiction of Louisville shall be limited and regulated as follows:
1. No sign is allowed, except for those displaying time and/or temperature, with lights which flash, move, blink, chase, or have any other animation effects, regardless of how the light is powered, such as electricity, battery, solar, or any other power source.
 2. Lighted or illuminated signs shall not have any portion which displays a concentrated area of light or illumination, nor produces a glare which creates a traffic hazard or nuisance which is otherwise detrimental to the public health, safety, or welfare.
 3. All lights shall be approved by the Underwriter's Laboratory and be affixed with the appropriate label.
 4. All lights shall be wired in compliance with the provisions of the current National Electric Code as adopted by the City, or in compliance with any other electric code that the City adopts to regulate electrical wiring within the City's jurisdiction.
 5. No lighted sign shall be displayed by any person or entity other than by the person or entity owning or leasing the real estate. All lighted signs must be attached to a building structure located on the real estate.
 6. The lowest point of any lighted sign shall be ten feet (10') above the established grade level. The height of the lighted sign shall not exceed the height of the top of the building as measured from the top of the sign. The minimum setback for any lighted sign shall be three feet (3').
- 7.08.07 The City Council, after receiving the recommendation of the Planning Commission, shall approve or disapprove each application for the installation or construction of a lighted sign.

Section 7.09 — Home Occupations

The following are the minimum standards required for a Home Occupation:

- ~~7.09.01 One unlit nameplate of not more than two (2) square foot in area attached flat against the building located on local or collector streets. The area may be increased to four (4) square feet when attached flat against a building located on arterial streets.~~
- ~~7.09.02 Advertising displays and advertising devices displayed through a window of the building shall not be permitted.~~
- ~~7.09.02 No more than fifty percent (50%) of the home or an accessory building or structure shall be used for the home occupation.~~
- ~~7.09.04 No more than one (1) employee or co-worker other than the resident(s) shall work from that site.~~
- ~~7.09.05 No retail sales are permitted from the site other than incidental sales related to services provided.~~

~~7.09.06 No exterior storage (excluding storage within accessory buildings or structures, pursuant to Section 7.09.03 above) shall be permitted.~~

~~7.09.07 Additional off street parking may be required for the business.~~

~~7.09.08 No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.~~

~~7.09.09 All businesses related to Child Care Homes and Child Care Centers shall be licensed in accordance with Neb. Rev. Stat. §71-1902 (R.R.S. 1997). (Ordinance #951; 10/12/16) page over~~

Section 7.10 Wireless Communication Towers

7.10.01 Intent:

Based upon the Communications Act of 1934, as amended by the Telecommunications Act of 1996 (the Act) grants the Federal Communications Commission (FCC) exclusive jurisdiction over certain aspects of telecommunication services. This section is intended to regulate broadcast towers, telecommunications facilities and antennas in the City in conformance with the Act without prohibiting or tending to prohibit any person from providing wireless telecommunication service. It is the intent of the City Council to regulate telecommunication facilities, towers and antennas in the City to protect residential areas and land uses from the potential adverse impacts caused by the of installation of towers and antennas through careful design, siting, and camouflaging; to promote and encourage shared use/collocation of towers and other antenna support structures rather than allow the construction of additional single use towers; to avoid potential damage to property caused by towers, telecommunications facilities and antennas by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, repaired and removed when no longer used or are determined to be structurally unsound; and to ensure that towers and antennas are compatible with surrounding land uses.

7.10.02 Definitions:

All terms in this Section which are not specifically defined herein shall be construed in accordance with the Communications Act of 1934, the Telecommunications Act of 1996 and the Rules and Regulations of the Federal Communications Commission (FCC). As used in this Section, the following terms shall have the following meanings:

1. **ANTENNA** shall mean a device, designed and intended for transmitting or receiving television, radio, or microwave signals, direct satellite service (including direct-to-home satellite service), and/or video programming services via multi-point distribution services.
2. **ANTENNA SUPPORT STRUCTURE** shall mean any building or structure other than a tower which can be used for location of telecommunications facilities.
3. **APPLICANT** shall mean any person that applies for a Tower Development Permit.
4. **APPLICATION** shall mean a process by which the owner of a tract of land within the zoning jurisdiction of the City submits a request to develop, construct, modify, or operate a tower upon such tract of land. The term application includes all written documentation, verbal statements, and representations, in whatever, formal forum, made by an applicant to the City concerning such request.
5. **CONFORMING COMMERCIAL EARTH STATION** shall mean a satellite dish which is two meters or less in diameter and is located in an area where commercial or industrial uses are generally permitted under this regulation.
6. **ENGINEER** shall mean any engineer qualified and licensed by any state or territory of the United States of America.

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7. **OWNER** shall mean any person with a fee simple title or a leasehold exceeding ten (10) years in duration to any tract of land within the zoning jurisdiction of the City who desires to develop, construct, modify, or operate a tower upon such tract of land.
 8. **PERSON** shall mean any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not for profit.
 9. **SATELLITE DISH ANTENNA** shall mean an antenna consisting of a radiation element intended for transmitting or receiving television, radio, microwave, or radiation signals and supported by a structure with or without a reflective component to the radiating dish, usually circular in shape.
 10. **STEALTH** shall mean any telecommunications facility, tower, or antenna which is designed to enhance compatibility with adjacent land uses, including, but not limited to, architecturally screened roof-mounted antennas, antennas integrated into architectural elements, and towers designed to look other than a tower, such as light poles, power poles and trees.
 11. **TELECOMMUNICATIONS FACILITIES** shall mean any cables, wires, lines, wave guides, antennas, or any other equipment or facilities associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a tower or antenna support structure. However, telecommunications facilities shall not include:
 - a). Any Conforming Commercial Earth Station antenna six feet (6') or less in diameter.
 - b). Any earth station antenna or satellite dish antenna three feet (3') or less in diameter.
 12. **TOWER** shall mean a self-supporting lattice, guyed, or monopole structure, which supports Telecommunications Facilities. The term Tower shall not include non-commercial amateur radio operator's equipment as licensed by the FCC or structure supporting an earth station antenna serving residential premises or dwelling units exclusively.
 13. **TOWER DEVELOPMENT PERMIT** shall mean a permit issued by the City upon approval by the City Council of an application to develop a tower within the zoning jurisdiction of the City; which permit shall continue in full force and effect for so long as the tower to which it applies conforms to this Section. Upon issuance, a Tower Development Permit shall be deemed to run with the land during the permits duration and may be transferred, conveyed, and assigned by the applicant to assigns and successors-in-interest.
 14. **TOWER OWNER** shall mean any person with an ownership interest of any nature in a proposed or existing tower following the issuance of a Tower Development Permit.

7.10.03 **Location of Towers and Construction Standards**

1. Towers shall be permitted conditional uses of land in only those zoning districts where specifically listed and authorized in this regulation.
2. No person shall develop, construct, modify or operate a tower upon any tract of land within the zoning jurisdiction of the City prior to approval of its application for a Tower Development Permit by the City Council and issuance of the permit by the City. Applicants shall submit their application for a Tower Development Permit to the Zoning Office and shall pay a filing fee.
3. All towers, telecommunications facilities and antennas on which construction has commenced within the zoning jurisdiction of the City after the effective date of this Ordinance shall conform to the Building Codes and all other construction standards set forth by City, County, federal, and state laws and applicable American National Standards Institute (ANSI) standards. Upon completion of construction of a tower and prior to the commencement of use, an engineer's certification that the tower is structurally sound and in conformance with all of the aforementioned applicable regulatory standards shall be filed in the Zoning Office.

7.10.04 **Application to develop a Tower**

Prior to commencement of development or construction of a tower, an application shall be submitted to the Zoning Office for a Tower Development Permit and shall include the following:

Name, address, and telephone number of the owner and if applicable, the lessee of the tract of land upon which the tower is to be located. Applicants shall include the owner of the tract of land and all

persons having an ownership interest in the proposed tower. The application shall be executed by all applicants.

The legal description and address of the tract of land on which the tower is to be located.

The names, addresses and telephone numbers of all owners of other towers or useable antenna support structures within a one (1) mile radius of the proposed tower, including publicly and privately owned towers and structures.

An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or collocate the applicants telecommunications facilities on a tower or useable antenna support or written technical evidence from an engineer that the applicants telecommunications facilities cannot be installed or collocated on another tower or useable antenna support structure.

Written technical evidence from an engineer that the proposed tower will meet the established Building Code, and all other applicable construction standards set forth by the City Council and federal and state and ANSI standards.

Color photo simulations showing the proposed location of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the nearest residentially used and/or zoned property and nearest roadway, street or highway.

Descriptions and diagrams of the proposed tower, telecommunications facilities and/or antenna, manufacturers literature, appurtenances such as buildings, driveways, parking areas, and fences or other security enclosures with significant detail to allow persons reviewing the application to understand the kind and nature of the proposed facility.

A performance bond in the amount of fifty-thousand dollars (\$50,000) for the expenses of removal and disposal of the tower.

7.10.05 Tower Development Permit: Procedure

After receipt of an application for a Tower Development Permit, the Zoning Administrator shall schedule a public hearing before the Planning Commission, following all Statutory requirements for publication and notice, to consider such application. The Planning Commission shall receive testimony on the Tower Development Permit and shall make a recommendation to the City Council. Upon the completion of the Planning Commission Public Hearing the Zoning Administrator shall schedule a public hearing before the City Council, following all Statutory requirements for publication and notice, to consider such application and the recommendation of the City Planning Commission. Notice, for each Public Hearing, shall be made at least one (1) time and at least ten (10) days prior to such hearing. In addition, the Zoning Administrator shall cause a notice to be posted in a conspicuous place on the property on which action is pending. Such notice shall conform to Section 6.03 of this Ordinance. The Planning Commission and City Council may approve the Tower Development Permit as requested in the pending application with any conditions or safeguards it deems reasonable and appropriate based upon the application and/or input received at the public hearings or deny the application. In all zoning districts in which towers are a permitted conditional use of land, the Tower Development Permit shall be deemed a conditional use permit for said tract of land.

7.10.06 Setbacks and Separation or Buffer Requirements

1. All towers up to fifty feet (50') in height shall be setback on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of fifty (50) feet in height shall be set back one (1) additional foot for each foot of tower height in excess of fifty (50) feet. The height of the tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.
2. Towers exceeding one hundred (100) feet in height may not be located in any residentially zoned district and must be separated from all residentially zoned districts and occupied structures other than those utilized by the tower owner, by a minimum of two hundred (200) feet or one hundred percent (100%) of the height of the proposed tower, whichever is greater.
3. Towers of one hundred (100) feet or less in height may be located in residentially zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of one hundred percent (100%) of the height of the tower.
4. Towers must meet the following minimum separation requirements from other towers:

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- a). Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed by a minimum of seven hundred fifty (750) feet.
 - b). Self-supporting lattice or guyed towers shall be separated from all other self-supporting lattice or guyed towers by a minimum of one thousand five hundred (1,500) feet.

7.10.07 Structural Standards for Towers Adopted

The *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, 1991 Edition (ANSI/EIA/TIA 222-E-1991) is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by regulation and set forth in this Article of the Zoning Regulation.

7.10.08 Illumination and Security Fences

1. Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA). In cases where there are residential uses/zoned properties within a distance of three hundred percent (300%) of the height of the tower, any tower subject to this Section shall be equipped with dual mode lighting.
2. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access. Monopole towers shall be designed and constructed in a manner which will prevent, to the extent practical, unauthorized climbing of said structure.

7.10.09 Exterior Finish

Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, subject to review and approval by the Planning Commission and City Council as part of the application approval process. All towers which must be approved as a conditional use shall be stealth design unless stealth features are impractical or the cost of such features represents an undue burden on the applicant.

7.10.10 Landscaping

All tracts of land on which towers, antenna support structures, telecommunications facilities and/or antennas are located shall be subject to the landscaping requirements of the City.

7.10.11 Maintenance, Repair or Modification of Existing Towers

All towers constructed or under construction on the date of approval of this regulation may continue in existence as a non-conforming structure and may be maintained or repaired without complying with any of the requirements of this Section. Nonconforming structures or uses may not be enlarged or the degree of nonconformance increased without complying with this Section, including applying for and obtaining a Tower Development Permit. Any modification or reconstruction of a tower constructed or under construction on the date of approval of this regulation shall be required to comply with the requirements of this Section including applying for and obtaining a Tower Development Permit. Said application shall describe and specify all items which do not comply with this Section and may request, subject to final review and approval of the City Council, an exemption from compliance as a condition of the Tower Development Permit.

7.10.12 Inspections

The City reserves the right to conduct inspection of towers, antenna support structures, telecommunications facilities and antenna upon reasonable notice to the tower owner or operator to determine compliance with this Section and to prevent structural and equipment failures and accidents which may cause damage, injuries or nuisances to the public. Inspections may be made to determine compliance with the City's Building Codes and any other construction standards set forth by the City, federal, and state law or applicable ANSI standards. Inspections shall be made by either an employee of the City's Zoning Office, Zoning Administrator, or a duly appointed independent representative of the City.

7.10.13 Maintenance

The towers, antenna support structures, telecommunications facilities and antennas shall at all times be kept and maintained in good condition, order and repair so that the same does not constitute a nuisance to or a danger to the life or property of any person or the public.

7.10.14 **Abandonment**

If any tower shall cease to be used for a period of one (1) year, the Zoning Office shall notify the tower owner that the site will be subject to determination by the Zoning Administrator that the site has been abandoned. Upon issuance of written notice to show cause by the Zoning Administrator, the tower owner shall have thirty (30) days to show preponderance of evidence that the tower has been in use or under repair during the period of apparent abandonment. In the event the tower owner fails to show that the tower has been in use or under repair during the relevant period, the Zoning Administrator shall issue a final determination of abandonment of the site and the tower owner shall have seventy-five (75) days thereafter to dismantle and move the tower. In the event the tower is not dismantled and removed, the tower shall be declared a public nuisance by the Zoning Administrator, or his/her designee and a written request shall be directed to the City Attorney to proceed to abate said public nuisance pursuant to authority of the Revised Nebraska State Statutes and City of Louisville codes, and charge the costs thereof against the real estate on which the tower is located or the owner of record of the said real estate.

7.10.15 **Satellite Dish Antennas, Regulation**

Upon adoption of this regulation, installation of satellite dish antennas shall be permitted within the zoning jurisdiction of Louisville only upon compliance with the following criteria:

1. In residentially zoned districts, satellite dish antennas may not exceed a diameter of ten (10) feet.
2. Single family residences may not have more than one (1) satellite dish antenna over three (3) feet in diameter.
3. Multiple family residences with ten (10) or less dwelling units may have no more than one (1) satellite dish antenna over three (3) feet in diameter. Multiple family residences with more than ten (10) dwelling units may have no more than two (2) satellite dish antennas over three (3) feet in diameter.
4. In residential zoning districts, satellite dish antennas shall not be installed in the required front yard setback or side yard setback area.
5. All satellite dish antennas installed within the zoning jurisdiction of Louisville, upon adoption of this regulation, shall be of a neutral color such as black, gray, brown, or such color as will blend with the surrounding dominant color in order to camouflage the antenna.

7.10.16 **Severability**

If any clause, subsection, or any other part of this Section shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Section shall not be affected thereby, but shall remain in full force and effect.

Section 7.11 Fences

No fence shall be constructed within the zoning jurisdiction of the City of Louisville unless it is constructed in conformance with the following requirements:

7.11.01 The height limitation for fences shall be seventy-six inches (76") above ground level except as provided herein.

1. No fence shall be constructed within a required front yard of any lot, except as may be otherwise provided herein.
2. Within the RS district, fences may be constructed within the required front yard, provided, however, such fence shall not exceed forty-eight inches (48") in height. (Amended Ord. 764, 10/13/04)
3. The height of a fence shall be determined by the vertical distance measured from the established grade level at the nearest sidewalk, top of curb, or other public right-of-way to the top of the highest part of the fence. Earth berms, whether manmade or not, terraces, and retaining walls that elevate the fence shall be considered a part of the fence, and shall be included in the height of the fence. It is not intended that any structure other than a fence is permitted on any part of a lot or premises by this section, and all other structures shall comply with the provisions of this Ordinance.

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4. Where it is demonstrated that for security purposes a perimeter fencing around a building located in **any zoning district and in any required yard, may be permitted. The fence height will be determined by the use and zoning of the property. Said fence may be approved by the zoning administrator.** (Ordinance 760, 8/44/04)
 5. Fences constructed along and parallel to lot lines separating a residential lot from property located in a Commercial or Industrial District shall not exceed eight feet (8') in height.
 6. Fences constructed along and parallel to rear and side lot lines adjoining arterial streets, as designated by the Nebraska Department of Roads, shall not exceed eight feet (8') in height.
- 7.11.02 Fences located within a front or side yard of a residential lot must qualify within the definition of an open fence, except that solid fences may be constructed along a side lot line parallel and adjacent to the lot line that is adjacent to a Commercial District or an Industrial District.
- 7.11.03 No fence or vegetation shall be situated or constructed in such a way as to obstruct vehicular traffic or otherwise create a traffic safety hazard. No fence or vegetation shall be situated or constructed within the required sight triangle.
- 7.11.04 The use of barbed wire in the construction of any fence is prohibited except:
1. Perimeter security fencing of buildings constructed in an Industrial District. The plans and specifications for any such fencing must be approved by the City before commencement of construction.
 2. Farm fencing constructed for agricultural purposes on parcels of land twenty (20) acres or more in the Transitional Agriculture District.
- 7.11.05 All supporting posts for fence construction shall be set in concrete except for agricultural fencing in the Transitional Agriculture District.
- 7.11.06 All fences shall be maintained in good repair.
- 7.11.07 All fences shall be located inside the boundaries of the property upon which constructed except where two (2) adjacent property owners, pursuant to written agreement filed with the City, agree to build one (1) fence on the common lot line of adjacent side yards or back yards.
- 7.11.08 Electric Fences. No electric fence shall be constructed or maintained within the City of Louisville or within its extraterritorial zoning jurisdiction except in the-Transitional Agriculture District.
- 7.11.09 Facing. The finished surface of all fences shall face toward adjoining property or street frontage. However, in the case of two (2) or more property owners wishing to share a common fence line between their properties, said property owners shall jointly determine upon which side of the common fence line the finished face of the fence shall be placed. Such determination shall be consistent for the entire length of the common fence line.
- 7.11.10 Fences in existence as of the date of adoption of this Ordinance. Any existing fence which was in conformity with the provisions of any previous ordinance and which was in place as of the date of adoption of this Ordinance may remain without change, notwithstanding same may be in conflict with one (1) or more provisions of this Ordinance. However, any replacement or change of said existing fence or addition of a new fence shall meet the requirements of this Ordinance.
- 7.11.11 Swimming Pools. All above- or in-ground swimming pools of a permanent nature constructed within the zoning jurisdiction of the City of Louisville shall be constructed in compliance with the Uniform Building Code as adopted by the City of Louisville. **Regardless of zoning district, the area encompassing the swimming pool shall be enclosed with a six feet (6') tall fence or wall above finished grade. On above-ground pools, the height of the pool which is above ground level shall be considered as part of the 6' requirement, contingent upon the 6' being contiguous.** (Ord. 781; 3/8/06) Such fence shall be so constructed as not to have openings, holes, or gaps larger than four inches (4") in any dimension except for doors and gates, and if a picket fence is erected or maintained, the horizontal distance between pickets shall not exceed four inches (4"). A dwelling house or accessory building may be used as part of such enclosure. All gates or doors in such enclosure shall be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling or accessory building which forms a part of the enclosure need not be so equipped. On above-ground pools where the pool wall makes up part or all of the enclosure, the entrance into the pool must

either be enclosed in a fence with gate, both of which meet the requirements previously stated, or the entrance to the pool must be by use of a limited access ladder which has provisions for making entry into the pool inaccessible when the pool is not in use.

Section 7.12 Performance Standards for Industrial Uses

7.12.01 **Physical Appearance:** All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes, or similar equipment when in operable condition.

7.12.02 **Fire hazard:** No operation shall involve the use of highly flammable gasses, acid, liquids, grinding processes, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gasses when handled in accordance with other regulations of the City of Louisville.

7.12.03 **Noise:** No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.

7.12.04 **Sewage and Liquid Wastes:** No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, liquid waste of any radioactive or poisonous nature or chemical waste which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

7.12.05 **Air Contaminants:**

Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four minute period in each one-half hour. Light colored contaminants of such an capacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted

Particulate mater of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths (0.2) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.

Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause, or have a natural tendency to cause injury or damage to business, vegetation, or property.

Odor: The emission of odors that are generally agreed to be obnoxious to any considerable numbers of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this Ordinance.

Gasses: The gasses sulphur dioxide and hydrogen sulphide shall not exceed five (5) parts per million, carbon monoxide shall not exceed five (5) parts per million. All measurements shall be taken at the zoning lot line.

Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousands

(0.003) of an inch measured at the zoning lot line. The use of steam or broad hammers shall not be permitted in this zone.

Glare and heat: All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the zoning lot line. No heat from furnaces or processing equipment shall be sensed at the zoning lot line to the extent of raising the temperature of air or materials more than five (5) degrees Fahrenheit.

Section 7.13 – Small Wind Energy Conversion System (Ordinance 828; 09/09/09)

A Small Wind Energy Conversion System (SWECS) is a facility used for the production of one hundred (100) kilowatts or less of electrical energy supplied by the wind. The facility may include wind turbine(s) with total height(s) of one hundred (100) feet or less and any transmission lines. The SWECS is primarily used to generate energy for use by its owner. A small wind energy facility shall be sited and designed to minimize adverse visual, noise, danger and damage impacts on neighboring properties.

- A. Application Requirements
 - i. A survey map at an appropriate scale identifying: site boundary; adjacent public right-of-way; existing structures; proposed small wind energy system and accessory structures; adjacent ownership and existing residences; any overhead utility lines.
 - ii. A report from a licensed engineer containing: small wind system specifications including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed), and foundation; documentation to establish that the tower has sufficient structural integrity for the proposed use at the proposed location; certification that the small wind energy system complies with all applicable state construction and electrical codes and the National Electrical Code.

- B. General Siting and Design Standards
 - i. Located on a lot or parcel of at least three (3) acres;
 - ii. Setback from property lines, public rights-of-way, and access easements at least one and one-half (1½) times the tower height.
 - iii. Turbines and towers must be painted or coated in a non-reflective white, grey, or other neutral color and shall not used to display advertising.
 - iv. SWECS shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA).
 - v. All electrical wires associated with a small wind energy system other than the wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.
 - vi. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.
 - ix. All ground mounted electrical and control equipment must be labeled and secured to prevent unauthorized access. A tower may not have step bolts or a ladder within eight (8) feet of the ground that is readily accessible to the public.
 - x. The owner of a small wind energy facility shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by the facility.
 - xi. Construction access must be regraded and revegetated to minimize environmental impacts.
 - xii. A SWECS application must include an agreement that addresses decommissioning and abandonment of the facility. The agreement must at a minimum provide for reuse or dismantlement of the facility at the owner's expense.
 - xiii. If structure is in disrepair for more than a twelve (12) month period, it must be dismantled at the owner's expense.
 - xiv. Roof-top units are considered part of the structure and subject to height restrictions as per code.

Small Wind Energy Conversion Systems will be permitted in the following zoning districts only: RS (Residential Subdivision), TA (Transitional Agriculture), and I (Industrial.)

Commercial Wind Energy Systems will **NOT** be allowed in the City of Louisville's corporate city limits or within the City's one-mile extra-territorial jurisdiction.

New Technology

These regulations pertaining to all wind energy conversion systems are intended to respond to equipment available at the time of adoption. The City of Louisville recognizes that this is an emerging technology and that new means of collecting wind energy, including but not limited to vertical axis wind turbine generators, are under development. Accordingly, these standards will be reviewed and may be amended as technology advances.

Section 7.14 Sand, Gravel, Mineral, Stone, Rock, and Soil Extraction and Quarries

- 7.14.01 The application shall include a grading map showing contours, proposed excavation contours, and proposed final grade contours.
- 7.14.02 The applicant shall identify the effect of the extraction on the groundwater table of the adjoining properties.
- 7.14.03 The application shall identify proposed vehicle and equipment storage areas;
- 7.14.04 Erosion controls, including retention and sediment basins shall be provided during extraction to prevent a change in the character of runoff onto adjacent land;
- 7.14.05 The surface shall be maintained in such a manner that surface waters do not collect or pond, unless specifically approved. Underground drainage may be supplied if it connects to an existing drainage facility;
- 7.14.06 Topsoil shall be collected and stored for redistribution on the site at the termination of the operation;
- 7.14.07 Excavation shall be conducted in such a way as not to constitute a hazard to any persons, nor to the adjoining property. All cuts shall be returned to a slope of less than three to one (3-1) as soon as possible. Safety screening shall be required at the outer boundary of the site; visual screening will also be required where said boundary is adjacent to residential or recreational land;
- 7.14.08 Within one year after completion of the excavation on any portion of the site, the topography and soils shall be stabilized, and the land shall be graded, seeded, and sodded so as to prevent erosion and siltation, and to protect the health, safety, and general welfare of the public.

ARTICLE 8: BOARD OF ADJUSTMENT

Section 8.01 Members, Terms and Meetings

Pursuant to Neb. Rev. Stat. §19-908 (R.R.S. 1997): The Board of Adjustment shall consist of five regular members, plus one additional member designated as an alternate who shall attend and serve only when one of the regular members is unable to attend for any reason, each to be appointed for a term of three years and removable for cause by the appointing authority upon written charges and after public hearings. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. One member only of the Board of Adjustment shall be appointed from the membership of the Planning Commission, and the loss of membership on the Planning Commission by such member shall also result in his or her immediate loss of membership on the Board of Adjustment and the appointment of another Planning Commissioner to the Board of Adjustment. After September 9, 1995, the first vacancy occurring on the Board of Adjustment shall be filled by the appointment of a person who resides in the extraterritorial zoning jurisdiction of the City at such time as more than two hundred persons reside within such area. Thereafter, at all times, at least one member of the Board of Adjustment shall reside outside of the corporate boundaries of the City but within its extraterritorial zoning jurisdiction. The Board of Adjustment shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to sections 19-901 to 19-914. Meetings of the board shall be held at the call of the chairperson and at such other times as the board may determine. Such chairperson, or in his or her absence the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

Section 8.02 Appeals to Board, Record of Appeal, Hearings and Stays

As provided in Neb. Rev. Stat. §19-909 (R.R.S. 1997): Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the notice of the appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record in application on notice to the officer from whom the appeal is taken and on due cause shown. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties, in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or attorney.

Section 8.03 Powers and Jurisdiction on Appeal

The Board of Adjustment shall have the following powers: (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official or agency based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures; (2) to hear and decide, in accordance with the provisions of this Ordinance, requests for interpretation of any map, or for decisions upon other special questions upon which the Board is authorized by this Ordinance to pass; and (3) to grant variances, where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance.

No such variance shall be authorized by the Board unless it finds that:

- a. The strict application of the Ordinance would produce undue hardship;

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- b. such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
 - c. the authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; and
 - d. the granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice. No variance shall be authorized unless the Board finds that the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

In exercising the above mentioned powers, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to effect any variation in this Ordinance.

Section 8.04 Appeals to District Court

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may appeal as provided by Neb. Rev. Stat. §19-912, (R.R.S.1997).

ARTICLE 9: AMENDMENTS

Section 9.01 Amendments

Pursuant to Neb. Rev. Stat. § 19-905 (R.R.S.1997): This Ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed. In case of a protest against such change, signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the sides and in the rear thereof extending three hundred feet (300') therefrom, and of those directly opposite thereto extending three hundred feet (300') from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the legislative body of such municipality. The provisions of Neb. Rev. Stat. §19-904 relative to public hearings and official notice shall apply equally to all changes or amendments. In addition to the publication of the notice therein prescribed, a notice shall be posted in a conspicuous place on or near the property on which action is pending. Such notice shall not be less than eighteen inches (18") in height and twenty-four inches (24") in width with a white or yellow background and black letters not less than one and one-half inches (1-1/2") in height. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same and shall be so posted at least ten (10) days prior to the date of such hearing. It shall be unlawful for anyone to remove, mutilate, destroy, or change such posted notice prior to such hearing. Any person so doing shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined not less than fifty dollars (\$50) or more than one hundred dollars (\$100). If the record title owners of any lots included in such proposed change be nonresidents of the municipality, then a written notice of such hearing shall be mailed by certified mail to them addressed to their last-known addresses at least ten days prior to such hearing. At the option of the legislative body of the municipality, in place of the posted notice provided above, the owners or occupants of the real estate to be zoned or rezoned and all real estate located within three hundred feet (300') of the real estate to be zoned or rezoned may be personally served with a written notice thereof at least ten (10) days prior to the date of the hearing, if they can be served with such notice within the county where such real estate is located. Where such notice cannot be served personally upon such owners or occupants in the county where such real estate is located, a written notice of such hearing shall be mailed to such owners or occupants addressed to their last-known addresses at least ten (10) days prior to such hearing. The provisions of this section in reference to notice shall not apply (1) in the event of a proposed change in such regulations, restrictions, or boundaries throughout the entire area of an existing zoning district or of such municipality, or (2) in the event additional or different types of zoning districts are proposed, whether or not such additional or different districts are made applicable to areas, or parts of areas, already within a zoning district of the City, but only the requirements of Neb. Rev. Stat. § 19-904 shall be applicable.

Section 9.02 Planning Commission Review

No amendment, supplement, change or modification of this Ordinance, including the boundaries of any zoning district, shall be made by the City Council without first the consideration by the City Planning Commission, the Commission shall submit in writing its recommendations on each amendment, supplement, change or modification to the City Council within forty-five (45) days after receipt thereof. Said recommendations shall include approval, disapproval, or other suggestions and the reasons thereof, and a discussion of the effect of each amendment, supplement, change or modification on the Comprehensive Plan. Said recommendations shall be of an advisory nature only.

In addition, any person or persons seeking such an amendment, supplement, change, or modification of any zoning district, shall comply with the following:

- 9.02.01 At the time that application for a change of zoning district or amendment to the zoning text is filed with the Planning Commission, there shall be deposited a fee, as established by the City Council, to cover investigation, legal notices, or other expenses incidental to the determination of such matter.
- 9.02.02 An application for a change of district to an Light Industrial District shall contain a minimum area of 10,000 square feet. The area, if more than one (1) parcel of land is involved, shall be contiguous, exclusive of any streets or easements.
- 9.02.03 The foregoing requirements in 9.02.02 shall not apply in the case of an extension of a Light Industrial District.

Section 9.03 Zoning Administrator

The provisions of this Ordinance shall be administered and enforced by a Zoning Enforcement Officer appointed by the City Council, who shall have the power to make inspection of buildings or premises necessary to carry out his or her duties in the enforcement of this Ordinance.

Section 9.04 Zoning Permits

The following shall apply to all new construction and all applicable renovations and remodels within Louisville's zoning jurisdiction:

9.04.01 It shall be unlawful to commence the excavation for the construction of any building, or any accessory buildings, or to commence the moving or alteration of any buildings, including accessory buildings, until the Zoning Administrator has issued a zoning permit for such work.

9.04.01 Issuance of a zoning permit. In applying to the Zoning Administrator for a zoning permit, the applicant shall submit a dimensioned sketch or a scale plan indicating the shape, size and height and location of all buildings to be erected, altered or moved and of any building already on the lot. Applicant shall also state the existing and intended use of all such buildings, and supply such other information as may be required by the Zoning Administrator for determining whether the provisions of this Ordinance are being observed. If the proposed excavation or construction as set forth in the application are in conformity with the provisions of this Ordinance, the Zoning Administrator shall issue a zoning permit for such excavation or construction. If a zoning permit is refused, the Zoning Administrator shall state such refusal in writing, with the cause, and shall immediately thereupon mail notice of such refusal to the applicant at the address indicated upon the application. The Zoning Administrator shall grant or deny the permit within a reasonable time from the date the application is submitted. The issuance of a permit shall, in no case, be construed as waiving any provisions of this Ordinance. A zoning permit shall become void twelve (12) months from the date of issuance unless substantial progress has been made by that date on the project described therein.

Section 9.05 Building Permits

No structural construction shall commence before the City's Building Inspector issues a building permit when a permit is required by the Louisville City Code. The applicant shall obtain a building permit application from the City Clerk, and present the completed application and the required building plans to the City Building Inspector. The Building Inspector shall issue a building permit when satisfied that the building plans comply with the Louisville Building Code. All provisions of the Louisville Building Code, specifically including those that refer to building plan requirements, such as size, scale, and contents, and as may be amended from time to time, are incorporated herein by reference.

Section 9.06 Certificate of Occupancy

No land or building or part thereof hereafter erected or altered in its use or structure shall be used until the Zoning Administrator shall have issued a certificate of occupancy stating that such land, building or part thereof, and the proposed use thereof, are found to be in conformity with the provisions of this Ordinance. Within three (3) days after notification that a building or premises is ready for occupancy or use, it shall be the duty of the Zoning Administrator to make a final inspection thereof and to issue a certificate of occupancy if the land, building, or part thereof and the proposed use thereof are found to conform with the provisions of this Ordinance, or, if such certification is refused, to state refusal in writing, with the cause, and immediately thereupon mail notice of such refusal to the applicant at the address indicated upon the application.

Section 9.07 Penalties

Pursuant to Neb. Rev. Stat. §19-913 (R.R.S.1997), the owner or agent of a building or premises in or upon which a violation of any provisions of this Ordinance has been committed or shall exist or lessee or tenant of an entire building or entire premises in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed five hundred dollars (\$500) for any one (1) offense. Each day of non-compliance with the terms of this Ordinance shall constitute a separate offense.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. However, nothing shall deprive the citizen of his or her rights under the U.S. Constitution of a jury trial.

Section 9.08 Remedies

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure, or land is used in violation of Neb. Rev. Stat. §§19-901 to 19-914 (R.R.S.1997), or this Ordinance, or any regulation made pursuant to said sections, the appropriate authorities of the City may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct, or abate such violation, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises.

ARTICLE 10: COMPREHENSIVE PLAN RELATIONSHIP

These zoning ordinances are designed to implement various elements of the comprehensive plan as required by state statutes. Any amendment to the district ordinances or map shall conform to the comprehensive plan adopted by the governing body.

ARTICLE 11: LEGAL STATUS PROVISIONS

Section 11.01 Separability

Should any article, section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 11.02 Purpose of Catch Heads

The catch heads appearing in connection with the foregoing sections are inserted simply for convenience, to serve the purpose of any index and they shall be wholly disregarded by any person, officer, court or other tribunal in construing the terms and provisions of this Ordinance.

Section 11.03 Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 11.04 Effective Date

This Ordinance shall take effect and be in force from and after its passage and publication according to law.

ADOPTED AND APPROVED by the City Council of Louisville, Nebraska,

This ____ day of _____, 2003.

Dan Henry, Mayor

ATTEST:

Dee Arias, City Clerk

(Seal of the City of Louisville)

**ZONING ORDINANCE
FOR THE CITY OF
LOUISVILLE, NEBRASKA**