

ORDINANCE 1178

AN ORDINANCE TO AMEND THE FOLLOWING PORTIONS OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND: SECTION 5.14, SUBSECTIONS F & G AND OF SECTIONS 8.12 OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND, AS PROVIDED IN THE CITY OF ASHLAND MUNICIPAL ZONING ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, THAT THE CITY'S ZONING ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1:

That Subsection F, Height and Area Requirement, of Section 5.14, B-3 Highway Business District be amended as follows:

F. Height and Area Requirements

The height and minimum lot requirements shall be as follows:

	<u>Lot Area</u>	<u>Lot Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>	<u>Max. Ht.</u>
Permitted Uses	5 acres*	150'	25'	10'	25'	35'

* Lots served by city water and sewer may conform to a minimum lot size of 10,000 square feet.

SECTION 2:

That Subsection G, Use Limitations, of Section 5.14, B-3 Highway Business District be amended as follows:

G. Use Limitations

- a. Twenty-five percent (25%) of the required front yard shall be maintained in a landscaped yard.
- b. Signs: One pole sign not to exceed thirty (30) feet in height and set back such as not to allow signage to project over the front property

- line, and one wall sign affixed to the side of a principle permitted building. Maximum size: one hundred (100) square feet.
- c. No lot may take access directly from the Highway unless permitted by the State of Nebraska Department of Roads.
 - d. When a property owner or a developer intends to develop a property already zoned B-3, he/she shall file together with the building permit or rezoning application, a detailed Site Development Plan and such other drawings, data, calculations, sketches, or diagrams that shall provide reasonable and adequate information to show the location, size, arrangement, and capacity for all areas to be used for highway frontage road, parking, loading and unloading, and vehicular access to streets so that vehicular and pedestrian traffic generated to and from the proposed development will not create undue hazards to the normal traffic movement on the existing streets and highways. These plans and documents shall become a part of the application and shall form the basis for the issuance of a building permit. Any plan changes that change the vehicular accesses, parking layout or building size or location shall require a resubmission for approval.

SECTION 3:

That Subsection 8.12.02 of Section 8.12, Self-Storage Units/Convenience Storage Units be amended as follows:

Section 8.12 Self Storage Units / Convenience Storage Units

- 8.12.01 Minimum lot size of the Self-Storage facility shall be two acres.
- 8.12.02 Activities within the facility shall be limited to the rental of storage cubicles, parking pads/stalls, and the administration and maintenance of the facility.
- 8.12.03 All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, asphaltic concrete, or crushed aggregate (with a base of not less than 4 inches in depth and 4 inch diameter aggregate and a top base of not less and 1.5 inches in depth consisting of 1.5 inch diameter aggregate). All primary driveways going to and from outside storage shall provide a paved surface with a minimum width of 25 feet. All other driveways shall provide a paved surface with a minimum width of 20 feet.

- 8.12.04 The storage of hazardous materials or products of a highly explosive, combustible or volatile nature shall be prohibited.
- 8.12.05 (left open for future use)
- 8.12.06 Facilities must maintain landscape buffer yards of 25 feet adjacent to any public Right-of-Way and 20 feet adjacent to other property lines, unless greater setbacks are required, a total of 25 percent of all buffers shall be landscaped.
- 8.12.07 Height limitations shall require a maximum height of 20 feet for any structure in the facility.
- 8.12.08 The perimeter of each facility shall be fully enclosed by fencing or screen walls. Perimeter fencing shall be provided at a minimum of six feet and maximum of eight feet in height, of material approved by the Building Inspector.
- 8.12.09 Outside storage for campers, fifth-wheel trailers, recreational vehicles (RVs), travel trailers, cargo trailers, boats and open trailers is permitted. Open trailers shall have nothing stored on them, including, but not limited to, automobiles, automobile parts, appliances, wood, or scrap material. All above items are to maintain a current and valid registration.
- 8.12.10 Parking surfaces for outside storage shall be rock, chips, crushed concrete, concrete, asphalt or crushed asphalt. Minimum thickness of compacted material is 6 inches depth. Outside storage parking area shall be edged with a continuous curb of at least 6 inches width and 8 inches depth constructed of concrete or new treated timber material (but not what are commonly referred to as "railroad ties").
- 8.12.11 Outside stored items shall not be allowed to hang past the curb. Intent is to allow fencing to be installed in a way that maintenance behind the outside storage, curb and property line is not hindered or made more difficult.
- 8.12.12 No business shall operate or nor shall any business be conducted from a storage unit or from an outside stored vehicle or trailer while on the property.
- 8.12.13 No work, service or repair shall be performed on any stored vehicles, campers, boats or trailers on the property, except that limited and incidental repair and maintenance by the owner of a stored vehicle, camper, boat or trailer shall be permitted.
- 8.12.14 No more than a 1/3 of the property may be used for outside storage. Calculation will be as follows: Outside storage total area will be less

than a third of the total area of the buildings, roads, driveways and green space.

SECTION 4: REPEAL OF PRIOR ORDINANCES IN CONFLICT

That all other ordinances or parts thereof in conflict herewith are hereby repealed.

SECTION 5: WHEN OPERATIVE

That this ordinance shall take effect after its passage, approval and publication in pamphlet form according to law.

PASSED AND APPROVED this 4th day of June, 2020.

CITY OF ASHLAND
SAUNDERS COUNTY, NEBRASKA

BY: Richard Grauerholz
Richard Grauerholz, Mayor

ATTEST:

Kathleen Sliva
Kathleen Sliva, City Clerk

