

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 27th day of July, 2020 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medbery, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was published in The Phonograph Herald, a legal newspaper. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Approve and ratify all actions taken by the St. Paul Planning Commission at its meeting of June 8, 2020 held by telephone conference pursuant to Governor Rickett's Executive Orders No. 20-03 and 20-24.
4. Discuss - Approve / Deny the June 29, 2020 minutes.
5. Chairman Schmid presented the following zoning permits:
 - (a) 2020-44 Citizens Bank & Trust - Add new drive-thru canopy on bank building at 721 7th Street
 - (b) 2020-45 Citizens Bank & Trust - Replace roof / canopy on ATM building at 1006 2nd Street
 - (c) 2020-46 Kurt & Danielle Harders - Install fence at 311 Kelly Street
 - (d) 2020-47 Rick Lawver - Construct deck at 1302 Custer Street
 - (e) 2020-48 Todd & Jill Jarecke Paulsen - Install garage / fitness room at 3 Cougar Creek
 - (f) 2020-49 Mary Joan Serbousek Living Trust - Construct deck at 1502 Jay Street
 - (g) 2020-50 Dylan Woodgate - Install business sign at 217 Jay Street
 - (h) 2020-51 MAD Development - Construct townhouse at 1511 Jay Street
6. Discussion on adding an accessory building at 1158 Highway 281 in Agricultural Residential (AGR) district.
7. Discussion on zoning / allowable use of property located northeast of Highway 281 and Indian Street.
8. Discussion on allowable use of property at Lot 49, Kelly's First Addition.
9. Chairman Schmid announces the next Planning Commission meeting.
10. Public Comments
11. Zoning Administrator Helzer Report
12. Adjournment

St. Paul Planning Commission
June 29, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 29th day of June, 2020 in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:04 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting. The Notice of Meeting was published in the newspaper, and the Agenda was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Wilber Medbery, and Tony Walch. Commission member absent: Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the June 8, 2020 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer presented the following zoning permits:

- (a) 2020-34 Donna Nielsen – Construct deck and install fence at 507 Sheridan Street
2020-35 thru 2020-39 - Previously approved permits
- (b) 2002-40 Jodi Davis – Construct deck at 1616 Jay Street
- (c) 2020-41 Kyle Kunze – Construct deck/patio at 1309 Wallace Street
- (d) 2020-42 Marshall Adams – Install fence at 104 Howard Avenue
- (e) 2020-43 John McKirahan – Install fence at 1215 Kendall Street

Commission member Walch moved to approve Zoning Permit applications 2020-34 and 2020-40 through 2020-43. Commission member Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

A discussion was had regarding the regulations (§9.21) on outdoor storage containers. Todd Padrnos was present to answer questions pertaining to a storage container he placed on his property at 108 Howard Avenue. The storage container is allowed in the adjacent Highway Commercial zoning district, however his property is located in a residential district. Mr. Padrnos intends to use the storage container temporarily for household items of evicted tenants, and for construction material as he renovates the stairs and decking of the apartment complex. Mr. Padrnos intends to build a separate storage building in the future. He is requesting to continue the use of the storage container for six (6) months as provided in Section 9.21 of the Zoning Regulations. Commissioner Walch motioned to allow the storage container at 108 Howard Avenue for no more than six (6) months as provided in Section 9.21 of the Zoning regulations. Commissioner Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer discussed a proposed zoning issue that may fall under the regulations of a home occupation. The business would provide catering service (on and off premises). The property owner initially wanted to offer on-premises seating, however restaurants are not an allowable home occupation. This business would not qualify for a conditional use permit. It was determined by the Planning Commission members that no zoning

permit was necessary for this type of home occupation, however if an accessory building is used, a permit would be necessary for the construction of a building.

The next St. Paul Planning Commission meeting will be on Monday, July 13, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:32 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification B-1 Value \$ 8,000⁰⁰
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2020-44
FEE \$ 100.00 CASH ___ CHECK# ___
cc-pd 7/8/20

APPLICATION FOR A COMMERCIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Citizens Bank Trust Contractor Bill Kenna
Address 721 7th St Address 371 N Broadwell Ave, Grand Island 68803
City, State, Zip St Paul NE 68873 Phone Number 308-380-0411
Phone Number 754-4426 Cell Phone _____

Complete Legal Description of the Property lot 1,2,3 & 4 (Exc. W6), Block B3, Original Town

Address of Construction Site 721 7th
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use New drive thru canopy Dimension of Structure 16 x 22

Distance from Front property line 78' Plans Submitted to Fire Marshall Office YES

Rear Property Line 16' Side Property Line 9' Second Side Line 78'6" Between other buildings (Min 10') _____

Is there a utility easement on either the back or side property? NO If so attach a copy of neighbor approval.

Approximately when will construction Start 7-2020 Finish 9-2020

To Whom Should the Improvements be assessed? Citizens Bank Trust

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-13-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

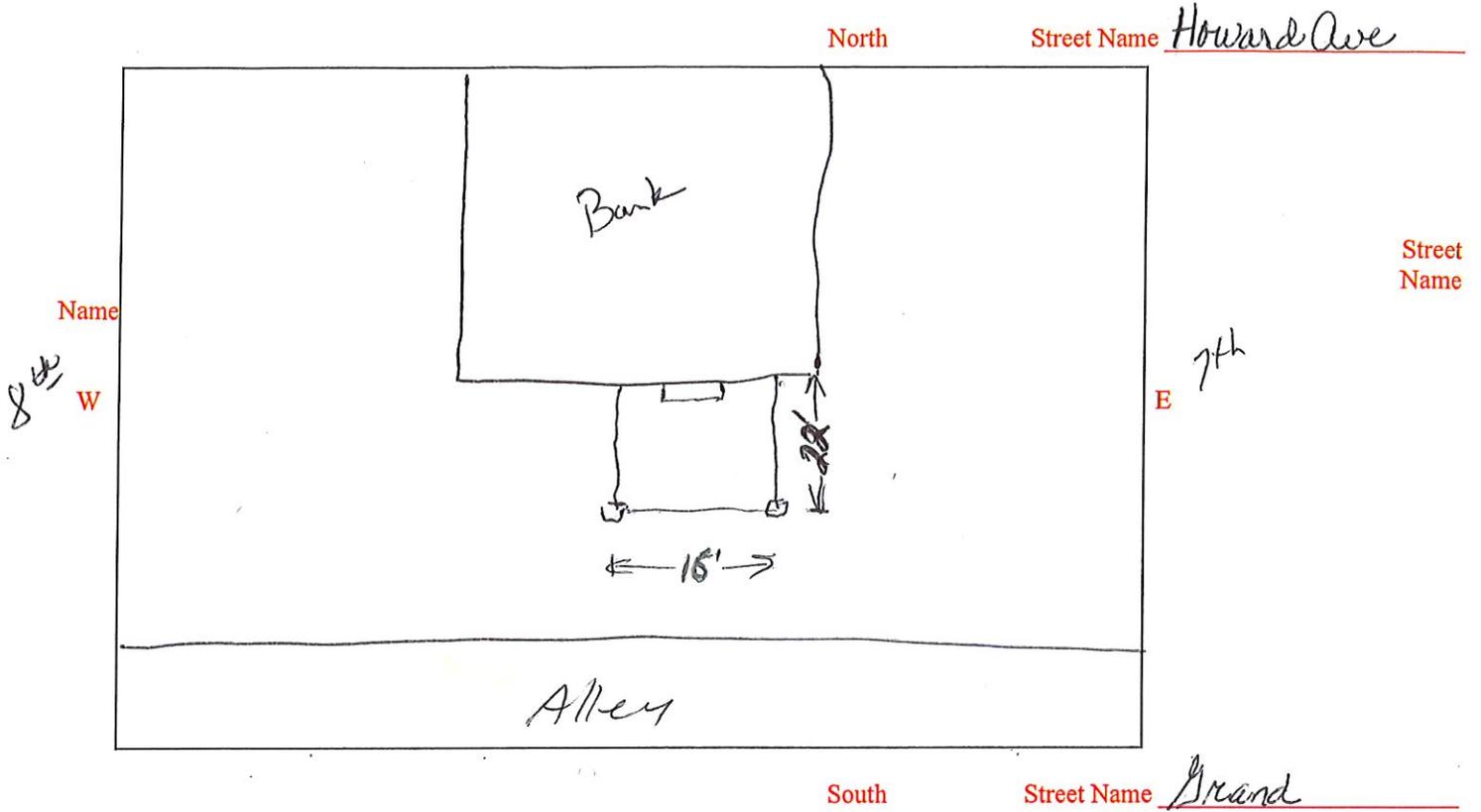
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

For Office Use Only:

- Is the proposed use permitted within this zoning district? YES NO
- Does the proposed use meet all the required setback distances? YES NO
- Is a conditional use required for the proposed use? YES NO
- Has a Conditional Use Permit been issued for this proposed use? YES NO
- If yes, when does it expire? _____

PERMIT NUMBER 2020-44

Site Plan Sketch:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Michael R. Jesensky Date 7-10-20

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

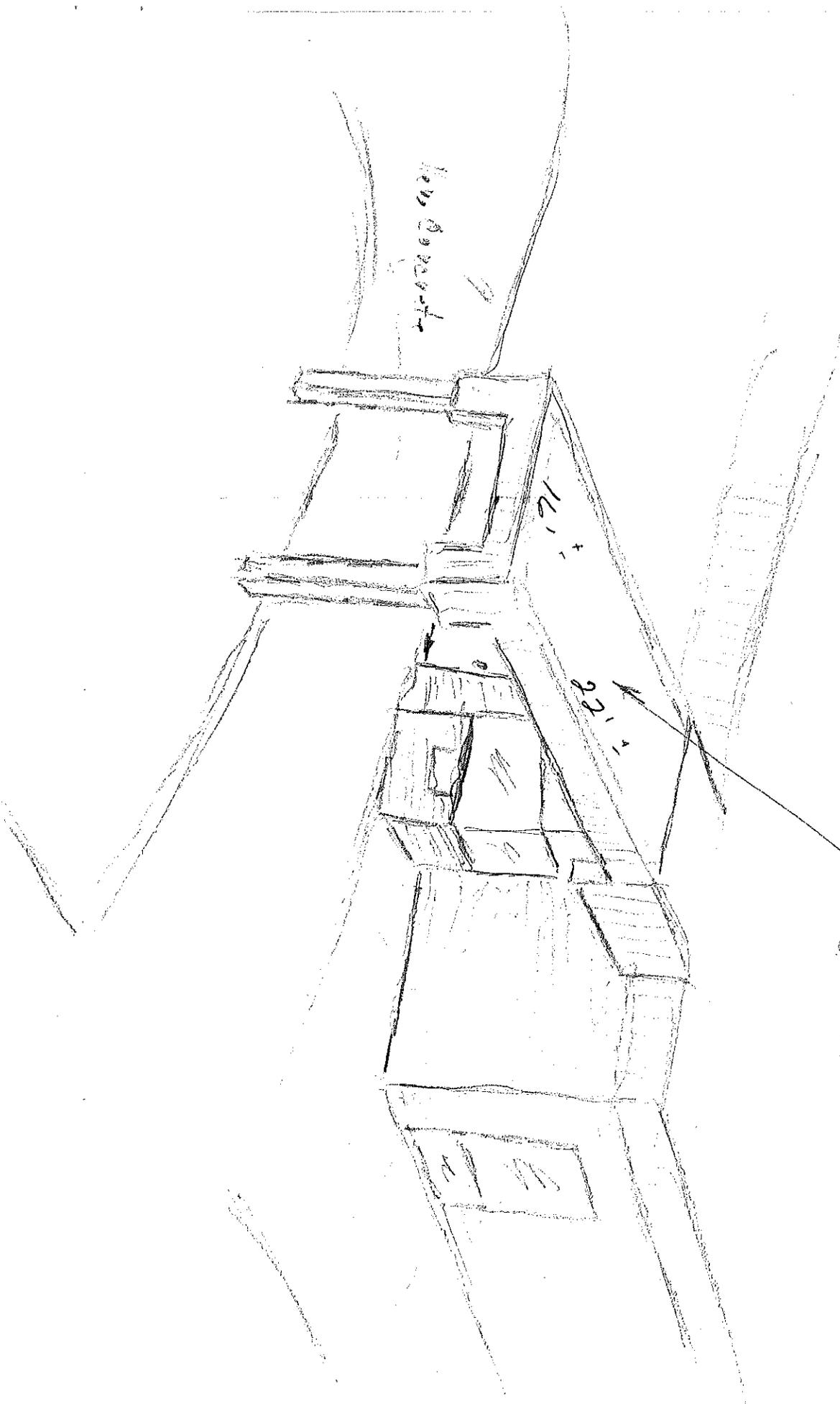
City of St. Paul Zoning Administrator
 704 6th St, St. Paul, NE 68873
 Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

2020-44

New Booth

Affixes Bank

New Drive
Canopy



2020-44

7th St

Citizen Bank's

Block 83 O.T.

House No. Bank

WATER

Owner's Name Citizens National Bank

Lot 1 (N 80ft.) Block 83 Addition Orig.

Permit No. Relocation Date 10-26-56

Service-Lead Copper Iron Size 1" - 3/4"

Length—Tap to Stopbox 10 ft. Stopbox to House ft.

Size of Tap 1" in. Meter-Make No. Size

Location Basement of Bank building

Location of Tap NW corner of intersection of alley and 7 th St.

Location of Stopbox 10 ft north of tap. in sidewalk north of alley

Remarks: 3' W of curb at W side of 7th St.

12" W of City Junction RR

2 1/2" copper rebar at case - 5-1-85- 8572

SEWER

Owner's Name CITIZENS NATIONAL BANK

Permit No. Date 10-26-56

Service—New Tap Re-CONNECTED Extension

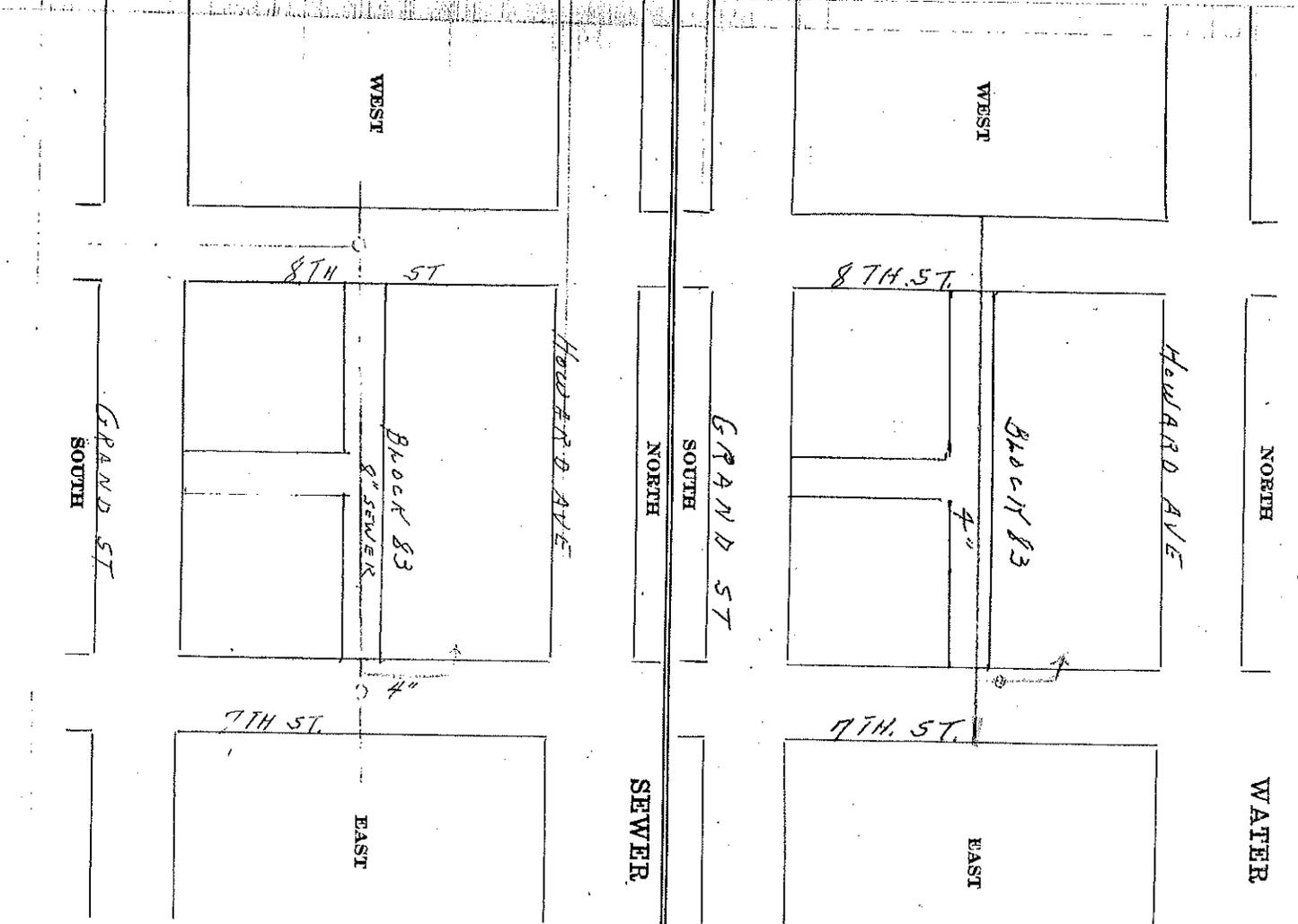
Length 59 ft. Depth of Main 7 ft. Depth at House 6.6 ft. Size in.

Kind of Pipe 4" FIBRE PIPE T.O.S.E. CORNER OF BANK BLDG

Remarks: 8" Sewer in alley of Block 83 Tapped

2 1/2" West of main 9th Street. Service New

2 1/2" West of 11 1/2 ft from west 11th St. Tapped



Zoning Classification HC Value \$ 15,000⁰⁰
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2020-45
FEE \$ 100.00 CASH CHECK# CC
pd 7/8/20

APPLICATION FOR A COMMERCIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Citizens Bank Trust Contractor Bill Warner
Address 721 7th St Address 371 N Broadwell Ave. Grand Island, NE 68803
City, State, Zip SP Phone Number 308-380-0411
Phone Number 754-4426 Cell Phone

Complete Legal Description of the Property Lot 5 & 6, Block 72, Original Town

Address of Construction Site 1006 2nd St.
(If none, one must be registered with City of St Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use Replace roof/canopy of ATM bldg Dimension of Structure 26' x 28'

Distance from Front property line 20' Plans Submitted to Fire Marshall Office YES

Rear Property Line 83'6" Side Property Line 75' Second Side Line 31' Between other buildings (Min 10')

Is there a utility easement on either the back or side property? NO If so attach a copy of neighbor approval.

Approximately when will construction Start 7-2020 Finish 9-2020

To Whom Should the Improvements be assessed? Citizens Bank Trust

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-13-20
(Matt Helzer's signature)

Recommendations needed before approval:

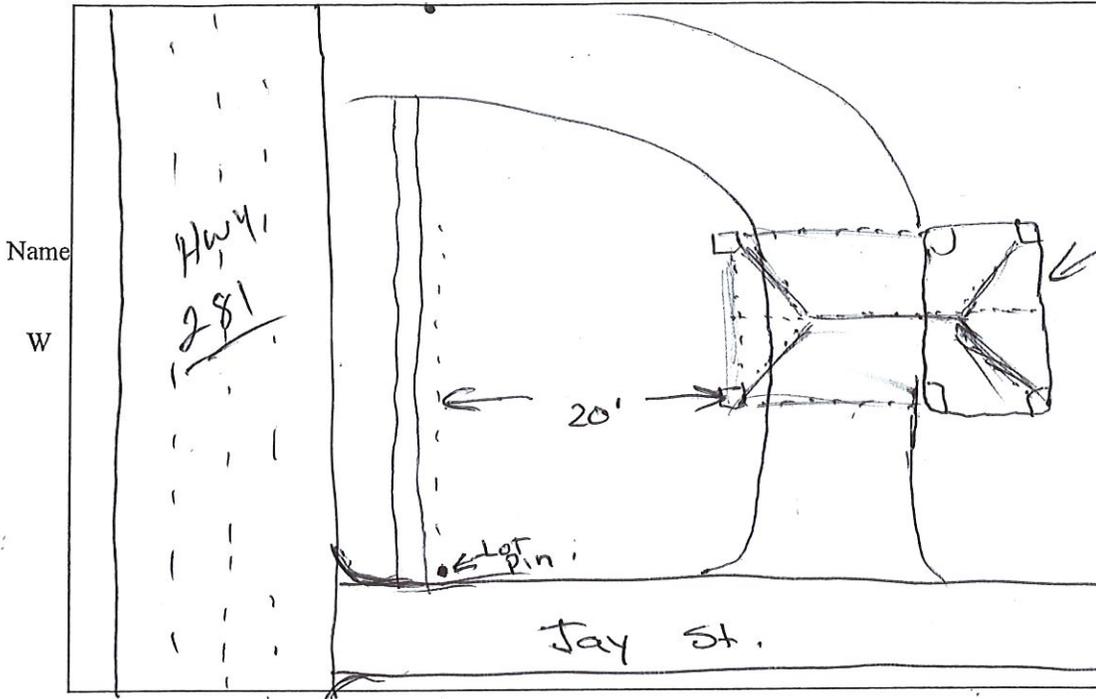
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel and the Name of the Lot Split or Subdivision, .

For Office Use Only:

- Is the proposed use permitted within this zoning district? YES NO
 - Does the proposed use meet all the required setback distances? YES NO
 - Is a conditional use required for the proposed use? YES NO
 - Has a Conditional Use Permit been issued for this proposed use? YES NO
- If yes, when does it expire?

Site Plan Sketch:

North Street Name Kendall



Keep existing Building
 Street Name
 Raise Roofline
 2' to 2'6"
 E
 New Roof over Entire Structure + New Overhang

South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. **This permit is valid for one (1) year from approval date and work must be started within the first 6 months.**

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

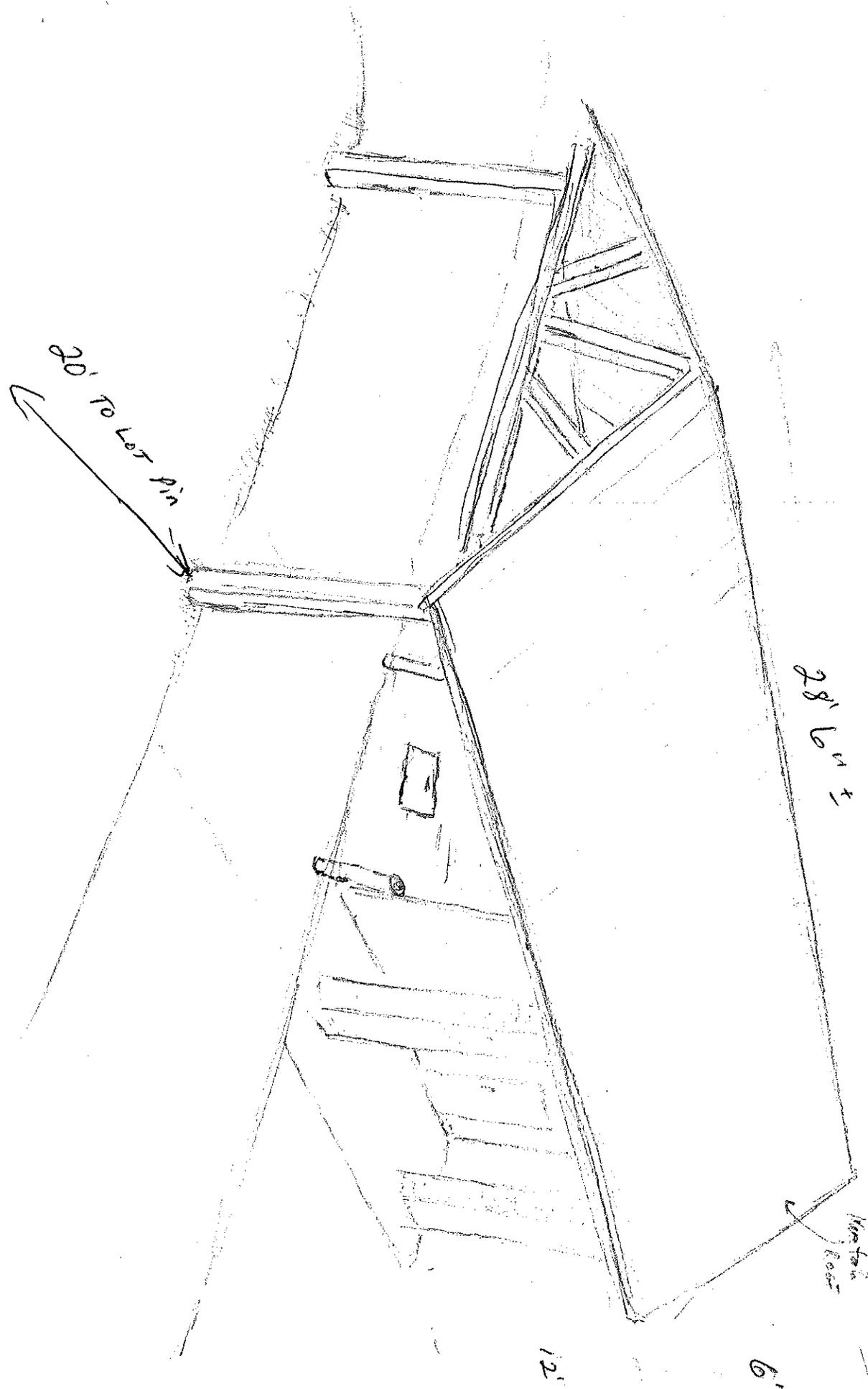
Signature of Applicant Michael R Rosovsky Date 7-10-20

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

2020-45

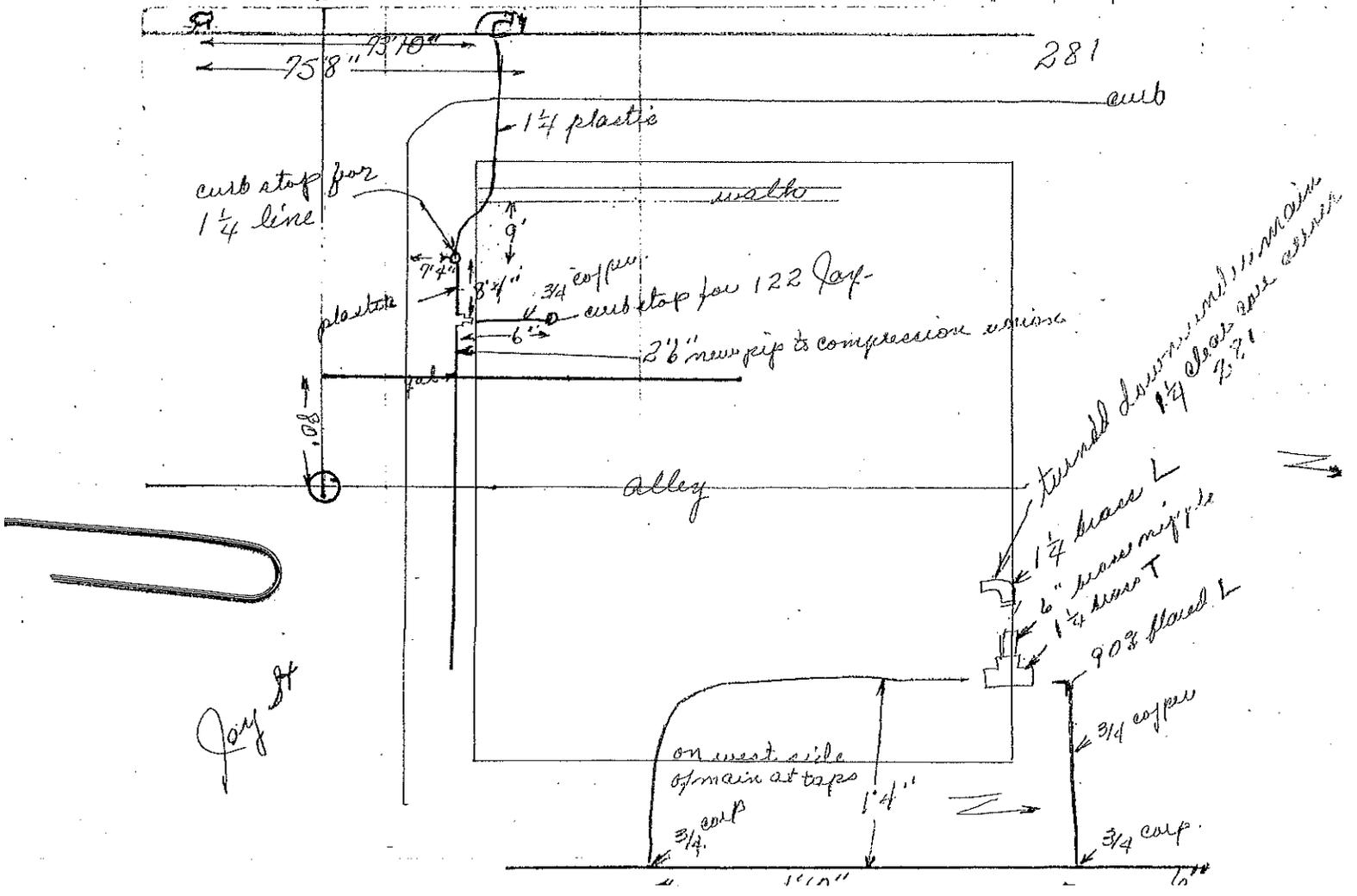


CITIZENS BANK
New Canopy Covered
ATM

2020-45

1

Street _____ House No. 122
 Owner Chad Chapman Citizen Bank's ATM
 Lot 5 Block 72 Addition Original
 Date Installed _____ Wire Size _____
 Transformer No. Copper AL
 Location _____
 Permit No. _____ Date July 9, 2020
 Service Size 1/4" Lead Iron Copper Plastic
 Tap to Curb Stop Ft. _____ Curb Stop to House Ft. _____
 Location Tap 6" main on west side of 281
 Location Curb Stop 7'4" N of curb. 9' E from walk on west side
7' 281 - outside for 122 Sewer. 8'4" E of N of 1/4 curb stop
 Permit No. _____ Date _____
 Size 4" New X Extension _____
 Length 73 Depth Tap 10' Depth House 3'
 Location 80' W of MH at alley & Day St



Zoning Classification R-1

Value \$ 3000⁰⁰

PERMIT NUMBER 2020-46

FEE \$25.00 CASH CHECK# ✓ 1251 CC

pd 7/19/2020

APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Kurt + Danielle Harders Contractor Self

Address 311 Kelly Street Address 311 Kelly Street, St Paul, NE

City, State, Zip St Paul, NE 68873 Phone Number 308-390-9783

Phone Number 308-390-9783 Cell Phone 308-390-9783

Complete Legal Description of the Property LOT 5 BLOCK 3 KELLY'S ADD ST PAUL

Address of Fence Site 311 Kelly Street, St. Paul, NE Size & Kind 6' Vinyl Privacy

Replacement or New Fence: New Fence

Approximately when will the construction: Start 7/18/2020 Finish 8/3/2020

To Whom Should the Improvements be assessed? Harders, Kurt A + Danielle

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 7-13-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

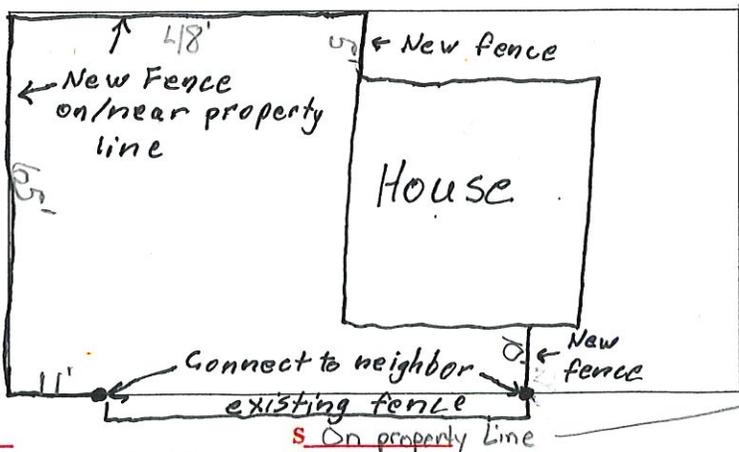
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant Kurt Harder Date 7/7/2020

N 6'
Drawing:

W 6'



Mary Jo Thompson

For Office Use Only:
Permit is Approved Denied Zoning Administrator _____ Date _____

Reasons for Denial: _____

Zoning Classification R-1 Value \$ 2,000.⁰⁰
Please call 811 before completing form

PERMIT NUMBER 2020-47
FEE \$ 25.⁰⁰ CASH CHECK# pd 7/15/2020

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Rick Lawver Contractor Same
Address 1302 Custer Address _____
City, State, Zip ST Paul Ne 68803 Phone Number _____
Phone Number 308-390-2171 Cell Phone _____

Complete Legal Description of the Property Lot 5, Block 1, Sentin - Van Horn Addition

Address of Construction Site 1302 Custer
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Deck Dimension of Structure 22x12 - 10x5

Distance from ^{South} Front property line 18' Section 9.1.03 2B

Rear Property Line ^{North} 43' Side Property Line ^{East} 37' Second Side Line ^{West} 50' Between other buildings (Min 10') _____

Is there a utility easement on either the back or side property? _____ If so attach a copy of neighbor approval.

Approximately when will construction Start 7-15-20 Finish 8-15-20

To Whom Should the Improvements be assessed? Owner

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matthew Hagen Date of visit 7-16-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

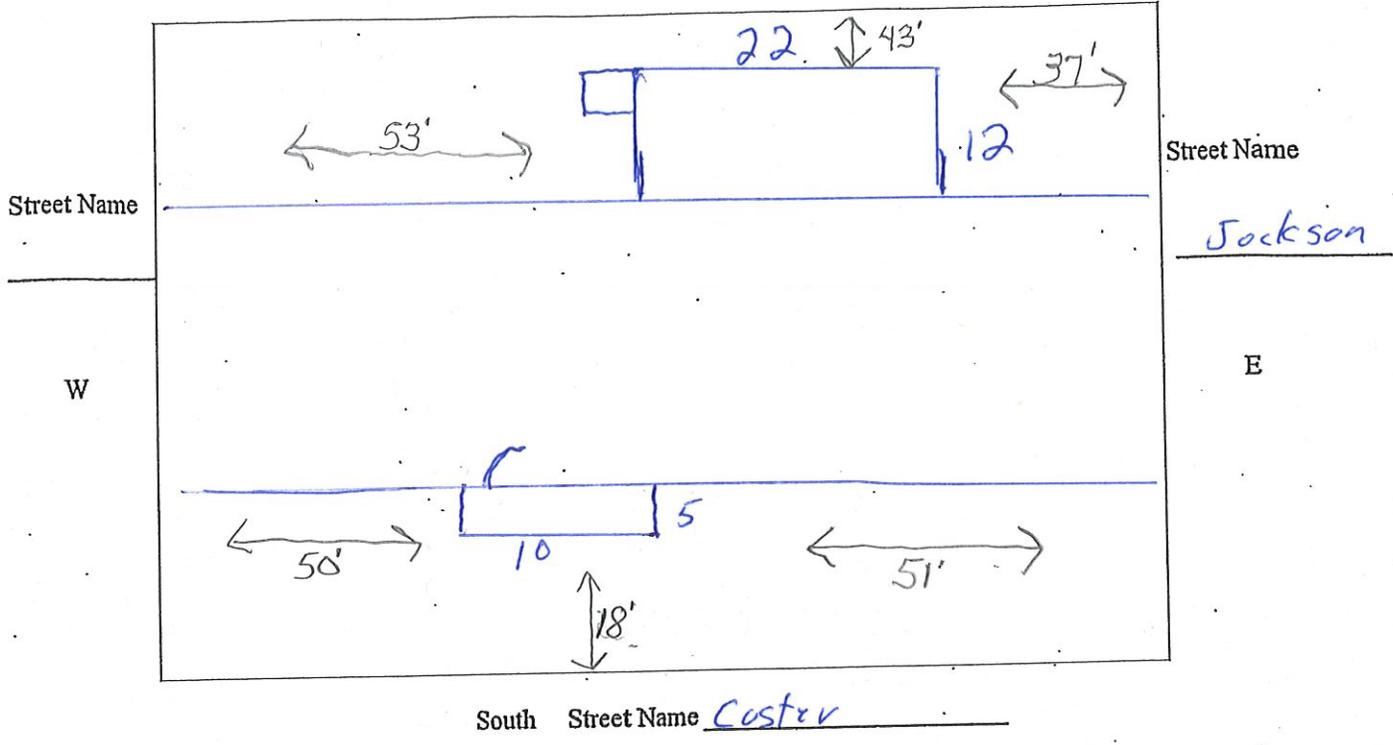
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO
Does the proposed use meet all the required setback distances? YES NO
Is a conditional use required for the proposed use? YES NO
Has a Conditional Use Permit been issued for this proposed use? YES NO
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____



South Street Name Custer

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant [Signature] Date 7-15-20

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

Zoning Classification AER Value \$ 250,000
Please call 811 before completing form

PERMIT NUMBER 2020-48
FEE \$ 25.00 CASH CHECK#

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Todd S. and Jill W. Jarecke Pulsen Contractor Starkey Const
Address 3 Cougar Creek Address St. Paul, NE 68873
City, State, Zip St. Paul, NE 68873 Phone Number 308-750-7968
Phone Number 609-216-4097 Cell Phone

Complete Legal Description of the Property Lot 4 Cougar Creek Subdivision 5-14-10 (1.06 Acres)

Address of Construction Site 4 Cougar LN
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Garage + Fitness Room Dimension of Structure 40 X 60

Distance from Front property line 43'

Rear Property Line 134' Side Property Line 51' Second Side Line 78' Between other buildings (Min 10') 69'

Is there a utility easement on either the back or side property? No If so attach a copy of neighbor approval.

Approximately when will construction Start August 2020 Finish March 2021

To Whom Should the Improvements be assessed? property owner

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-13-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel Oct. 9, 2003 and the Name of the Lot Split or Subdivision, Cougar Creek Sub

For Office Use Only:

Is the proposed use permitted within this zoning district? _____ YES _____ NO

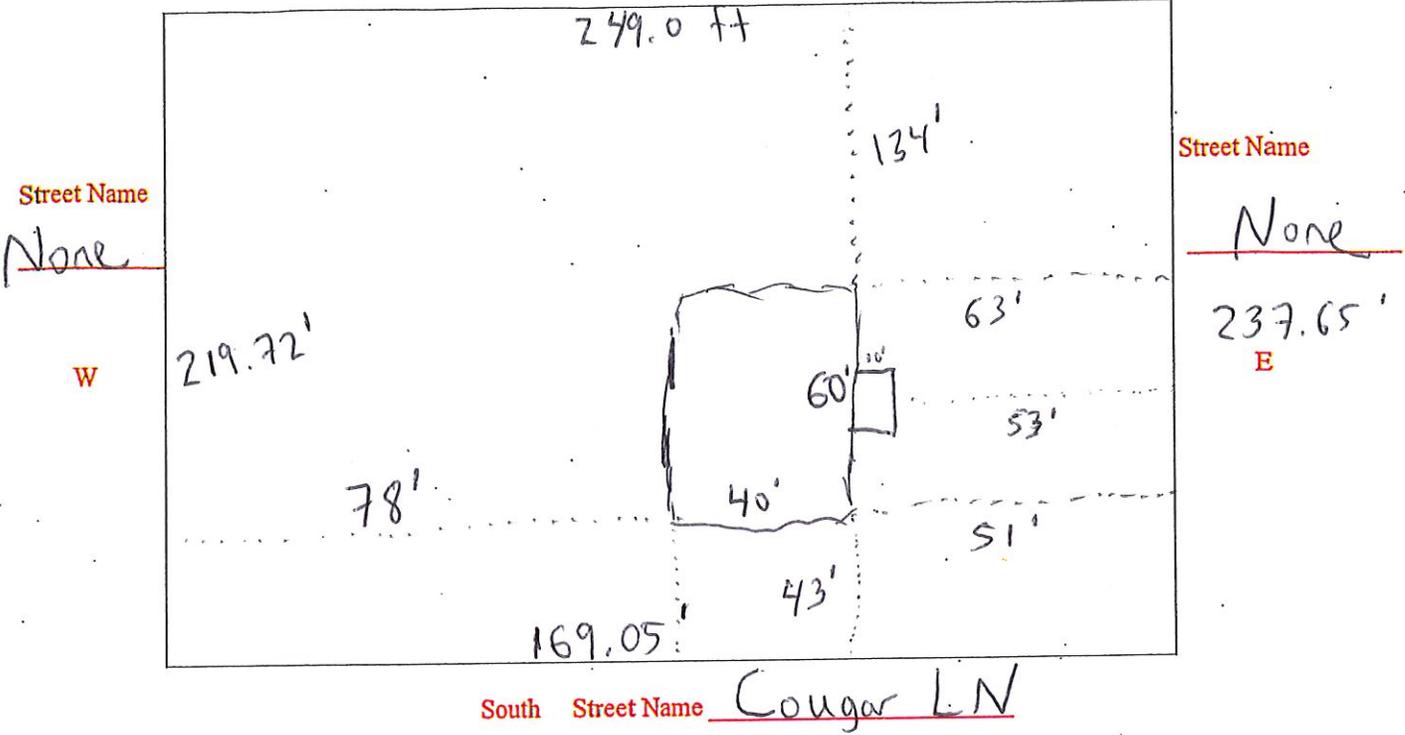
Does the proposed use meet all the required setback distances? _____ YES _____ NO

Is a conditional use required for the proposed use? _____ YES _____ NO

Has a Conditional Use Permit been issued for this proposed use? _____ YES _____ NO
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name None



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

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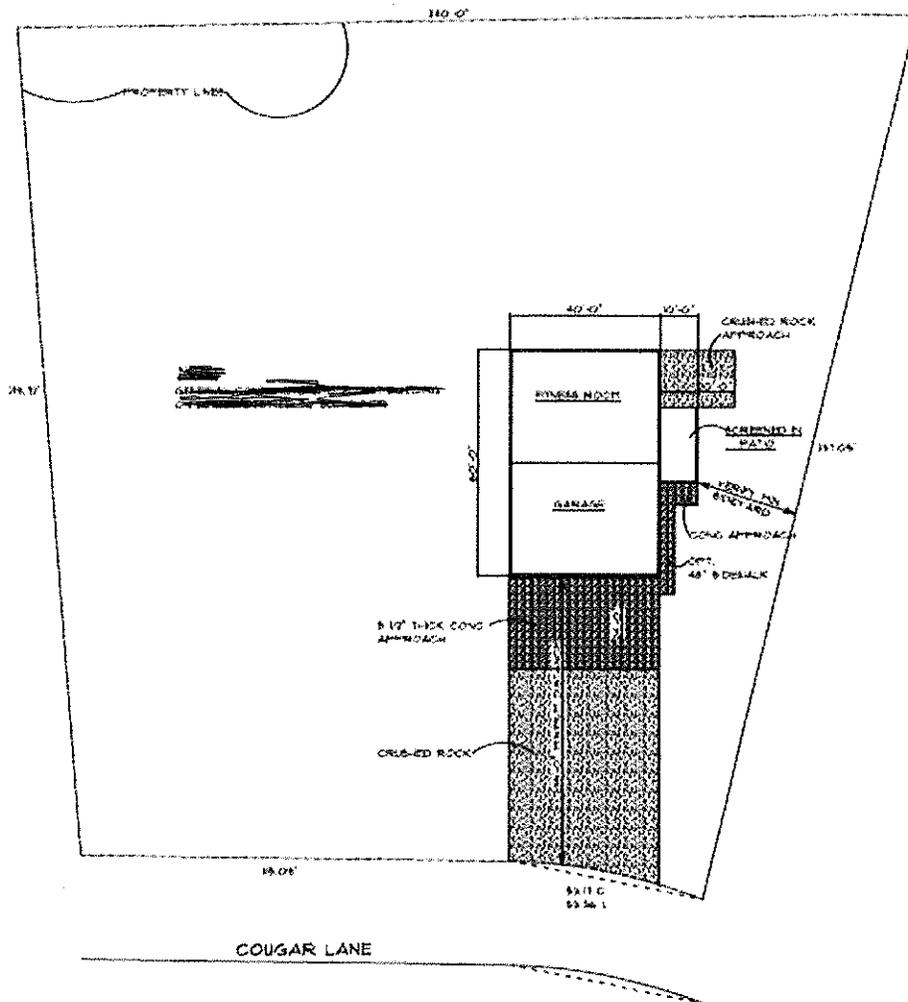
Signature of Applicant [Signature] Date 7/14/2020

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

2020-48



SITE PLAN

1" = 30.0'

LEGAL DESCRIPTION

LOT #4 COUGAR CREEK SUBDIVISION
TO HOWARD COUNTY, NEBRASKA



Zoning Classification R-1 Value \$ 3,000⁰⁰
Please call 811 before completing form

PERMIT NUMBER 2020-49
FEE \$25⁰⁰ CASH CHECK# 17487

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Mary Joan Serbousek Living Trust Contractor Mark Serbousek
Address 1502 Jay St Address 1 Quail Rd McCook, Ne 69001

City, State, Zip St. Paul, Ne 68813 Phone Number 308-340-1184

Phone Number 308-340-1184 Cell Phone 308-340-1184

Complete Legal Description of the Property Lot 8 + W 1/2 Lot 7 Kellers Sub of Blocks 2, 3, and South 1/2 of Wallace Add St. Paul 308-340-9447 - Mary

Address of Construction Site 1502 Jay St St Paul NE 68813
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Raised wood/composite 9 attached deck Dimension of Structure 12' x 41'

Distance from Front property line 54'

Rear Property Line 50' Side Property Line 24' Second Side Line 36' Between other buildings (Min 10') —

Is there a utility easement on either the back or side property? YES If so attach a copy of neighbor approval.

Approximately when will construction start Summer/Fall 2020 or Spring 2021 Finish Fall 2020 or Summer 2021

To Whom Should the Improvements be assessed? property owner

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-16-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

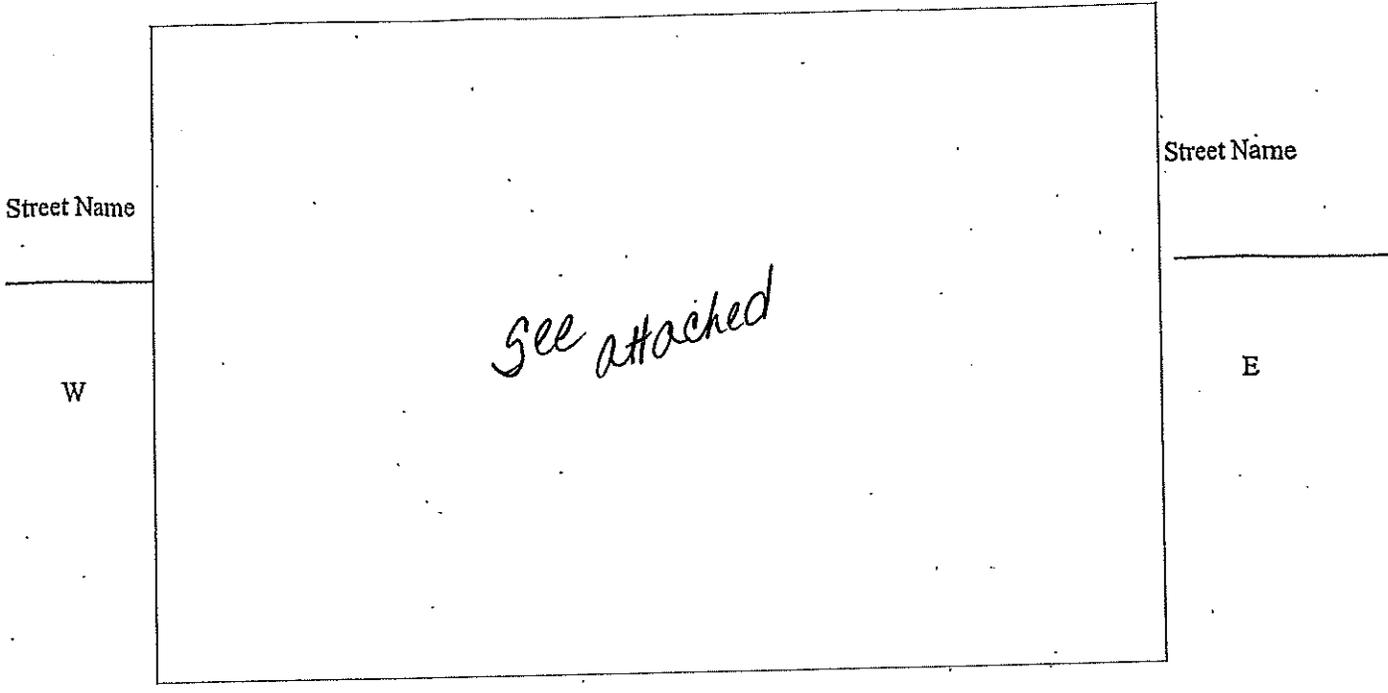
For Office Use Only:

- Is the proposed use permitted within this zoning district? ✓ YES _____ NO
 - Does the proposed use meet all the required setback distances? ✓ YES _____ NO
 - Is a conditional use required for the proposed use? _____ YES ✓ NO
 - Has a Conditional Use Permit been issued for this proposed use? _____ YES ✓ NO
- If yes, when does it expire? _____

PERMIT NUMBER 2020-49

Site Plan Sketch: See Attached. x

North Street Name _____



South Street Name Jay

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

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The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant *Ann Sudowich* Date 7/15/20

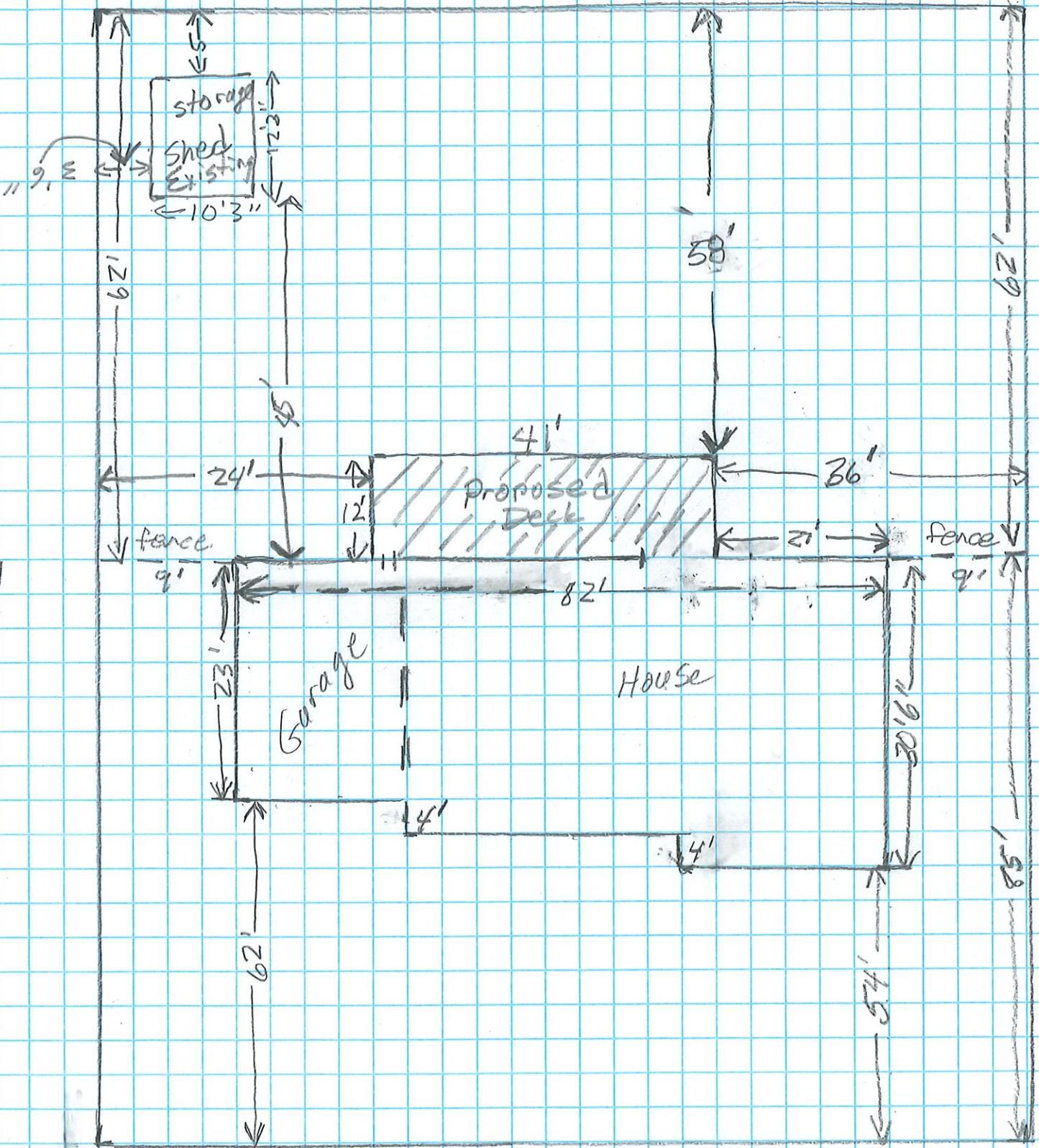
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

N
Alley

2020-49



1502 Jay
Street
S

Zoning Classification HC

Value \$ 532.00

PERMIT NUMBER 2020-50
FEE \$50.00 CASH CHECK# _____

pd 7/16/2020

APPLICATION FOR A SIGN PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Business Owner/Applicant Dylan Woodgate Property Owner Dylan Woodgate

Address 1010 7th Street Address 207 Jay Street St. Paul, NE 68873

City, State, Zip St. Paul, NE 68873 Phone Number 308-754-6008

Phone Number 308-754-6008 Cell Phone 308-754-6008

Complete Legal Description of the Property Fitness Center

Size of Proposed Sign 8' x 8'

Type of Sign Business Logo

Sign Construction/Material Aluminum Metallic

Where will sign be located on the property East side on building 217 Jay St. replace old sign

Distance from Front property line North 20' Rear property line South 25'

Distance from Side property line East 20' Second Side property line West 112'

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start July 17th Finish July 31st

To Whom Should the Improvements be assessed? Dylan Woodgate + Danika Barr

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 7-16-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

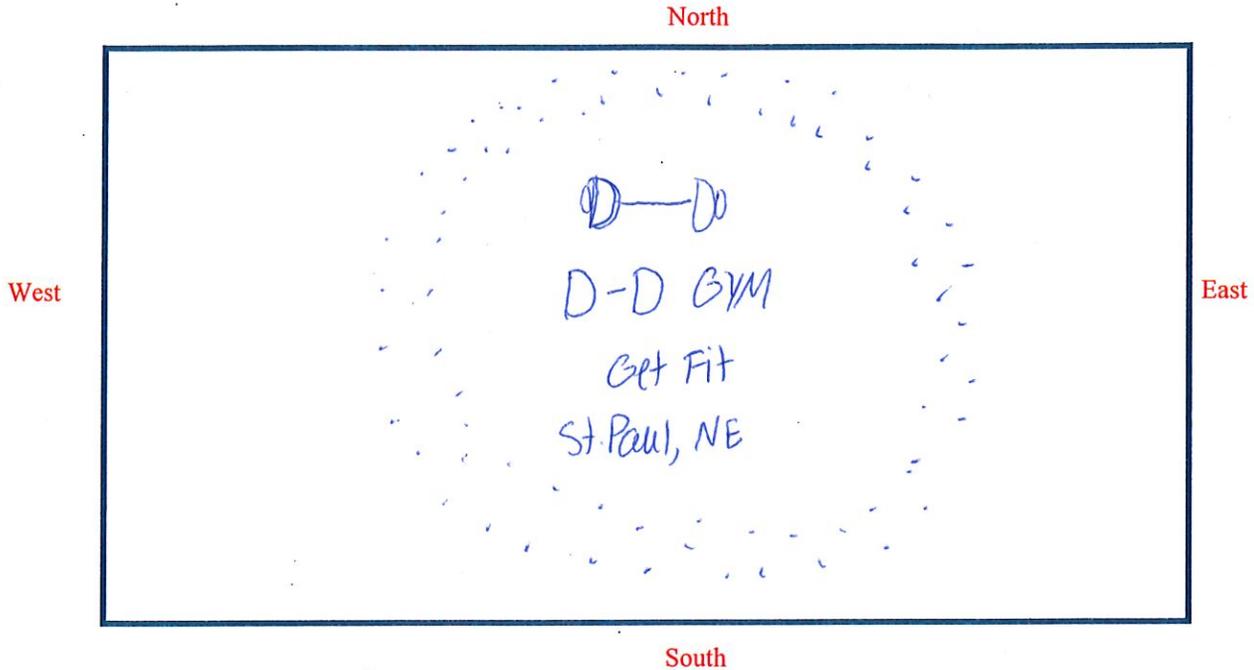
Is the proposed use permitted within this zoning district? YES NO

Does the proposed use meet all the required setback distances? YES NO

Is a conditional use required for the proposed use? YES NO

Has a Conditional Use Permit been issued for this proposed use? YES NO
If yes, when does it expire? _____

Site Plan Sketch:



Street Name: North boundary Jay South boundary Indian St.
 Street Name: West boundary Alley (3rd St) East boundary Hwy 281

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant *Dylan Woodgett* Date 7-11-2020

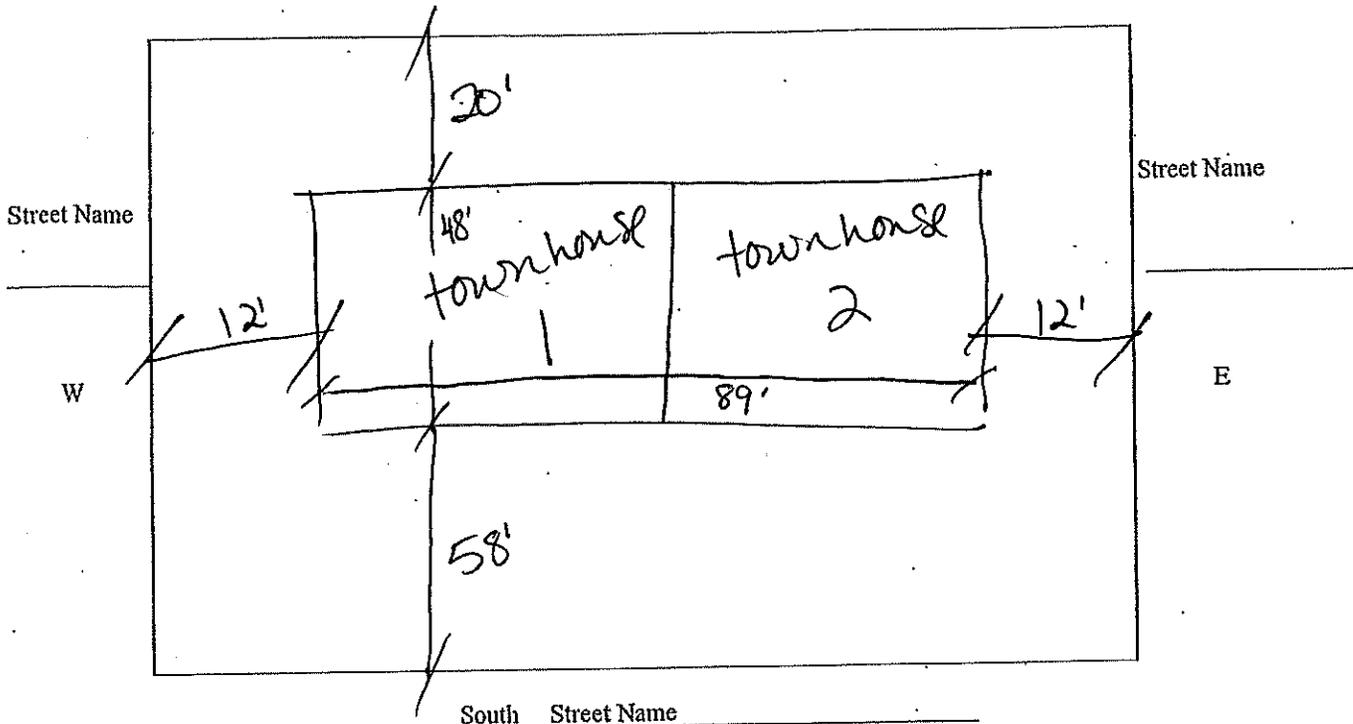
For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

Site Plan Sketch:

North Street Name Jay Street



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. **This permit is valid for one (1) year from approval date and work must be started within the first 6 months.**

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Arthur Jacobek Date 7.23.20

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

ARTICLE 5 – ZONING DISTRICTS

5.1 AGR – AGRICULTURAL RESIDENTIAL DISTRICT

5.1.01 INTENT: This district is intended as a transitional area for general agricultural purposes generally within one mile of St. Paul and residential uses within the corporate limits of St. Paul.

5.1.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single-family dwelling
2. General farming and ranching activities, excluding any expansion of existing or development of intensive livestock confinement facilities/operations, and sales and auction yards and barns
3. Public uses: including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public elementary and high schools, public utilities and facilities and utility distribution systems
4. Churches, places of worship and public cemeteries

5.1.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Home occupations in accordance with Section 9.11
4. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation
5. Small wind energy systems
6. Broadcast towers including television, amateur radio or land mobile towers under 50 feet in height, subject to Section 9.13
7. Detached barn, garage or other accessory buildings, provided such buildings shall not be placed closer to a front building line than 60 feet, or, on a corner lot, closer to a side street line than a distance equal to one-half of the width of the lot up to a distance which need not exceed 75 feet. In relation to an attached garage or carport built as a structural part of a dwelling, with or without breezeway connection, the same side and front yards shall be required as for a dwelling and such side yards shall be measured from the outer walls or

roof lines of such garage or carport. An attached garage or carport may extend into a rear yard

8. A garage or accessory building used as a secondary dwelling by a person or persons employed on the premises

5.1.04 **CONDITIONAL USES:** A building or premise may be used for the following purposes in the Agricultural Residential District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Rural subdivision of two or more lots with single family, ranch and farm dwellings on lots having less than three acres, excluding road right-of-way, provided that:
 - a. Lot has at least one acre, excluding road right-of-way,
 - b. Lot is located adjacent to the corporate limits, and
 - c. Residence is hooked to public water and/or sewer.
2. Sewage disposal and water systems, including agricultural irrigation wells, industrial pipelines and pumping stations, and asphalt or concrete batch plants
3. Private uses including parks, recreational facilities, playgrounds, golf courses, country clubs, golf driving ranges, campgrounds, recreation uses, riding stables, dude ranches
4. Airport
5. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than 50 feet, subject to Section 9.13
6. Bed and breakfast establishments
7. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and quarries
8. Utility substations
9. Facilities used for commercial storage and motor vehicle storage yards
10. Bulk grain and produce storage, excluding commercial warehouses and storage facilities
11. Private cemeteries
12. Dog breeding establishments and kennels
13. Fairgrounds, race tracks and amusements parks
14. Amphitheaters, stadiums, drive-in movies, arenas and field houses
15. Greenhouses and garden centers

- 16. Veterinary clinics and facilities
- 17. Private elementary and high schools
- 18. Motor vehicle body shop and repair services

5.1.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specially permitted or not permissible as special uses shall be prohibited from the AGR District.

5.1.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows, unless provided for herein:

1. General Requirements:

	Lot Area *	Lot Width	Required Front Yard **	Required Side Yard **	Required Rear Yard **	Height
Dwellings & uses having water & sewer	3 acres****	150'	35'	15'	25'	35'
Other Uses	3 acres***	150'	35'	15'	25'	35'
Accessory Uses	3 acres***	150'	35'	6'	6'	35'

* Excluding Road R.O.W.

** See additional yard requirements.

***See additional separation distances in district.

****One acre minimum with conditional use permit with shared or community style drinking water well/system and/or shared community style sanitary sewer system.

- 2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line. All requirements of sight triangle shall be met.

5.1.07 PARKING REGULATIONS: Parking within the AGR District shall be in accordance with the provisions of this ordinance.

5.1.08 SIGN REGULATIONS: Signs within the AGR District shall be in conformance with the provisions of this ordinance.

5.1.09 ADDITIONAL MINIMUM YARD REQUIREMENTS

Front Yard: There shall be a minimum front yard of thirty-five (35) feet from the established road right-of-way, provided however, that any grain bin or building used for grain storage which requires filling by use of a portable auger, elevator or conveyor or requires overhead probing of stored grain shall be set back from any existing primary voltage electric power distribution line owned and maintained by a public utility by distance at least equal to the height of the highest filling or probing opening on such bin or building plus eighteen (18) feet or the distance

prescribed in Section 234 of the latest published edition of the National Electrical Safety Code, whichever is greater.

The owner of such bin or grain storage building may opt to pay whatever costs are necessary to meet the requirements of Section 234 of the latest edition of the National Electric Safety Code in order to reduce the setback requirement, but under no circumstances shall the front yard setback for any such bin or grain storage building be less than thirty-five (35) feet from the established road right-of-way.

No structure shall be placed within two hundred (200) feet of high water mark of waterways in designated district.

ARTICLE 6 – CONDITIONAL USE PERMIT

6.1 GENERAL

The City Council may authorize by conditional use permit after public hearing, any of the buildings or uses designated in this Ordinance as permitted conditional uses.

6.2 PROCEDURES

Such application shall be in writing, filed in the zoning office, state the proposed location and use of the property, and such other relevant matters as may be requested by the Planning Commission. Upon receipt of such application, the Zoning Administrator shall forward the application to the Planning Commission for its recommendation. Upon hearing, the Planning Commission shall forward its recommendation to the City Council, within thirty (30) days. Upon hearing, the City Council may allow or deny the application in whole or in part, or prescribe conditions for such use of the property. No conditional use permit shall become effective until after separate public hearings are held by both the Planning Commission and the City Council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the purpose, time, and place of such hearing shall be given by publication thereof in a paper of general circulation in the City one time at least ten (10) days prior to such hearing.

In addition to the publication of the notice herein prescribed, a notice, in sign form, of the hearing shall be posted in a conspicuous place on or near the property on which such action is pending. The sign shall be placed at least ten (10) days prior to date of each hearing. A written notice of such hearing shall be distributed to record title owners of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit in incorporated areas and up to one (1) mile of the property line of the property requesting the conditional use permit in unincorporated areas and 300 feet of the property line if adjacent to the corporate limits. Addresses certified by a registered title abstractor of such record title holders shall be provided to the city by the applicant.

Except as otherwise provided herein, no conditional use permit shall be granted by the City Council, without an affirmative vote of a majority of all members of the City Council and providing the proposed use is found to comply with the following guidelines:

1. Be compatible with and similar to the use permitted in the district
2. Not be a matter which should require re-zoning of the property
3. Not be detrimental to adjacent property
4. Not tend to depreciate the value of the surrounding structures or property

5. Be compatible with the stated intended use of the district
6. Not change the character of the district
7. Be in accordance with the Comprehensive Plan

In case of protest against such conditional use permit, 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 side and in the rear thereof extending one hundred (100) feet, there from, and of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such conditional use permit shall not become effective except by the favorable vote of two-thirds of all members of the City Council.

9.9 STREET INTERSECTION VISIBILITY

At roadway intersections and roadway railroad crossings in all districts except those with a zero (0) foot front and/or street side yard setback, nothing shall be erected or placed between a height of 30 inches and eight feet above the centerline grade of the intersection of the roadways and/or rail line within the triangular area formed by the intersection of the property lines or street right-of-way lines which is at a distance of 25 feet from the intersection of said lines, unless fences meet the definition of open fence, and except for single pole utility structures, railroad crossing signs, road directional and safety signs, and agricultural crops. If prescribed or warranted, such distances may be increased to a greater distance as required by the City Council when arterials or four-lane roadways are involved. The sight triangle pertaining to the intersection of a roadway and rail line shall be increased if required in Chapter 6 of Title 415 of the Nebraska Department of Roads – Rail and Public Transportation Division.

9.10 NON PUBLICLY OWNED UTILITIES AND UTILITY DISTRIBUTION SYSTEMS

Non-public utilities and utility distribution systems shall only be allowed by Conditional Use Permit in the AGR Zoning District. The procedures for the application and authorization of such permit does not require written notice of hearing to record title owners of affected property or property in proximity to nor posting of affected property when such utility or distribution system is to be placed on multiple parcels and exceeds one (1) mile in length or extent. All other procedures described in Article 6 shall apply. All other regulations prescribed in this ordinance pertaining to any such non-publicly owned utilities and utility distribution systems shall apply.

9.11 HOME OCCUPATIONS

An occupation or activity carried on within the dwelling or accessory building by a member of the family residing on the premises, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character nor infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes.

The following conditions and restrictions shall apply to such customary home occupations:

1. The primary use of the building or structure in which the occupation is situated shall clearly be incidental and subordinate to its use for residential purposes by its occupants. The maximum allowable area that may be utilized in conducting such home occupation shall be equal to 25% of the floor area of the dwelling unit. A finished basement area is included in the floor area of the dwelling unit. The maximum allowable area that may be utilized in conducting a home occupation in an accessory building shall not exceed 200 square feet.
2. No equipment or machinery shall be used in such activities that are perceptible off the premises by reason of noise, smoke, odor, dust, radiation, electrical

interference or vibration. Parking shall be handled in such a manner as to not impede or hinder traffic on any public right-of-way.

3. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation other than one sign, not exceeding three square feet in area, non-illuminated and mounted flat against the wall of the principal building.
4. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
5. Particular Home Occupations Prohibited: Permitted home occupations shall not in any event be deemed to include:
 - a. Mortuaries or funeral home
 - b. Restaurants
 - c. Stables or kennels
 - d. Antique shop
 - e. Physicians, dentists or other licensed medical practitioners
 - f. Tattoo artist or parlors
 - g. Auto repair
 - h. Small engine/engine repair
6. Exception Procedure: In the event a home occupation exceeds the restrictions and limitations identified above or is an identified prohibited use listed above, an applicant may apply for a conditional use permit in conformance with Article 6 of these regulations.

9.12 RESERVED

9.13 RADIO, TELEVISION & WIRELESS COMMUNICATION/BROADCAST TOWERS

9.13.01 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 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. Telecommunication facilities, towers and antennas in the City, to protect residential areas and land uses from potential adverse impact 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 the construction of additional single use towers, to avoid potential damage to property caused by towers, telecommunications facilities and antennas by



Layers
Basemap

R-2

JAY ST

Sec: 3
Town: 14
Rng: 10W

0

B-1



Lat: 41.213504 Long: -98.448180
Site Last Updated: 7/22/2020

Howard Avenue

Highway 281

470994548

470995307

R-2

470995730

470860150 R-2

470860126

470860142

470995382

470994424

470997164

470995293

470996451

471024437

470997806

470996354

471027061

470996355

470994645

JAY ST

470998276

470997539

470996176

470996672

R-2

ST PAUL
471011238

471000945

471003146

470997962

INDIAN ST

470997148

HC

470996664

470997601

470996591

470997792

470997822

471002220

RAILROAD

471002255

471002301

471002298

163

471002345

471002352

Layers

Basemap

470997164

470995730

470995293

Indian Street

Highway 281

470996451

470997806

471024437

St. Paul Inn

NARA



Howard Avenue

470860150

470860142

470860126

Sec 3
Town 14
Rng 10

Lat: 41.214803 Long: -98.449042

Site Last Updated: 7/22/2020

- c. Provided further, that no railing or other shall be placed around such deck or porch in a rear yard or side yard and no such barrier which interferes appreciably more than 25 percent with the passage of light or air shall be constructed within the required front yard or within five feet of any side or 15 feet of any rear yard lot line. Any such deck or porch when located on a lot at the intersection of two streets or a street and an alley, shall comply with the provisions designed to ensure proper sight distances as set forth in these regulations for fences and hedges.

9.2 YARD REGULATIONS:

9.2.01 FRONT YARDS: The front yards heretofore established shall be adjusted in the following cases:

Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have a front yard less than the required, new buildings shall not be erected closer to the street than the nearest building on the block.

9.3 EXCEPTIONS TO HEIGHT REGULATIONS

The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy and agricultural structures.

9.4 LOT - PRINCIPAL USE

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

9.4.02 More than one principal building of a single permitted use may be located upon a lot or tract if agricultural buildings or 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

9.4.03 Unless otherwise provided for, all existing principal uses replaced by new construction shall be removed from the property within 12 months of certificate of occupancy of the new structure or use.

9.5 ACCESSORY BUILDINGS

Buildings and structures may be erected and land may be used for purposes which are clearly incidental in size and use to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging,

unhealthful or disturbing to adjacent property, or the users thereof, and shall be on the premises of the main use, unless otherwise provided for, and of quality of materials and construction similar to or acceptable to that of the main use. Accessory structures located in the residential districts shall be constructed of materials similar to the principal residential use.

9.5.01 No building in the rear of a main building on the same lot may be erected or modified for residential purposes, unless approved by the city council by conditional use permit. The city council shall determine that adequate vehicular access will be provided and that the criteria of Article 6 are met.

9.5.02 No accessory building shall be erected in any required front and not beyond front line of principal building, and no separate accessory building shall be erected within ten (10) feet of any other building, six (6) feet from any property line, and shall not occupy more than 25% of the required rear yard. All garage vehicular entrances must have a minimum of ten (10) feet from the access street or alley. Attached garages or other buildings are considered part of principal building, however open breezeways do not constitute a structural connection. The maximum height of an accessory structure in the agriculture, commercial and industrial districts shall be designated maximum height of the primary structure. *based on zoning requirements*

9.5.03 Carports

1. Roof shall not be constructed of canvas material.
2. Structures shall be permanently attached to concrete foundations, pilings, and or slabs.

9.5.04 Public/Private Swimming Pools

1. Any swimming pool two (2) feet deep or more and eight (8) feet or more in diameter in all districts, except AGR located outside of corporate limits, shall be screened by a solid or semi-solid wall or fence at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than eighty percent (80%) per square foot, where the property on which the pool is located abuts a residential district except for the AGR District.
2. Shall not be located in a front yard.
3. Shall not be located no less than eight (8) feet from the side property line and six (6) feet from the rear property line.
4. Shall conform to the National Electric Safety Code and all applicable City Codes.

9.6 RESERVED

9.7 COMMERCIAL KENNELS

9.7.01 The minimum lot size shall be not less than two (2) acres.

9.7.02 No kennel buildings or runs shall be located nearer than seventy-five (75) feet from any property line.

Layers

Basemaps



ESRI_Street



ESRI



2018



2016



2014



2012



Light Gray



Dark Gray



Topo



Terrain

471005696

471005688

471019530

474770438

470860258

Taylor St

0

Lot 49

471005734

471005738

474770440

471005737

474770447

47477

471005736

474770436

474770446

471005735

Kelly St



Layers

Basemaps

- ESRI_Street
- ESRI
- 2018
- 2016
- 2014
- 2012
- Light Gray
- Dark Gray
- Topo
- Terrain

471005696

471005688

471019530

474770438

Lot 49

471005734

470860258

471005738

474770440

471005737

474770447

471005736

474770436

471005735

474770446

5.2 R-1 – RESIDENTIAL DISTRICT

5.2.01 INTENT: This district is intended to provide for low density residential uses consisting of single family and two-family detached dwelling units and accessory structures.

5.2.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings
2. Nursery, primary and secondary education
3. Child care homes
4. Public uses: including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public utilities and facilities and utility distribution systems

5.2.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11
2. Accessory uses and structures normally appurtenant to permitted and conditional uses and structures and constructed of similar and/or acceptable building materials
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under 35 feet in height, subject to Section 9.13

5.2.04 CONDITIONAL USES: A building or premises may be used for the following purpose in the R-1 Residential District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Medical clinics and services
2. Mortuaries
3. Child care center
4. Churches, places of worship and cemeteries
5. Museum and art galleries
6. Nursing and retirement homes

- 7. Private recreational facilities, playgrounds, golf courses, country clubs, golf driving ranges
- 8. Bed and breakfast homes

5.2.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-1 Residential District.

5.2.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7200**	66'	25'	6'	25'****	35'
Other Uses	10,000**	66'	25'	6'	25'****	35'
Accessory Uses			25'	6'***	6'***	17'

* Excluding Road R.O.W.

** If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

***Increased to 16 feet if vehicular access from alley, and shall not be located on a recorded easement.

****Or 20% of lot depth, whichever is less.

- 2. Building on corner lots shall provide front yard setbacks of twenty-five (25) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
- 3. Building and structures shall not exceed two and one half (2.5) stories in height. Accessory buildings shall not occupy more than thirty percent of the required area for the rear yard. Attached garages are considered part of principal building.
- 4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.2.07 PARKING REGULATIONS: Parking within the R-1 District shall be in accordance with the provisions of this ordinance.

5.2.08 SIGN REGULATIONS: Signs within the R-1 District shall be in conformance with the provisions of this ordinance.