

Planning Commission Meeting

Monday, April 26, 2021 12:00 PM

City Hall
704 6th Street
St. Paul, NE 68873

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 26th day of April, 2021 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Jerry Woodgate 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 Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the April 12, 2021 minutes.
4. Zoning Administrator Helzer presents Zoning Permit applications:
 - (a) 2021-9 Mandy Anderson - Install fence at 1111 7th St.
 - (b) 2021-10 Allen Caudill - Install fence at 1403 Grant St.
 - (c) 2021-11 Glen & Michele Killion - Construct shop/garage at 1131 Jansen Rd.
 - (d) 2021-12 Tyler & Megan Stout - Construct shed at 523 6th St.
 - (e) 2021-13 Isaac Howell - Construct deck/porch and utility shed at 1104 Custer St.
 - (f) 2021-14 Brad & Heather Markvicka - Install fence at 910 and 924 Sheridan St.
 - (g) 2021-15 Peters Funeral Home - Construct addition to garage at 302 2nd St.
5. Review draft Ordinance regarding potential changes to the Zoning regulations.
6. Chairman Woodgate announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission
April 12, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 12th day of April, 2021 in the front lobby at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 5:00 p.m. with a statement regarding the Open Meetings Act; a brochure of the Act was available to those in attendance. The agenda was sent to the Commission members prior to the meeting. The Notice of Meeting and the Agenda was posted in four (4) public places. Commission members present: Chairman Jerry Woodgate, Arvilla Jacobs, and Tyler Solko. Commission members absent: Connie Becker and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the March 29, 2021 meeting minutes. Commission member Solko seconded the motion. Commission members Jacobs, Solko, and Woodgate voted aye, nays none. Motion carried 3/0.

Commission member Tony Walch joined the meeting at 5:05 p.m.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2021-7 Miranda Paczosa – Install fence at 619 8th Street
- (b) 2021-8 Chad Miller – Install fence at 914 Elm Street

Commission member Solko moved to approve Zoning Permit applications 2021-7 and 2021-8. Commission member Jacobs seconded the motion. Commission members Jacobs, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

Todd Padrnos requested an extension of time for his storage trailer to remain at 108 Howard Avenue, which is in the R2 zoning district. Outdoor storage containers are not allowed in the R2 zoning district. At its meeting on June 29, 2020, the St. Paul Planning Commission authorized Mr. Padrnos to temporarily use an outdoor storage container at that location for six (6) months. Mr. Padrnos recently requested additional time to use the storage container. He indicated that it is used for ongoing construction projects on the building. Mr. Padrnos still needed to put new siding on the building and to redo the stairs which he believed could be completed within the next month or so, weather permitting. Mr. Padrnos asked that in the alternative, that he be allowed to rezone his property to Highway Commercial Zone which would allow the use of outdoor storage containers.

Zoning Administrator Helzer indicated that rezoning the property would not be an option. The Highway Commercial District does not allow multi-family dwellings, so the apartment building would not be an allowable use. Commission member Walch moved to allow Mr. Padrnos the use of the storage container until June 30, 2021, then it must be removed from the property. Commission member Solko seconded the motion. Commission members Jacobs, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

Discussions were had regarding potential changes to the zoning regulations. It was determined that changes to the zoning regulations would be done in phases so that some of the changes could be implemented soon. A review of further potential changes would be ongoing. It was anticipated that a compilation of proposed changes would be available at the next meeting. Public hearings before the Planning Commission and the City Council would be required prior to the changes being officially approved and adopted.

The next St. Paul Planning Commission meeting was set for Monday, April 26, 2021 at 12:00 p.m. (noon).

Chairman Woodgate adjourned the meeting at 6:15 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 375.00

PERMIT NUMBER 2021-9
FEE \$25.00 CASH CHECK# CC
pd 3/29/21

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 Mandy Anderson Contractor Frank Bell

Address 1120 Farnum Street Address 1111 7th

City, State, Zip St. Paul NE 68873 Phone Number 750-3278

Phone Number 308-750-4588 Cell Phone _____

Complete Legal Description of the Property Lots 3+4 Block 67 Original Town St. Paul

Address of Fence Site 1111 7th Street Size & Kind 52' Privacy

Replacement or New Fence: Partial Replacement 52' on west End

Approximately when will the construction: Start Apr. 1 Finish May

To Whom Should the Improvements be assessed? Mandy Anderson

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-29-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

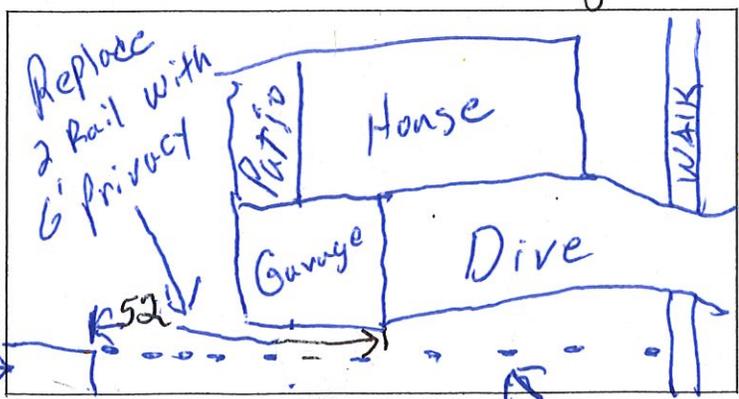
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 Frank Bell Mandy Anderson Date 3-29-21

N 87'6"
Drawing:

W 23'

Neighbors shed



South side of House to South lot line 28.5' - House to fence 27.5'
E 57' West End 23' from Alley

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

Zoning Classification R-2

Value \$ 2000.00

PERMIT NUMBER 2021-10

FEE \$25.00 CASH CHECK# 2101 CC pr 4/9/21

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 ALLEN CAUDILL Contractor SELF

Address 1403 GRANT ST 79808 WPA NE Address _____

City, State, Zip ST PAUL NE WOLBACH NE 68902 Phone Number _____

Phone Number 210 310 6659 Cell Phone _____

Complete Legal Description of the Property S 1/2 OF LOT 5 & ALL LOT 6 BLOCK 5 BRYANS ADD ST PAUL

Address of Fence Site 1403 GRANT ST 80 Size & Kind 6 Ft Privacy

Replacement or New Fence: Approximately 126' of 6' Wood Privacy fence

Approximately when will the construction: Start Mid-Late Apr 2021 Finish 1 MAY 2021

To Whom Should the Improvements be assessed? Allen Caudill

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-12-21
(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 Allen Caudill Date 9 APR 2021

N 6"
Drawing:

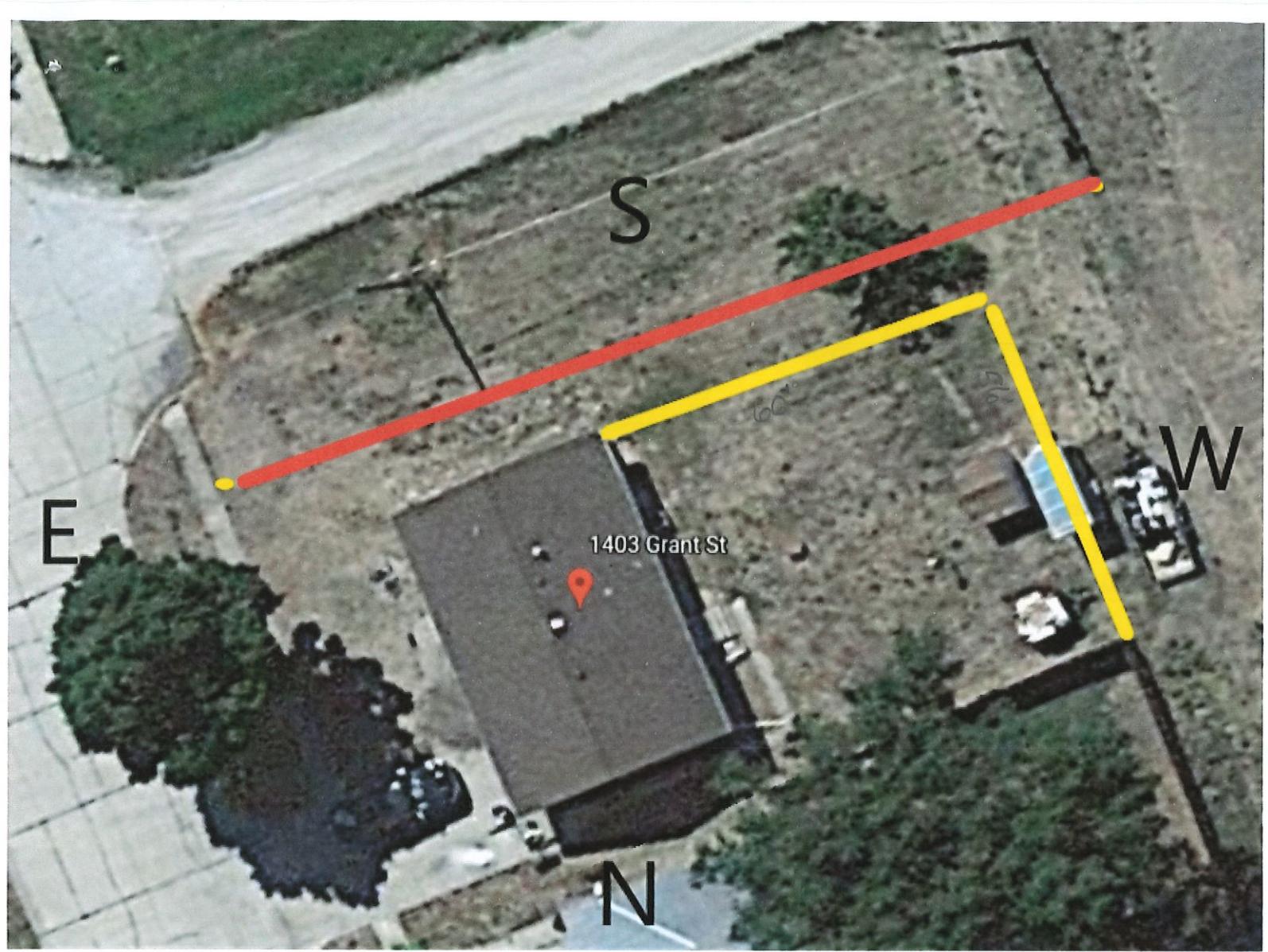


W 17'

E 55'

For Office Use Only: Permit is Approved _____ Denied _____ S 13' Date _____
Zoning Administrator

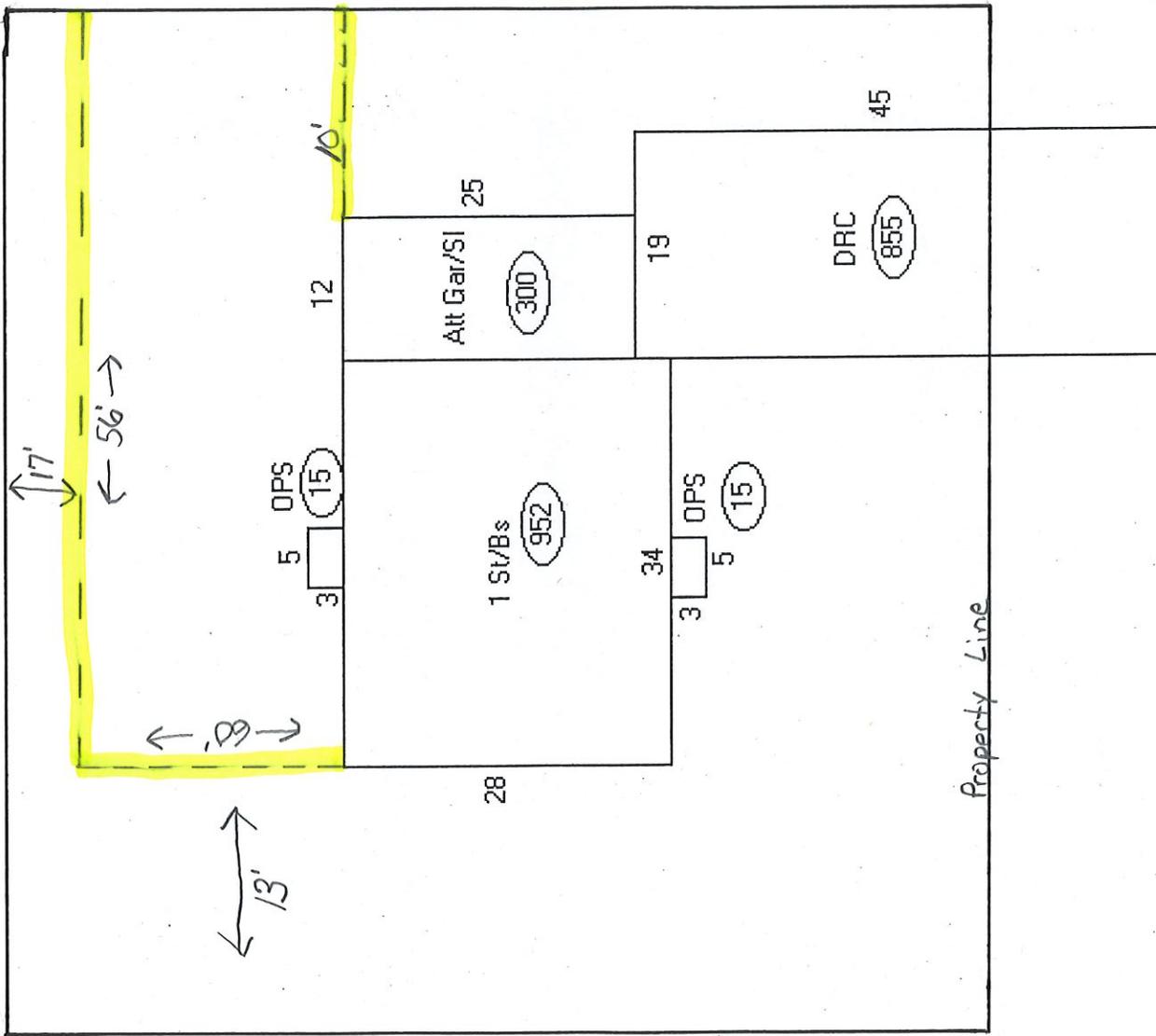
Reasons for Denial: _____



2021-10

2024-10

Easement



N Street

Grant Street

Zoning Classification AGR

Value \$ 100,000

PERMIT NUMBER 2021-11
FEE \$25.00 CASH CHECK# 1641

paid 4/19/21

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 required information is furnished.

Property Owner Glen & Michele Killion Contractor CHAD KEEZER
Address 1131 JANSEN RD Address 4004 MANCHESTER RD, GRAND ISLAND NE 68803
City, State, Zip ST PAUL NE 68873 Phone Number 3
Phone Number 308-223-0183 Cell Phone 308-389-1348

Complete Legal Description of the Property LOT 1 DUNNING SUB E 1/2 SE Q 8-14-10 (3.019 ACRES)

Address of Construction Site 1131 JANSEN RD
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure SHOP/GARAGE/PERSONAL STORAGE Dimension of Structure 50w x 64L x 14

Distance from ^{East} Front property line 208' Rear ^{West} property line 30'

Distance from ^{North} Side property line 53' Second Side ^{South} property line 353'

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

Approximately when will construction Start May 1 Finish JUNE 15

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-19-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

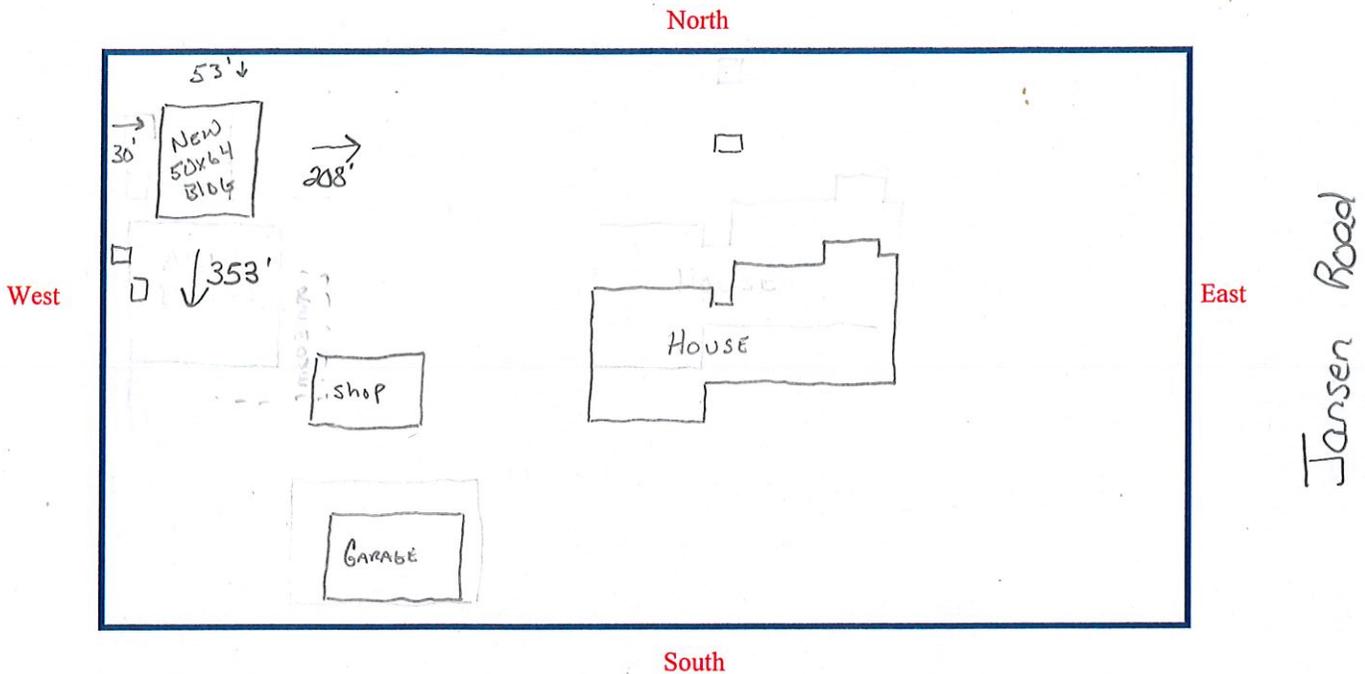
Does the proposed use meet all the required setback distances? YES NO

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? _____

(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 _____ Name of the Lot Split or Subdivision _____

Site Plan Sketch:



Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary JANSEN RD

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.

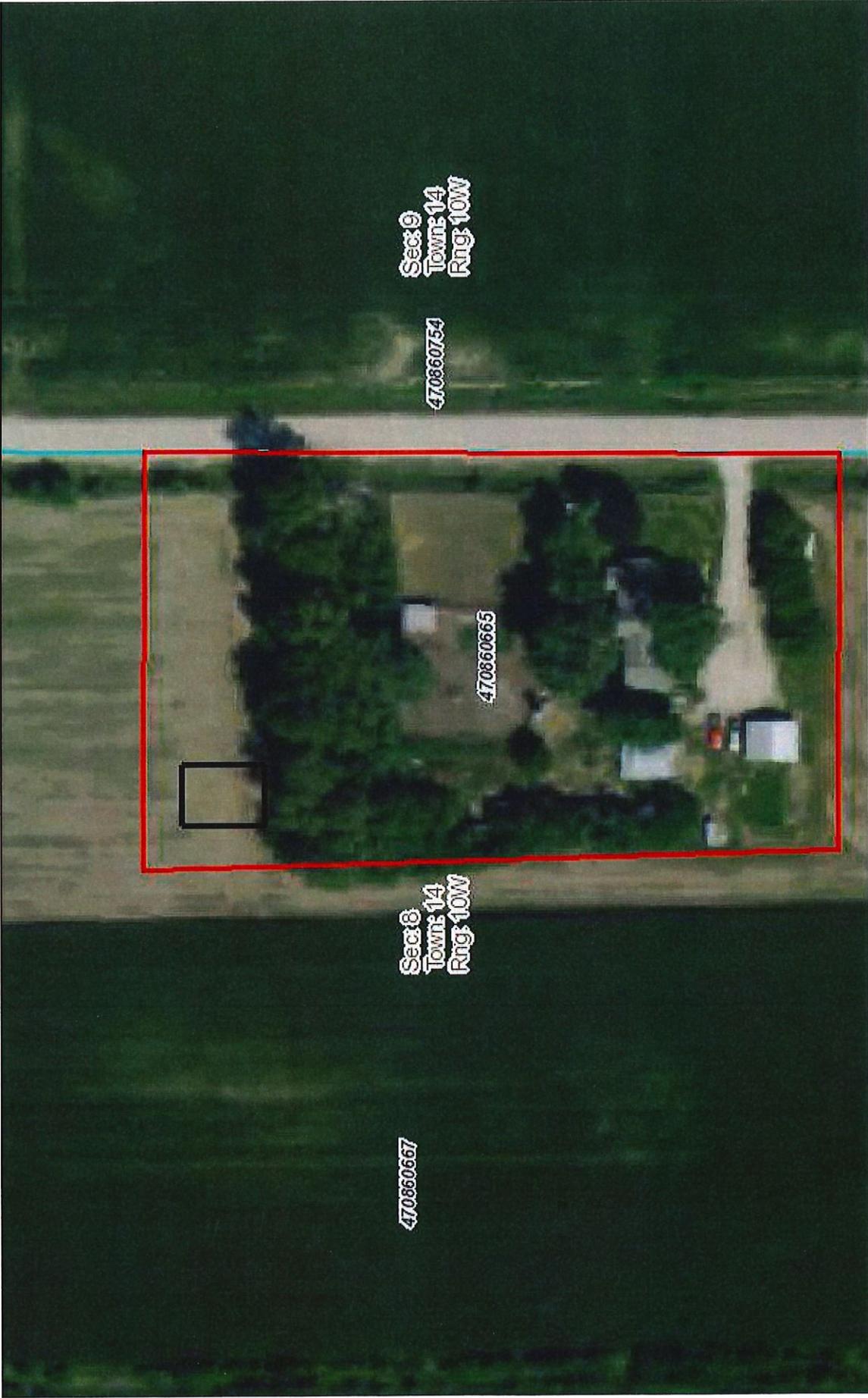
Signature of Applicant Blm Kelly Date 4/5/21

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

2021-11



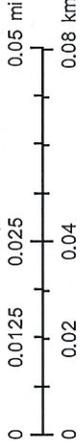
April 19, 2021
09:19 AM

 Parcels

 Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,504



Zoning Classification R-2

Value \$ ^{shed - \$795.00} Wood Floor - \$300.00 + \$400.00

PERMIT NUMBER 2021-12
FEE \$25.00 CASH CHECK# pd 4/20/21

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 required information is furnished.

Property Owner Tyler & Megan Stout Contractor Self

Address 523 6th Street Address _____

City, State, Zip St. Paul, NE 68873 Phone Number _____

Phone Number 308.930.0921 Cell Phone _____

Complete Legal Description of the Property Lot 1, N 1/2 Lot 2, Block 28, original town

Address of Construction Site 523 6th Street
(If none, one must be registered with the City of St. Paul) In the Flood Plain? No

Proposed Structure Shed / wood floor Dimension of Structure 10 x 14

Distance from ^{East} Front property line 110' to front Rear ^{West} property line 8' from edge of alley

Distance from Side ^{North} property line 43' from Farnum St. Second Side ^{South} property line 12' from neighbor's driveway

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

Approximately when will construction Start As Soon As Possible Finish As Soon As Possible

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-20-21
(Matt Helzer's signature)

Recommendations needed before approval: Advised property owner to anchor down the shed

For Office Use Only:

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

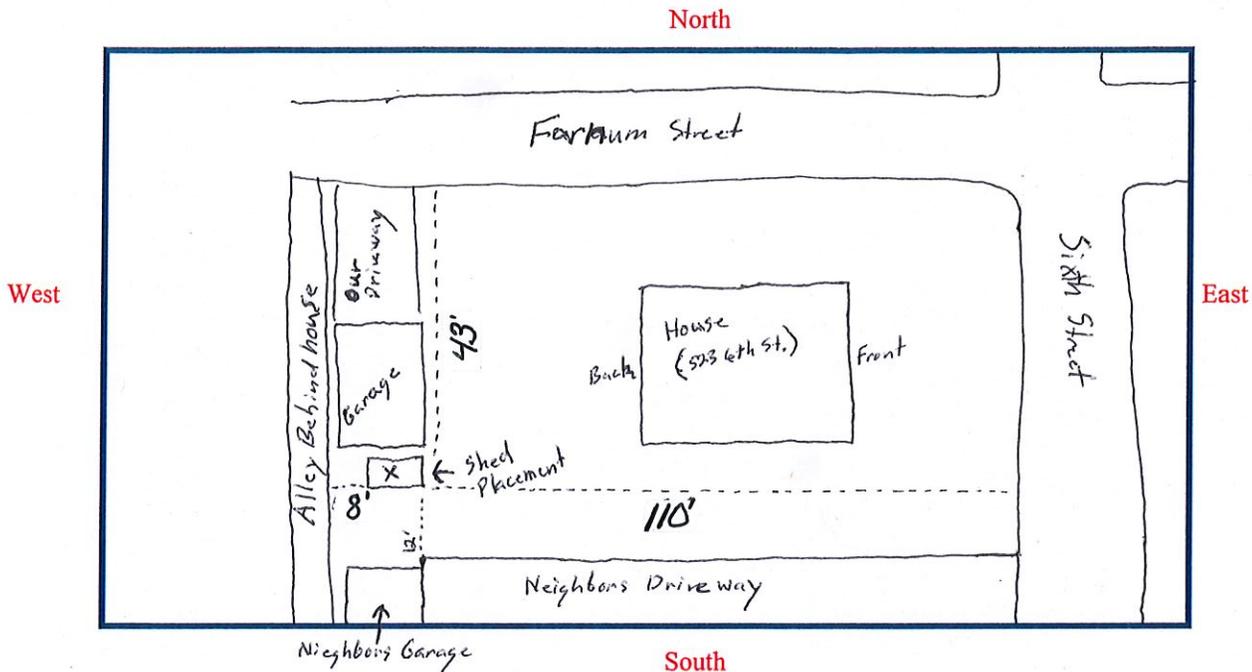
Does the proposed use meet all the required setback distances? YES NO

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? _____

(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 _____ . Name of the Lot Split or Subdivision _____

Site Plan Sketch:



Street Name: North boundary Sixth Street South boundary Sixth Street
 Street Name: West boundary Farnham Street East boundary Farnham 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.**

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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.

Signature of Applicant *Tyler Stout* Megan Stout Date 4-19-21

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

Zoning Classification R-2

Value \$ 1,000

PERMIT NUMBER 2012-13
FEE \$25.00 CASH CHECK# 1259
pd 4/21/24

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 required information is furnished.

Property Owner ISAAC HOWELL Contractor Howell Home Services

Address 1104 CUSTER ST. Address 1104 CUSTER ST.

City, State, Zip SAINT PAUL, NE 68873 Phone Number 308-383-2039

Phone Number 308-383-2039 Cell Phone _____

Complete Legal Description of the Property E 74.5' of Lot 4 Block 4 Darnall's Add St. Paul

Address of Construction Site 1104 Custer
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Deck/Porch, Utility Shed Dimension of Structure 16'x6', 8'x10'

Distance from ^{South} Front property line 19' Rear ^{East} property line 24'

Distance from ^{West} Side property line 34'6" Second Side ^{North} property line 105'

Is there a utility easement on either the back or side property? YES North Side

Approximately when will construction Start ASAP Finish _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-6-21
(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

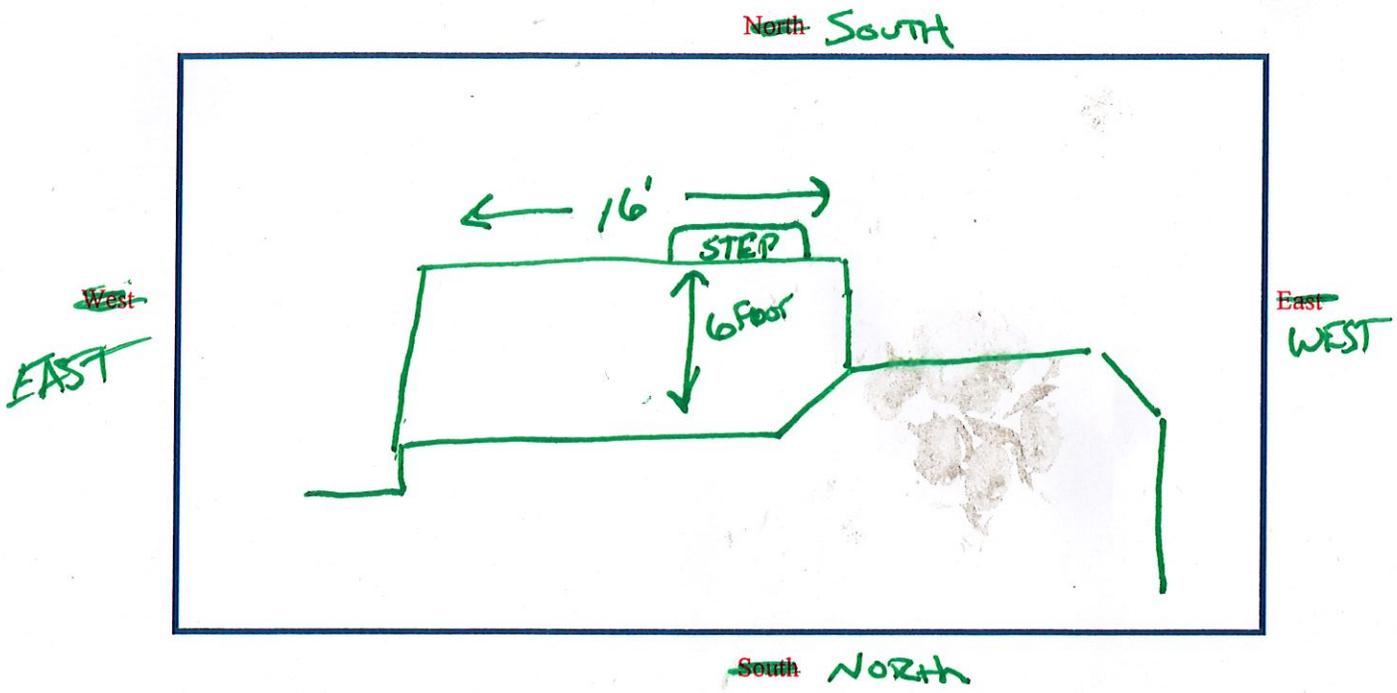
Has a Conditional Use Permit been issued for this proposed use? YES NO

If yes, when does it expire? _____

(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 _____ Name of the Lot Split or Subdivision _____

SEE Back Paper

Site Plan Sketch:



Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.**

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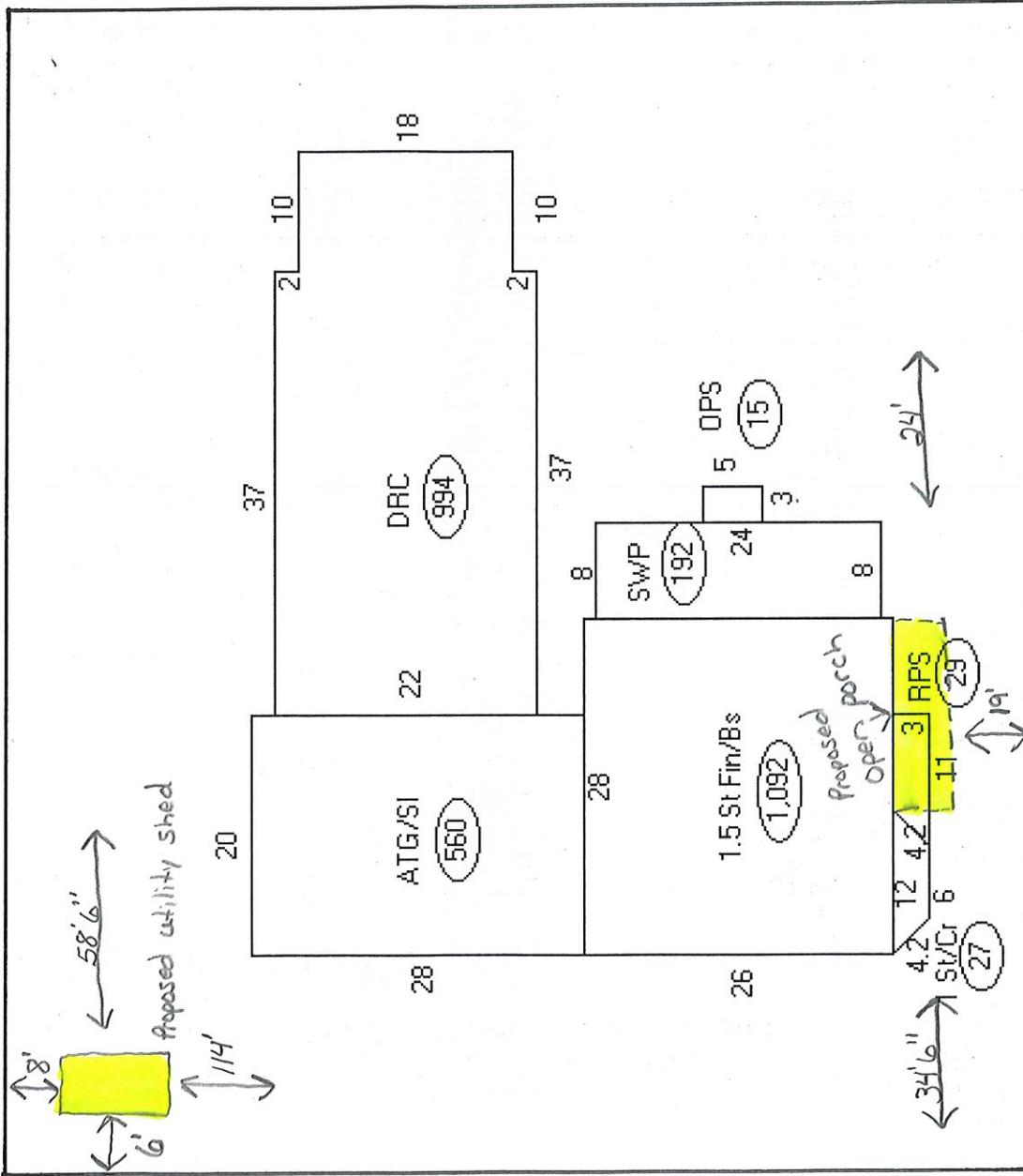
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Offordell Date 7-21-21

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____



Grant Street

Cluster Street

Zoning Classification B-2 Value \$ 6800

PERMIT NUMBER 2021-14
FEE \$25.00 CASH CHECK# 68801 CC

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 Brad Markuicka Heather Markuicka Contractor American Fence

Address 924 Sheridan St, Address 1605 N Shady Bend Rd, ST
68801

City, State, Zip St Paul NE 68873 Phone Number 308-395-0793

Phone Number 308-940-3000 Cell Phone

Complete Legal Description of the Property Lot 1 Bartlett's Third Addition Replat St. Paul

Address of Fence Site 924 Sheridan St. Size & Kind 6 ft Privacy 158'

Replacement or New Fence: new fence

Approximately when will the construction: Start June 2021 Finish June 2021

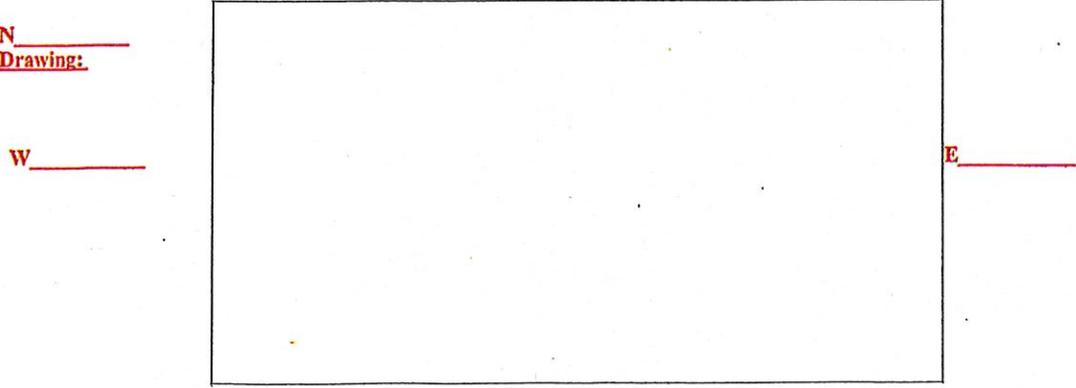
To Whom Should the Improvements be assessed? Heather Markuicka

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-21-21
(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 [Signature] Date 4-20-21



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

Reasons for Denial:

Zoning Classification B-2 Value \$ _____

PERMIT NUMBER 2021-14
FEE \$25.00 CASH _____ CHECK# _____ CC _____

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 Bradley Markwicka Contractor American Fence

Address 924 Sheridan St. Address 1605 W Shady Bend Rd, Grand Island, NE 68801

City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0793

Phone Number 308-750-1974 Cell Phone _____

Complete Legal Description of the Property N 53' of Lots 7+8, S 25' of W 1/2 Lot 5, S 25' Lot 6, Block 15 Bartlett's Add St. Paul

Address of Fence Site 910 Sheridan Size & Kind 38' of 6' PUC

Replacement or New Fence: New Fence

Approximately when will the construction: Start June 2021 Finish June 2021

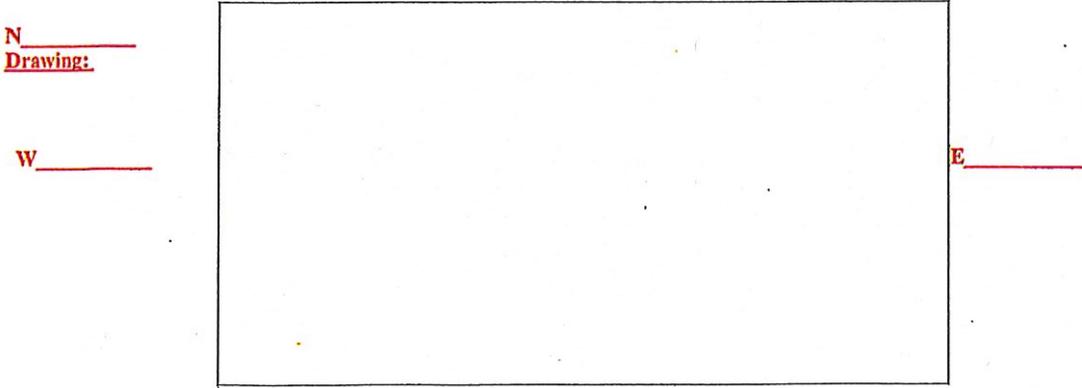
To Whom Should the Improvements be assessed? Bradley Markwicka

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-21-21
(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.

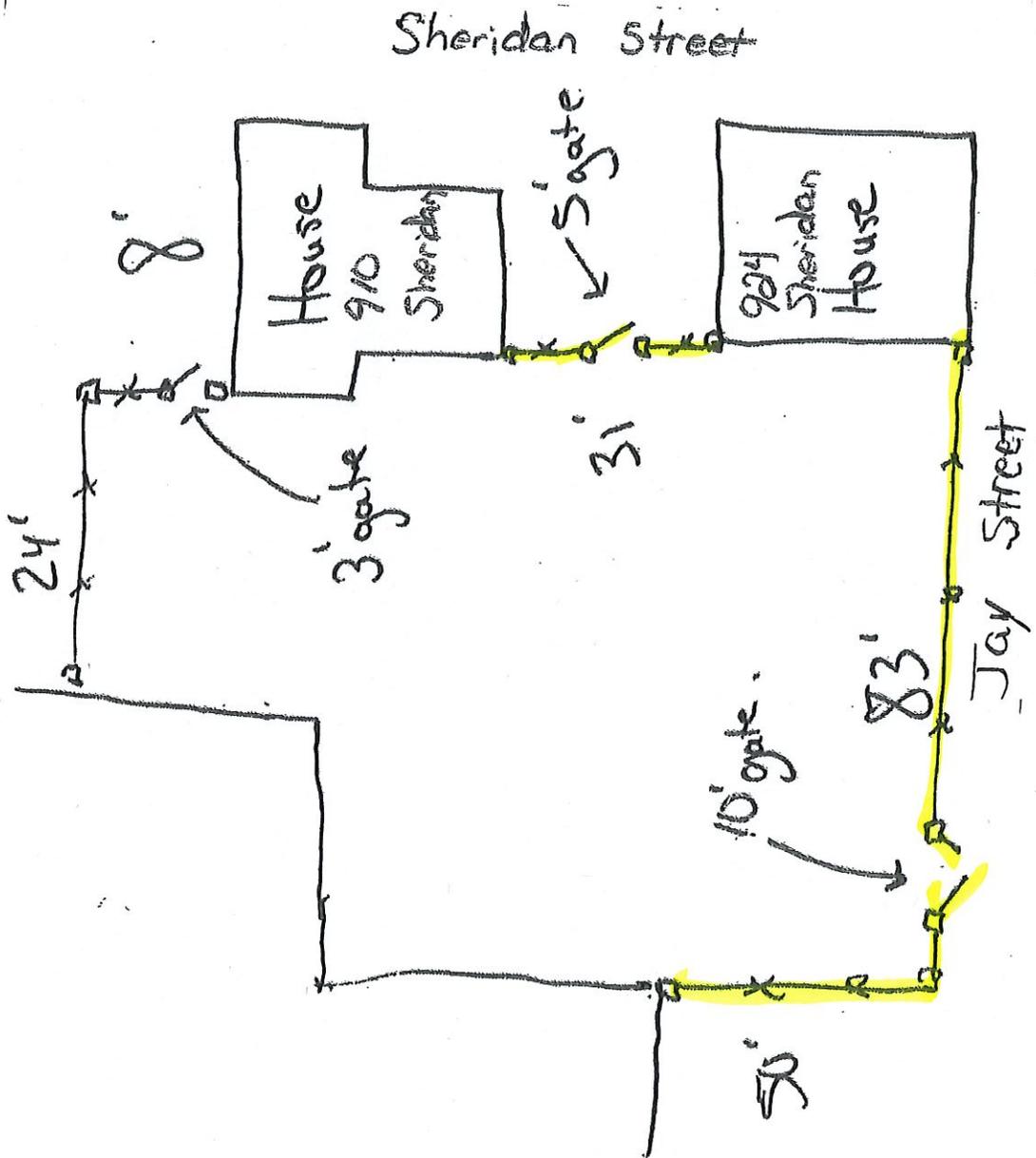
Signature of Applicant [Signature] Date 4-21-21



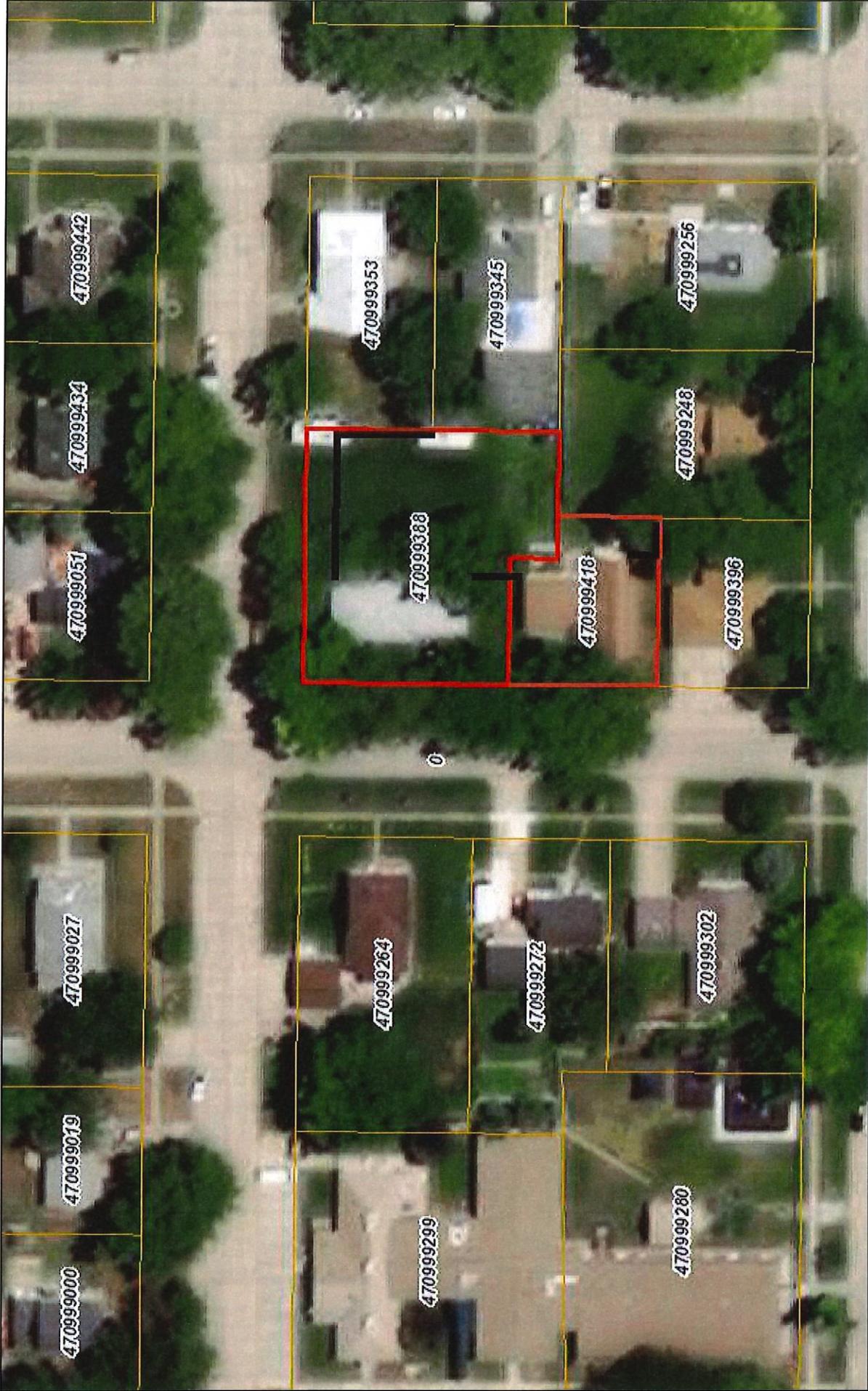
For Office Use Only:
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

2021-14



2024-14

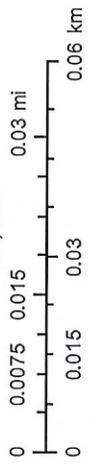


April 21, 2021
07:10 AM

□ Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,156



Zoning Classification HC Value \$ _____
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2021-15
FEE \$ _____ CASH _____ CHECK# _____

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 Peters Funeral Home Contractor STS Construction

Address 302 2nd Street Address 103 Grand Street

City, State, Zip St. Paul, NE 68873 Phone Number 402-690-0854

Phone Number 308-754-5543 Cell Phone _____

Complete Legal Description of the Property Lots 4+5 Block 97 OT St. Paul

Address of Construction Site 302 2nd Street
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use Addition to garage Dimension of Structure 24'x30'

Distance from Front property line ^{South} 13' **Plans Submitted to Fire Marshall Office**

Rear Property Line ^{North} 23' Side Property Line ^{East} 22' Second Side Line ^{West} 30' 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 June 2021 Finish July 2021

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-21-21
(Matt Helzer's signature)

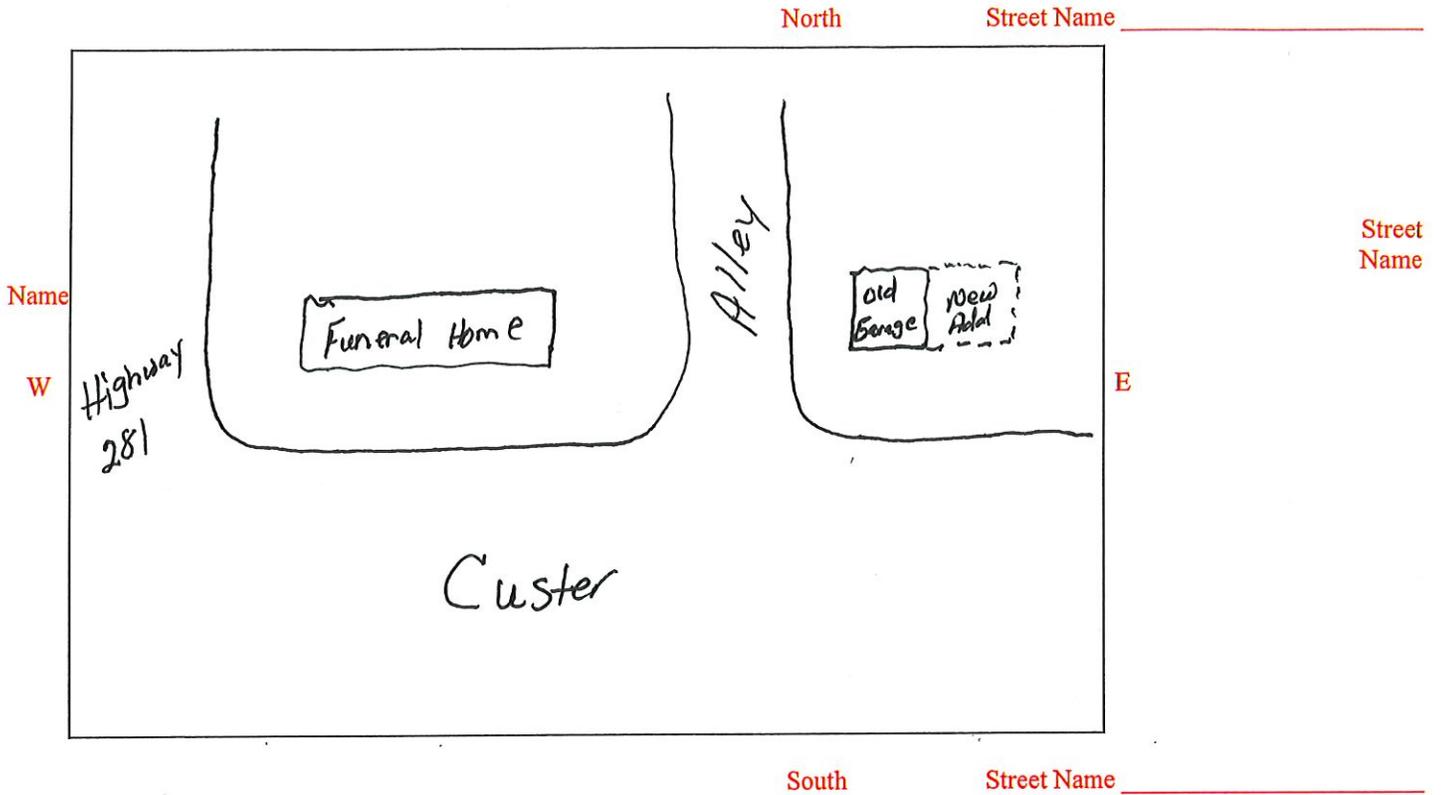
Recommendations needed before approval: _____

(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:



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.

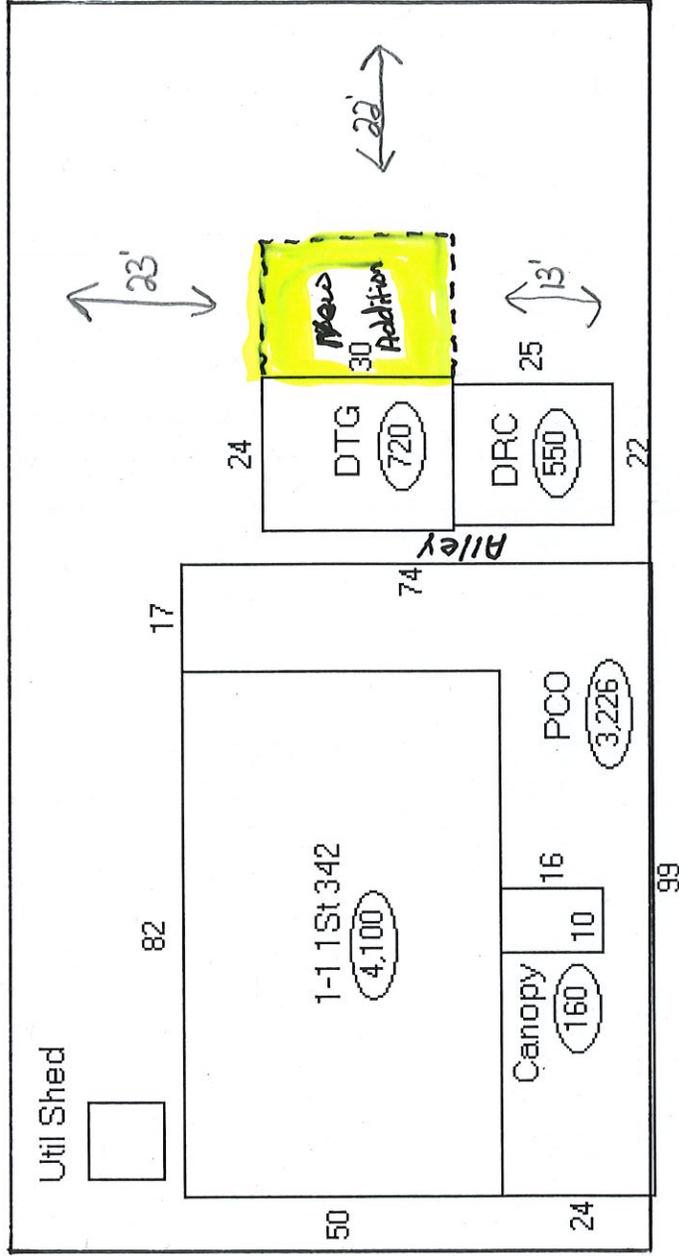
Signature of Applicant Joe Peter Date 04/23/2021

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

2021-15



Highway 281

-- Denotes common wall.

Custer Street

ORDINANCE NO. _____

An Ordinance to amend the St. Paul Zoning Regulations; to amend Section _____; to clarify and/or make general corrections to various zoning regulations; to repeal any ordinance or parts of ordinances in conflict herewith; to provide for publication in pamphlet form, and to provide the effective date of this ordinance.

WHEREAS, the St. Paul Planning Commission held a public hearing on _____, 2021 to hear public comment pertaining to recommended amendments to the zoning regulations identified herein; and

WHEREAS, the City Council of the City of St. Paul, Nebraska held a public hearing on _____, 2021 to hear public comment pertaining to the recommended amendments to the zoning regulations identified herein.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of St. Paul, Nebraska:

SECTION 1: That Section 5.1.04 of the St. Paul Zoning Regulations is hereby amended to read as follows:

- 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
19. Restaurant and/or catering services

SECTION 2: That Section 5.2.06 of the St. Paul Zoning Regulations pertaining to the R1 – Residential District is hereby amended to change to read as follows:

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

1. General Requirements:

Single Family Dwelling	7200**	66'	20'	6'	25'****	35'
Other Uses	10,000**	66'	20'	6'	25'****	35'
Accessory Uses			20'	6'***	6'***	25'

* 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 10.46 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 (20) 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.

- All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

SECTION 3: That Section 5.3.06 of the St. Paul Zoning Regulations pertaining to the R2 – Residential District is hereby amended to read as follows:

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

- General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7200**	66'	20'	6'	25'	35'
Two Family Dwelling	3,600 per family**	66' per family	20'	6', 0' of party wall	25'****	35'
Multifamily Housing	1,800 per family and 7,200 for lot**	66'	20'	6' or 10' if over 30' tall	25'****	45'
Town-houses	3,600 per family**	33'	20,	6' or 0' if party wall or 10' over 30' tall	25'****	35'
Other Uses	7200**	66'	20'	6'	25'****	35'
Accessory Uses			20'	6'****	6'****	25'

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

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

- Building on corner lots shall provide front yard setbacks of twenty (20) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
- Building and structures shall not exceed three (3) 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.
- All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

- The side yard setback between individual units of two-family dwellings may be reduced to zero, if one (1) hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

SECTION 4: That Section 5.4.06 of the St. Paul Zoning Regulations pertaining to R3 – Residential District is hereby amended to read as follows:

5.4.06 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	5000**	44'	15'	6'	15'	35'
Two Family Dwelling	3,600 per family**	44' per family	15'	6', 0' of party wall	15'****	35'
Multifamily Housing	1,800 per family and 7,200 for lot**	44'	15'	6' or 10' if over 30' tall	15'****	45'
Town-houses	3,600 per family**	25'	15'	6' or 0' if party wall or 10' over 30' tall	15'****	35'
Other Uses	5000**	44'	15'	6'	15'****	35'
Accessory Uses			15'	6'***	6'***	25'

* Excluding Road R.O.W.

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

***Increased to 10-16 feet if vehicular access from alley, and shall not be located on a recorded easement.

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

- Building on corner lots shall provide front yard setbacks of fifteen (15) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
- Building and structures shall not exceed three (3) 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.
- 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. The side yard setback between individual units of two-family dwellings may be reduced to zero, if one (1) hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

SECTION 5: That Section 5.8.02 of the St. Paul Zoning Regulations pertaining to Permitted Principal Uses and Structures in a HC – Highway Commercial District is hereby amended to read as follows:

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

1. Automobile service stations excluding major repair services
2. Automobile wash facilities
3. Bus garaging and equipment maintenance
4. Commercial service oriented businesses, such as landscaping business, except those specifically provided within these regulations.
5. Communication and utility building and uses, excluding radio studios and towers over 45 feet;
6. Construction sales and services
7. Convenience store or filling station
8. Banks and detached banking facilities (ATM)
9. Eating and drinking places, such as restaurants and taverns
10. Electric and telephone substations
11. Farm products warehousing and storage, excluding stockyards
12. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors
13. Funeral and crematory services
14. Garden centers and nurseries;
15. Household goods warehousing and storage;
16. Libraries; museums; art galleries; planetaria; aquariums; historic and monument sites; exhibition halls; auditoriums
17. Mini storage facilities and general warehousing and storage;
18. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants;

19. Parks
20. Professional services, including business and governmental offices.
21. Reupholstery and furniture repair services;
22. Stores or shops for sale of household and grocery goods at retail;
23. Transportation and refrigerated warehousing;
24. Trucks and freight terminals and equipment maintenance;
25. Medical clinics.
26. Wholesale and retail sales of drugs, chemicals and allied products; dry goods and apparel; groceries and related products; electrical goods; hardware; plumbing, heating equipment and supplies; equipment and supplies, beer, wine and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; lumber and construction materials stored inside.
27. Agriculture, excluding feedlots, sales and auction yards, and barns.
28. Recycling collection points
29. Automobile sales and service
30. Marine sales and service

SECTION 6: That Section 5.8.04 of the St. Paul Zoning Regulations pertaining to Conditional Uses in a HC – Highway Commercial District is hereby amended to read as follows:

5.8.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the HC Highway Commercial District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Automobile sales
2. Farm implement sales and services, excluding major repair services
3. Irrigation equipment sales and services;
4. Churches and other religious institutions
5. Private clubs and lodges
6. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agriculture chemicals
7. Radio studios, transmitters and antenna

8. Recycling centers
9. Wholesale and retail sales of building materials stored outside, motor vehicles, marine craft, aircraft, mobile homes, trailers
10. Amphitheatres; stadiums; drive-in movie theaters, arenas and field houses; race tracks; fairgrounds; amusement parks; golf driving ranges, go-cart tracks; golf courses and country clubs; riding stables; play fields and athletic fields; bowling; swimming pools; campsites.
11. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than 45 feet, subject to 9.13.
12. Veterinary clinic with large and small animal facilities.
13. Motor vehicle body shop, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent.
14. Motor vehicle and machinery repair and services, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent.

SECTION 7: That Section 5.09.02 of the St. Paul Zoning Regulations is hereby amended as follows:

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

1. Adult Establishments per Section 9.17
2. Agriculture, excluding the development and expansion of livestock feeding operations
3. Animal hospitals and shelters
4. Automobile sales and services
5. Automotive wash facilities
6. Bottling works
7. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke
8. Carpenter, cabinet, plumbing or sheet metal shops

9. Carpet and rug cleaning and repair services
10. Communication and utility building and uses
11. Disinfecting and exterminating services
12. Dry cleaning, laundering and dyeing services
13. Dyeing and finishing of textiles
14. Educational and scientific research services
15. Electrical sales and services
16. Equipment rental and leasing services
17. Farm machinery and equipment - retail
18. Farm supplies - retail
19. Feeds, grains and hay - retail
20. Food lockers and storage services
21. Freight forwarding services
22. Furniture repair and reupholster services
23. Fur trading services
24. Garden centers and nurseries
25. Gas utility maintenance yard
26. Light manufacturing operation
27. Landscape sales and services
28. Mobile and modular home sales and manufacturing
29. Newspaper publishing plants and commercial printing
30. Photoengraving
31. Photo finishing services
32. Public facilities, utility and public service uses
33. Radios, televisions, phonographs, recorders, tape players and other similar devices repair services

34. Railroad equipment maintenance yards
35. Recycling collection points
36. Service stations
37. Stores or shops for the sale of industry goods at retail
38. Telephone services
39. Transportation warehousing
40. Truck wash services
41. Veterinarian services
42. Warehousing and storage except for products of a highly explosive, combustible or volatile nature
43. Wholesale establishments except those which handle products of a highly explosive, combustible or volatile nature

Mini-warehouse

SECTION 8: That Section 5.09.04 of the St. Paul Zoning Regulations is hereby amended as follows:

5.9.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the I-1 Light Industrial District if a conditional use permit for such use has been obtained in accordance with Article 6 of this Ordinance.

1. Recycling center;
2. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and strip mine operations and quarries;
3. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than 100 feet, subject to Section 9.13;
4. Airport;
5. Quasi-public uses of educational, recreational or religious types including schools, churches, parsonages, and other religious institutions, parks and playgrounds;
6. Motor vehicle body shop, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent;
7. Motor vehicle and machinery repair service, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor

vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent.

SECTION 9: That Section 5.09.07 of the St. Paul Zoning Regulations is hereby amended as follows:

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

1. General Requirements:

	Lot Area (sq feet)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	7,500**	75'	20'	10', 25' when abutting a residential district, street or road	20', or 25' when abutting a residential district, street or road	45'

* 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.

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.

SECTION 10: That Section 5.10.07 of the St. Paul Zoning Regulations is hereby amended as follows:

5.10.07 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
Permitted and Conditional Uses	10,000**	80'	20'	10', 25' when abutting a residential district, street or road	20', 25' when abutting a residential district, street or road	75', except for uses provided for herein

* 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.

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.

SECTION 11: That Section 7.1.08 of the St. Paul Zoning Regulations is hereby amended as follows:

7.1.08 Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distances as provided below:

TYPES OF OPERATION		MINIMUM STACKING SPACE
Financial Institution – Electronic Teller		Two vehicles per lane*
Financial Institution – Personal Teller		Three vehicles per window or kiosk*
Car Wash – Self Service		Two vehicles per bay at entrance*
		One vehicle per bay at exit
Car Wash – Automatic / Conveyor		Two vehicles per lane*
		One vehicle per bay at exit
Drive-through Restaurant		Four vehicles per window*
Coffee Kiosk		
-	Drive side service	Four vehicles per lane*
-	Passenger side service	Two vehicles per lane*
Drive-through Pharmacy		Two vehicles per lane*
Service Stations		
-	Service Islands	Two vehicles per pump lane*
-	Service bay	One vehicle per bay*
-	Quick lube / Oil change "starting gate design"	Two vehicles per bay*
-	(4 or more pump islands side by side, 18 feet apart	One vehicle per lane*
Gated parking lot entrance		One vehicle per gate
Garage Unit or Overhead door	(Major streets only)	One vehicle per door
Other uses		Two vehicles per lane being serviced

* Stacking requirements are in addition to vehicle being served.

Required vehicle stacking shall not block driveways or required parking stalls and shall not be located in side, front, or rear yards where parking stalls are prohibited. Each vehicle stacking unit shall be 22 feet long. Required stacking may be reduced by approval of the City Council following site plan review by the Planning Commission. Site plan review must demonstrate that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during peak hours of operation.

SECTION 12: That Section 7.2.01 of the St. Paul Zoning Regulations is hereby amended as follows:

- 7.2.01 The storage or keeping of motor vehicles not having a ~~property properly~~ issued current motor vehicle registration and current motor vehicle license plate ~~property properly~~ displayed; provided, however, that the following shall not constitute a violation of this subparagraph.
1. The storage of unlicensed and/or unregistered motor vehicles in a fully enclosed garage.
 2. The storage or keeping of operable off-highway farm or industrial vehicles on tracts zoned AGR, HC, E-1, I-1 or I-2 District and used in agricultural or industrial activity conducted on said premises.
 3. The storage of not more than one passenger type motor vehicle in good operable condition (owner shall be required, upon request, to provide proof of operability) and located on a hard surfaced driveway.

SECTION 13: That Section 8.4 of the St. Paul Zoning Regulations is hereby amended as follows:

8.4 SIGNS AND REGULATIONS FOR COMMERCIAL, BUSINESS, ELEVATOR AND INDUSTRIAL DISTRICTS

1. Business: No more than three business signs shall be permitted on any lot in a commercial, business, elevator or industrial zoning district, except that when the principal business building is located on a corner lot and has vehicular entrances to both streets/roads or when the principal business building has public entrances to both a front and rear of the building, one additional sign shall be permitted.
2. Wall: The maximum sign face area for wall mounted business signs shall be limited to 20% of the area of the building façade which faces a public street or road up to a maximum 200 square feet. Such signs shall be limited to one wall sign per street frontage.
3. Billboard: Billboards, signboards, and other similar advertising signs subject to the same height and location requirements as other structures in the district and also subject to the following conditions and restrictions.
 - a. 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. No sign shall be located within 250 feet from the right-of-way line of any road intersection measured in any direction from the right-of-way line provided this restriction shall not apply to the intersection of frontage roads with State highways.
 - b. No billboard, signboard, or similar advertising signs shall be located within 300 feet of any lot in a residential district.
 - c. Billboards may be single or double faced but no billboard shall have more than one face per side of the structure and the sign face shall not exceed 200 square feet in area. Double-stack billboards are prohibited.
 - d. 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 and not within 1,500 feet to another billboard.
 - e. Each billboard shall be setback at least 25 feet from the street/road right-of-way line.
 - f. There shall be no more than two (2) billboards per mile, measured from section line to section line regardless of which side of the roadway the billboards are located.
 - g. No billboard shall be located within 1000 feet of the property line of a school, church, hospital, a care facility, cemetery, public building, park or playground, or National Register site.

- h. No billboard shall be erected or maintained upon or immediately above the roof of any building.
 - i. Billboards shall have either a monopole or pedestal support.
 - j. No billboard shall exceed 35 feet in height measured from the average grade of the surrounding area to the highest point of the billboard.
 - k. Lighting on any billboard shall be shielded to light the sign face only. Light trespass from the sign face is prohibited.
 - l. Attention attracting devices are prohibited except for lighted message signs displaying time, date, temperature or weather or alert information. Lighted message sign displaying other information or advertising shall be prohibited.
 - m. Any billboard structure existing as of the effective date of this resolution may be restored at its current location provided that any restored billboard shall not exceed the size, height, and other limits of the existing structure. Any billboard existing as of the effective date of this resolution may be replaced at the same location, provide such requirements (c) and (h)-(l) herein are met.
 - n. Any billboard that is allowed to deteriorate to the point of being a public nuisance or a threat to the public safety, health or welfare because it has become so damaged, decayed, dilapidated, structurally unsafe or of such unstable condition that partial or complete collapse is possible, shall be caused to be removed. The owner shall remove the billboard and structure within 30 days of receiving notice that the city has declared the billboard a public nuisance or dangerous structure. Failure to remove such sign and structure shall be considered a violation to these regulations and punishable as such.
4. Low Profile or Ground Monument: Ground signs at least ten feet from any lot line or right-of-way line with a maximum height of ten feet. Ground signs shall not exceed 200 square feet per sign face.
 5. Projecting or Pole: One free standing or projecting sign for each enterprise on the premises of not more than 200 square feet per sign face, at a setback of at least ten feet from any lot line or right-of-way line, and not exceed the maximum height of 45 feet from the established grade level. The lowest horizontal projecting feature of any post or pole mounted sign shall be eight feet above the established grade level.
 6. Subdivision: Not more than one sign per entrance into the subdivision. No sign shall be greater than 50 square feet in size and shall not be higher than 42 inches in height. All signs shall be set back a minimum of ten feet from any right-of-way line unless a greater set back is required to maintain street intersection visibility.
 7. Canopy and Awning signs shall be no closer than 80 inches from the bottom edge of the sign to grade below and shall not extend more than nine feet from the building façade to which they are mounted. Such signs shall count towards wall sign area.
 8. Electronic Information and Changeable Message Signs: One per premise and not exceeding 200 square feet in area. Such signs shall be classified as either a monument, ground or pole sign and constructed accordingly and shall not be programmed in a way that suggests or resembles a traffic control device. Electronic information signs shall be programmed in a way that no sign shall flash or blink and the image, message or lighting pattern shall hold for a minimum of four seconds, however, full animation video is allowable provided such video does not flash or blink. The surface/face illumination of any sign shall not exceed 1,250 Nits after dusk or 7,500 Nits during daylight hours. Such illuminated sign shall be equipped with a sensor and/or timer or other device to automatically adjust the day/night light intensity levels in accordance with the standard set herein.

SECTION 14: That Section 8.5 of the St. Paul Zoning Regulations is hereby amended as follows:

8.5 SIGNS AND REGULATIONS FOR AGRICULTURE AND RESIDENTIAL DISTRICTS

1. Residential: Limited to one per premise, not to exceed four square feet and shall not be illuminated, either directly or indirectly.
2. Civic Uses: Permitted or conditional uses in these districts shall be limited to a total of two ground, pole or monument signs per frontage.

3. Non-Residential, Non-Civic Uses: Two non-illuminated ground, pole or monument signs are permitted for any permitted use in the Agriculture district with each sign limited to 200 50 square feet and a maximum height of ten feet.
4. Wall: The maximum sign face area for wall mounted business signs in a commercial or industrial zoning district shall be limited to 10% of the area of the building façade which faces a public street or road up to a maximum 200 square feet. Such signs shall be limited to one wall sign per street frontage.
5. Low Profile or Ground Monument: Ground signs at least ten feet from any lot line or right-of-way line with a maximum height of ten feet. Ground signs shall not exceed 200 50 square feet per sign face.
6. Projecting or Pole: One free standing or projecting sign for each enterprise on the premises of not more than 200 50 square feet per sign face, at a setback of at least ten feet from any lot line or right-of-way line, and not exceed the maximum height of 45 25 feet from the established grade level. The lowest horizontal projecting feature of any post or pole mounted sign shall be eight feet above the established grade level.
7. Subdivision: Not more than one sign per entrance into the subdivision. No sign shall be greater than 50 square feet in size and shall not be higher than 42 inches in height. All signs shall be set back a minimum of ten feet from any right-of-way line unless a greater set back is required to maintain street intersection visibility.
8. Canopy and Awning signs shall be no closer than 80 inches from the bottom edge of the sign to grade below and shall not extend more than nine feet from the building façade to which they are mounted. Such signs shall count towards wall sign area.
9. Electronic Information and Changeable Message Signs: One per premise and not exceeding 200 50 square feet in area. Such signs shall be classified as either a monument, ground or pole sign and constructed accordingly and shall not be programmed in a way that suggests or resembles a traffic control device. Electronic information signs shall be programmed in a way that no sign shall flash or blink and the image, message or lighting pattern shall hold for a minimum of four seconds, however, full animation video is allowable provided such video does not flash or blink. The surface/face illumination of any sign shall not exceed 1,250 Nits after dusk or 7,500 Nits during daylight hours. Such illuminated sign shall be equipped with a sensor and/or timer or other device to automatically adjust the day/night light intensity levels in accordance with the standard set herein.

SECTION 15: That Section 8.9 of the St. Paul Zoning Regulations is hereby amended as follows:

8.9 SIGN PERMITS AND APPROVAL

All signs shall require a zoning permit from the Zoning Administrator prior to installing any new sign, unless otherwise exempted. All signs located adjacent to controlled highways must meet the Nebraska Department of Transportation Roads Outdoor Advertising Rules and Regulations as well as any applicable city regulations.

SECTION 16: That Section 9.5.02 of the St. Paul Zoning Regulations is hereby amended as follows:

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.

SECTION 17: That Section 9.5.04 of the St. Paul Zoning Regulations is hereby amended as follows:

9.5.04 Public/Private Swimming Pools

1. Any ~~in-ground~~ 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.

SECTION 18: That Section 9.8.01 of the St. Paul Zoning Regulations is hereby amended as follows:

9.8.01 The height limitation for fences and wall hedges shall be six feet above ground level except within an identified sight triangle and provided herein. The height of a fence shall be determined by a measurement from the ground beneath the fence to the top of the highest part of the fence. Manmade earth berms, terraces, and retaining walls that elevate the fence shall be considered a part 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 must comply with these regulations.

1. No fence (including privacy, picket, split rail, ornamental corner fencing, and chain link), wall, or hedge, which is located in a required front or corner side yard, on a corner lot, shall exceed a height of 48 inches, unless properties on side of block are similar in orientation without an interior lot, then such fence on that front yard may extend to 6 feet and be of solid construction ~~by conditional use permit.~~
2. No fence (including privacy, picket, split rail, ornamental corner fencing, and chain link), wall, or hedge, which is located in a required front yard, on an interior lot, shall exceed 48 inches.
3. Where it is demonstrated that for security purposes the perimeter fencing around a plant or building located in an area zoned as an Industrial District must be higher than six feet in height may be approved ~~through a Conditional Use Permit~~
4. No fence within the residential districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.

4. Fences constructed along and parallel to lot lines separating a residential lot from property located in a Commercial or Industrial District shall be a minimum of six feet and shall not exceed eight feet in height.
5. Fences constructed along and parallel to rear and side lot lines adjoining arterial streets, as designated in the Comprehensive Plan or by the Nebraska Department of **Transportation Roads**, shall not exceed eight feet in height.

SECTION 19: That Section 9.8.05 of the St. Paul Zoning Regulations is hereby amended as follows:

9.8.05 For any property containing **an in-ground a** swimming pool or bathing facility **with a depth of more than 24 inches and a diameter of eight feet or more**, a fence with a self-closing, self-latching gate of a minimum of six feet in height but not more than eight feet and having a density of not less than 80% per square foot shall be installed around such pool or facility when located adjacent to a residential zoned district.

SECTION 20. That all parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

SECTION 21. That the amendments identified herein shall take effect on _____, 2021.

SECTION 22. That this ordinance shall be in force and take effect fifteen (15) days from and after its passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED this ____ day of _____, 2021.

CITY OF ST. PAUL, NEBRASKA

By: _____
Joel M. Bergman, Mayor

ATTEST:

Connie Jo Beck, City Clerk