

# MCCOOK CITY COUNCIL

## REGULAR MEETING

**Monday, September 8, 2025  
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the July 14, 2025 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - B. Recommend approval to the City Council the application for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 111 West "G" Street; legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - C. Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - D. Recommend approval to the City Council the application for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
  - E. Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8

and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

1. Adjourn the Public Hearing.

- F. Recommend approval to the City Council the application for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
- G. Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.
  - 1. Adjourn the Public Hearing.
- H. Recommend approval to the City Council the application for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Resident Medium Density District (RM) - property located at 1107 West 1st Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied.
- I. Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

Adjournment.

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 PLANNING COMMISSION MEETING**

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**ITEM:**          **1.**  

**RECOMMENDATION:**

Approve the minutes of the July 14, 2025 regular McCook Planning Commission meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL**

**IMPACT:**     None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

McCook Planning Commission

July 14, 2025

5:15 P.M.

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Matt Davidson, Bruce McDowell, Jamie Mockry, Jesse Stevens, Kurt Vosburg.

Absent: Commissioners Camy Bradley, Ron Friehe, Bobby Gaulke, City Attorney Mustion.

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Clerk Lea Ann Doak, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on July 10, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the June 9, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the June 9, 2025 regular Planning Commission meeting. This motion, made by Lyons and seconded by McDowell, passed.

Bradley: ABSENT, Davidson: YEA, Friehe: ABSENT, Gaulke: ABSENT, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA

YEA: 7, NAY: 0, ABSENT: 3

2. Review and discuss the Residential Single-Family District (R-1), Residential Two-Family District (R-2), Residential Multi-Family District (R-3), and Residential Mobile Home District (R-4) of the proposed City of McCook Zoning Regulations.

Review and discussion was held on Residential Single-Family District (R-1), Residential Two-Family District (R-2), Residential Multi-Family District (R-3), and Residential Mobile Home District (R-4) of the proposed City of McCook Zoning Regulations.

No meeting will be held in August. Review of the Central Business, Business Commercial, and Highway Commercial districts will be held at the September meeting.

**Adjournment.**

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:25 P.M.

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Lea Ann Doak, City Clerk-Treasurer  
and Recording Secretary

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 MCCOOK PLANNING COMMISSION MEETING**

**ITEM: 2.A** Public Hearing - Request for a special exception by Steven L. and Ana Patricia Gillmore Keene to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

**ITEM: 2.B** Recommend approval to the City Council the special exception application by Steven L. And Ana Patricia Gillmore Keene to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 111 West G Street, legally described as Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**


The City of McCook has received a special exception request from Steven L. And Ana Patricia Gillmore Keene, requesting that the property located at 111 West G Street be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence located diagonal to Central Elementary School.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a mildly traveled portion of McCook, with the biggest ingress/egress concern being its location relative to Central Elementary School. That said, West G Street is only heavily traveled during the school year between the hours of 7:30 a.m. and 4 p.m. A special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park two vehicles and a driveway that will park four vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 3, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 111 West "G" Street, Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska. Land Owners, Steven L. & Ana Patricia Gillmore Keene. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 111 West "G" Street

LEGAL DESCRIPTION: Lot 7, Block 10, First Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Steven L. & Ana Patricia Gillmore Keene

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Clarence and Peggy Chessmore  
70990 US Hwy 83  
McCook, NE 69001

Charles Geislinger  
703 West 2<sup>nd</sup>  
McCook, NE 69001

Bishop Williams  
PO Box 383  
Culbertson, NE 69024

Matthew and Jennifer Hall  
707 West 2<sup>nd</sup>  
McCook, NE 69001

McCook Uptown Club, Inc  
PO Box 955  
McCook, NE 69001

Hedge of Protection Real Estate LLC  
c/o Tyler and Brandi Schmick  
37956 Drive 715  
McCook, NE 69001

Robert and Susan Ihrig  
109 East N St.  
McCook, NE 69001

Michael and Jayne Jonasen  
1101 Westridge Pkwy  
McCook, NE 69001

Lonnie and Pamela Schilz  
71873 Road 387  
McCook, NE 69001

Tina Besler  
200 Nakoma St.  
Cambridge, NE 69022

Nicholas Howard  
706 West 1<sup>st</sup>  
McCook, NE 69001

Four B's Properties, LLC  
% James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Terry and Jana Sides  
603 West 1<sup>st</sup>  
McCook, NE 69001

Terri Colling & Brenda O'Neal  
7420 S 66<sup>th</sup>  
Lincoln, NE 68516

Bradley McConville  
1809 W 4<sup>th</sup>  
North Platte, NE 69101

Frederick Haddix Living Trust  
PO Box 1963  
Orangevale, CA 95662

Mike Cady (Deceased)  
611 West 1<sup>st</sup>  
McCook, NE 69001

Andrew and Crystal Davis  
108 West G  
McCook, NE 69001

Steven and Patricia Keen  
111 West G  
McCook, NE 69001

James and Jill Jumps  
703 West 1<sup>st</sup>  
McCook, NE 69001

**EXHIBIT - #4**

**PAGE(S) - 2**

Julie Richardson  
% 3D Development LLC, R. Bauer  
PO Box 91  
McCook, NE 69001

Michael Towery  
705 Westridge Parkway  
McCook, NE 69001

S & S Associates, LLC  
% Lonnie and Ruth Saltz  
4505 W Davey RD  
Raymond, NE 68428

David and Lauri Duty  
708 Norris Ave  
McCook, NE 69001

Delton and Vicky Young  
1010 West 1<sup>st</sup>  
McCook, NE 69001

Donald and Jackie Grassia  
PO Box 652  
McCook, NE 69001

Carol Seiler  
610 Norris Ave  
McCook, NE 69001

Janet Korell Trust  
602 Norris Ave  
McCook, NE 69001

SW NE Funeral Holdings, LLC  
% Michal Swanson  
607 Norris Ave  
McCook, NE 69001

JGR Rentals LLC  
% Gregory and Janet Hepp  
1506 Parkway Drive  
McCook, NE 69001

David and Stephanie Blau  
711 West 1<sup>st</sup>  
McCook, NE 69001

Isaac and Skyla Hegwood  
712 Norris Ave  
McCook, NE 69001

NE State Historical Society  
706 Norris Ave  
McCook, NE 69001

Adryan Lucero  
105 West G St  
McCook, NE 69001

James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Omaha Community Foundation  
1120 S 101<sup>st</sup> St, Ste 320  
Omaha, NE 69001

Lee and Linday McConville  
39341 Road 707  
Danbury, NE 69026

Lois Beattie  
611 Norris Ave, Apt 1  
McCook, NE 69001

CITY OF McCOOK  
308-345-2022

**CITY OF McCOOK**

REC#: 00623746 8/11/2025 8:59 AM  
OPER: pwc1k TERM: 230  
REF#: PAID BY:

**LAND USE ACTION REQUEST**

This request is for a:  
(Check all that apply)

- Zone Change
- Special Exception**
- Administrative Permit
- Special Exception (
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

TRAN: 10,2100 OTHER PERMITS  
 KEENE'S AIR B & B  
 111 WEST 1ST  
 10 -000-42100  
 OTHER PERMITS 75.00CR

TENDERED: 75.00 CHECK  
 APPLIED: 75.00-  
 CHANGE: 0.00

Name of Project: KEENE'S AIRB&B

Description of Project: Short rental term

Project sponsor or developer:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Land owner or owners:

Name: Steve & Patty Keene

Address: 111 West 1 Apt 2+3 McCook, NE 69001 West @

Phone number: 308-340-8550 or 308-340-5661

Fax number: -

E-Mail Address: patty.keene1@gmail.com

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Steven L Keene  
Printed Name:

Ara P Gillmore-Keene  
Printed Name:

[Signature]  
Signature:

[Signature]  
Signature:

8-9-25  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

Property Description (Of the parent parcel for subdivisions): \_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:** \$ 75<sup>00</sup> (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

Steven L Keene  
Printed name

[Signature]  
Signature

8-9-25  
Date

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

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\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

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\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_

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NEBRASKA

Good Life. Great Service

DEPARTMENT OF REVENUE

0000075

DATE 01/27/2025

NONTRANSFERABLE  
STATE ID NUMBER  
015430901

LODGING TAX PERMIT

LOCATION ADDRESS

MAILING ADDRESS

KEENE'S AIRBIB  
111 WEST G ST APT 2  
MCCOOK NE 69001

STEVEN L KEENE ANA P GILLMORE KEENE  
111 WEST G ST APT 1  
MCCOOK NE 69001

DISPLAY PROMINENTLY AT BUSINESS LOCATION

To cancel, see instructions on reverse.

Tax Commissioner



NEBRASKA  
DEPARTMENT OF REVENUE

### Your Nebraska Business Tax Forms and Assigned Filing Frequency

The Nebraska Department of Revenue licensed your business. Your required business tax form, filing frequency, and PIN are indicated on this card. You are encouraged to file and pay electronically; sales tax, prepaid wireless surcharge, and income tax withholding. On all paper filings and payments, include your Nebraska ID number, tax period, location name, and address.

- Form 10, Nebraska and Local Sales and Use Tax Return       Monthly     Quarterly     Annually    NebFile PIN 2926
- Sales tax returns to be filed under combined ID \_\_\_\_\_
- Litter fee returns to be filed under combined ID \_\_\_\_\_
- Form 2, Nebraska and Local Business Use Tax Return       Monthly     Quarterly     Annually
- Form E911N, Nebraska Prepaid Wireless Surcharge Return       Monthly     Quarterly     Annually    NebFile PIN \_\_\_\_\_
- Form 64, Nebraska and County Lodging Tax Return       Monthly     Quarterly     Annually
- Form 93, Nebraska Tire Fee Return       Monthly     Quarterly     Annually
- Form 501N, Nebraska Monthly Withholding Deposit       Monthly
- Form 941N, Nebraska Withholding Return       Quarterly     Annually    NebFile PIN \_\_\_\_\_
- Form W-3N, Nebraska Reconciliation of Income Tax Withheld       Annually    NebFile PIN \_\_\_\_\_
- You are required to file returns for all previous tax periods beginning with the date of your first transaction. The returns required are \_\_\_\_\_

# Red Willow County, NE

## Summary

Parcel Number 000752100  
 Property Address 111 WEST G STREET  
 City MCCOOK  
 State NE  
 Zip 69001  
 Legal FIRST ADDITION TO MCCOOK BLK 10, LOT 7  
 Acres 0  
 Section 0  
 Township 3  
 Range 29  
 Tax District 80  
 Neighborhood 1505 - 1505 MCCOOK



## Owners

KEENE/STEVEN L &  
 ANA PATRICIA GILLMORE KEENE  
 111 W G ST  
 MCCOOK, NE 69001-3180

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
6/29/2012	\$105,000	KEENE/STEVEN L	KEENE/LOUIS L	2012/01293
7/27/2011	\$0	KEENE/LOUIS L	KEENE/LOUIS L & ELAINE L	2011/01152

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1967  
 Building Sq ft 1,560  
 Ground Floor Sq ft 1,560  
 Basement Sq ft 1560  
 Quality Average  
 Total Baths 4  
 Bath Fixtures 16  
 Exterior Walls 100%  
 Roof Cover  
 HVAC 50% 50%  
 Improvement Description  
 Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Detached Garage(SF)	0	28 x 32	896
RPS	Raised Slab Porch with Roof	0	16 x 4	64
SWP	Enclosed Porch, Solid Walls	0	19 x 14	266
SWP	Enclosed Porch, Solid Walls	0	7 x 4	28
BOSI	Outside Entrance	0	0 x 0	1
FLV	Flat Value Plastic Shed	2021	7 x 7	850

## Land

Frontage	Depth1	Depth2	Square Feet	Description
50	140	140	7,000	7000 S.F.

## Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$185,630.00	\$163,656.00	\$163,656.00	\$152,031.00	\$127,462.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$8,750.00	\$8,750.00	\$8,750.00	\$4,900.00	\$4,900.00
<b>Total</b>	<b>\$194,380.00</b>	<b>\$172,406.00</b>	<b>\$172,406.00</b>	<b>\$156,931.00</b>	<b>\$132,362.00</b>

## Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$172,406.00	\$172,406.00	\$156,931.00	\$132,362.00	\$132,362.00
Tax	\$2,894.28	\$3,030.36	\$2,910.28	\$2,554.08	\$2,545.06
Exemption	\$660.40	\$191.90	\$167.28	\$142.36	\$135.30
Net Tax	\$2,233.88	\$2,838.46	\$2,743.00	\$2,411.72	\$2,409.76

## Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

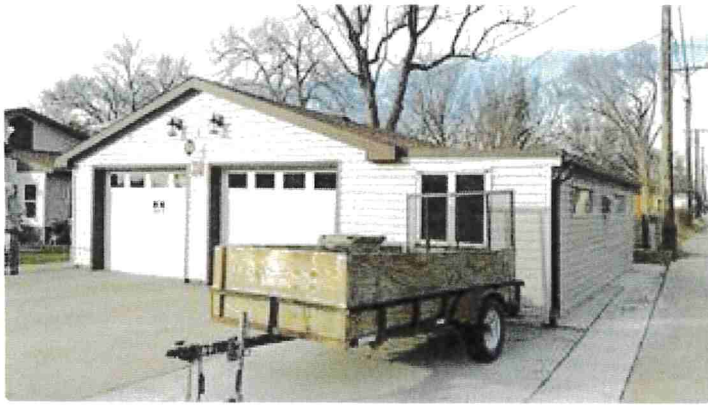
## Photos



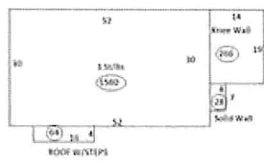
## Other Images







Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

The public information contained herein is furnished as a public service by Red Willow County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Red Willow County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Red Willow County assumes no liability associated with the use or misuse of said information.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 8/25/2025, 9:28:05 AM](#)

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance.

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**PAGE(S) - 1**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:
  - a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c) refuse and service areas, with particular attention to the items in a) and b) above;
  - d) utilities, with reference to locations, availability and compatibility;
  - e) screening and buffering with reference to type, dimensions and character;
  - f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
  - g) required yard and other open space;
  - h) general compatibility with adjacent properties and other property in the district.
  - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.
  
2. The specific rules governing special exceptions have been complied with.

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 MCCOOK PLANNING COMMISSION MEETING**

**2.C.**

**ITEM:** \_\_\_ Public Hearing - Request for a special exception by Mark and Lynn VerSteegt to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

**2.D.**

**ITEM:** \_\_\_ Recommend approval to the City Council the special exception application by Mark and Lynn VerSteegt to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 1616 Centennial Drive, legally described as Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska, finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**

The City of McCook has received a special exception request from Mark and Lynn VerSteegt. requesting that the property located at 1616 Centennial Drive be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence at issue being the north end of a duplex property that has been properly subdivided per McCook's Subdivision Regulations.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a lightly traveled portion of McCook and a special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park one vehicle and a driveway that will park two vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 3, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 1616 Centennial Drive, Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska. Land Owner, Mark L. & Lynn A. VerSteegt. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING**  
**REQUEST FOR**  
**SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 1616 Centennial Drive

LEGAL DESCRIPTION: Replatted Lot 8B, Block 1, Parkview East Subdivision to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Mark L. & Lynn A. VerSteegt

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Vicki Beth Murphy  
1618 Centennial Drive  
McCook, NE 69001

Hershberger Family Limited Partnership  
2112 Norris Ave.  
McCook, NE 69001

Mark and Patricia Brown  
507 Park Ave.  
McCook, NE 69001

Clinton and April Hosick  
1303 Country Club Drive  
McCook, NE 69001

Benjamin and Laura Vetrovsky  
1307 Country Club Drive  
McCook, NE 69001

William and Sandra Graves  
1313 Country Club Drive  
McCook, NE 69001

Mark and Lynn Versteegt  
1784 12<sup>th</sup> Street  
Penrose, CO 81240-9022

Aaron Thompson  
Karen Kliment Thompson  
1614 Centennial Drive  
McCook, NE 69001

Fred and Jane Backer  
1612 Centennial Drive  
McCook, NE 69001

Dustin and Heather Webb  
1610 Centennial Drive  
McCook, NE 69001

Shane and Pamela Fagot  
1506 Centennial Drive  
McCook, NE 69001

Christopher and Jana Kmoch  
1611 Centennial Drive  
McCook, NE 69001

Larry and Mary Beth Eisenmenger  
1613 Centennial Drive  
McCook, NE 69001

Mark and Elizabeth Wilcox  
PO Box 26  
McCook, NE 69001

Micah and Kara Marvin  
1518 Centennial Drive  
McCook, NE 69001

Nathan and Sarah Schneider  
1520 Centennial Drive  
McCook, NE 69001

**EXHIBIT - #4**

**PAGE(S) - 1**

REC#: 00624098 8/14/2025 1:13 PM  
OPER: pwc/k TERM: 230  
REF#:  
PAID BY:

# CITY OF McCOOK

## PERMITS ACTION REQUEST FORM

TRAN: 10.2100 OTHER PERMITS  
SPECIAL EXCEPTION  
1616 CENTENNIAL  
10 -000-42100  
OTHER PERMITS 75.00CR

TENDERED: 75.00 CHECK  
APPLIED: 75.00-

CHANGE: 0.00

- Zone Change
- Special Exception**
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

Name of Project: VACATION RENTAL 1616 CENTENNIAL DR  
Description of Project: VACATION RENTAL

**Project sponsor or developer:**

Name: MARK VERSTEGOT  
Address: 1784 12th St. PENROSE Co 81240  
Phone number: 719-372-3375  
Fax number: 719-372-6112  
E-mail Address: hawkkeyebusiness@yahoo.com

**Land owner or owners:**

Name: \_\_\_\_\_  
Address: SAME  
Phone number: AS ABOVE  
Fax number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

MARK VER STEEET  
Printed Name:

LYNN VER STEEET  
Printed Name:

[Signature]  
Signature:

[Signature]  
Signature:

8/8/25  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

1616 CENTENAL DR M<sup>c</sup>COOK ILL

Property Description (Of the parent parcel for subdivisions): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:** \$ 75.00 (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## REQUIRED ATTACHMENTS:

**For Zone Changes and Special Exceptions:**

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

VACATION RENTAL

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\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

2401 - 2402 VACATION RENTAL

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\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Red Willow County, NE

## Summary

Parcel Number 001530701  
Property Address 1616 CENTENNIAL DRIVE  
City MCCOOK  
State NE  
Zip 69001  
Legal PARKVIEW EAST SUB MCCOOK BLK 1, REPLATTED LOT 8B  
Acres 0  
Section 0  
Township 3  
Range 29  
Tax District 80  
Neighborhood 2305 - 2305 MCCOOK



## Owners

VERSTEEGT/MARK L & LYNN A  
1784 12TH ST  
PENROSE, CO 81240-9022

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
11/2/2023	\$0	VERSTEEGT/MARK L & LYNN A	MURPHY/VICKI BETH	2023 / 01442
10/27/2023	\$0	VERSTEEGT/MARK L & LYNN A	VERSTEEGT/MARK LEON & LYNN ANN	2023 / 01376

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1985  
Building Sq ft 1,266  
Ground Floor Sq ft 1,266  
Basement Sq ft 672  
Quality Good  
Total Baths 2  
Bath Fixtures 8  
Exterior Walls 100%  
Roof Cover  
HVAC 100%  
Improvement Description  
Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Built-in Garage(SF)	1985	0 x 0	528
WOD	Wood Deck	0	18 x 12	216
WOD	Wood Deck	0	16 x 4	66
OSP	Open Slab Porch	0	18 x 12	216
BOSI	Outside Entrance	0	0 x 0	1
FIREDV	Fireplace, Gas	0	1 x 0	1

## Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0	6,896	6,896 S.F.

## Valuation

Assessed Year	2025	2024	2023
Dwelling/Building	\$201,484.00	\$177,784.00	\$145,175.00
Other Improvement	\$0.00	\$0.00	\$0.00
Land	\$12,068.00	\$12,068.00	\$12,470.00
<b>Total</b>	<b>\$213,552.00</b>	<b>\$189,852.00</b>	<b>\$157,645.00</b>

## Tax History

Tax Year	2024	2023
Value	\$189,852.00	\$157,645.00
Tax	\$3,187.14	\$2,770.92
Exemption	\$642.44	\$175.46
Net Tax	\$2,544.70	\$2,595.46

## Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

## Photos



## Other Images





## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Access.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance).

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**PAGE(S) - 1**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES      NO

1. The proposed special exception use would satisfactorily provide for:

- a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
- c) refuse and service areas, with particular attention to the items in a) and b) above;
- d) utilities, with reference to locations, availability and compatibility;
- e) screening and buffering with reference to type, dimensions and character;
- f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
- g) required yard and other open space;
- h) general compatibility with adjacent properties and other property in the district.
- i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. The specific rules governing special exceptions have been complied with.

**EXHIBIT - #8**

**PAGE(S) - 2**

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 MCCOOK PLANNING COMMISSION MEETING**

**ITEM: 2.E** Public Hearing - Request for a special exception by Linda and Lee Maiden to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

**ITEM: 2.F** Recommend approval to the City Council the special exception application by Linda and Lee Maiden to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at #2 Gemini Court, legally described as Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**

The City of McCook has received a special exception request from Linda and Lee Maiden, requesting that the property located at #2 Gemini Court be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure, with the residence at issue being located at the south end of a cul-de-sac.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located in a lightly traveled portion of McCook and a special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park two vehicles and a driveway that will park four vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 3, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at #2 Gemini Court, Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska. Land Owners, Linda Marie & Lee A. Maiden. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: #2 Gemini Court

LEGAL DESCRIPTION: Lots 8 and 9, Block 2, Third Century II Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Linda Marie & Lee A. Maiden

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Emily/Gilbert Rupp  
Shannon Lucas  
401 East 12<sup>th</sup>  
McCook, NE 69001

Debra Smith  
403 E 12<sup>th</sup> Street  
McCook, NE 69001

Gerald and Kristi Novak  
405 East 12<sup>th</sup>  
McCook, NE 69001

Rick and Donna Coulter  
407 East 12<sup>th</sup>  
McCook, NE 69001

Randall and Carmen Eschliman  
501 East 12<sup>th</sup>  
McCook, NE 69001

Cherri Schaffert  
402 South Street  
McCook, NE 69001

Caleb and Jenna Morgan  
503 East 12<sup>th</sup>  
McCook, NE 69001

Dennis and Brenda Liess  
505 East 12<sup>th</sup>  
McCook, NE 69001

Paxton and Rebeka McVicker  
1302 East F  
McCook, NE 69001

Beverly Haag Family Trust  
PO Box 1087  
McCook, NE 69001

Pamela Harsh  
10 Gemini Ct  
McCook, NE 69001

Benjamin and Tera Koetter  
6 Gemini Ct  
McCook, NE 69001

Linda and Lee Maiden  
2 Gemini Ct  
McCook, NE 69001

Matthew Coulter  
402 East 13<sup>th</sup>  
McCook, NE 69001

David and Ondrea McConville  
401 East 13<sup>th</sup>  
McCook, NE 69001

Rex and Lorraine Messersmith  
1 Gemni Ct  
McCook, NE 69001

Cody and Amanda Dame  
PO Box 421  
McCook, NE 69001

Derek and Paula Sheffer  
11 Gemini Ct  
McCook, NE 69001

George and Mona Anderson  
506 East 14<sup>th</sup>  
McCook, NE 69001

Beverley Little  
504 East 14<sup>th</sup>  
McCook, NE 69001

Bernard and Dana Real  
502 East 14<sup>th</sup>  
McCook, NE 69001

Sandra Gallatin  
406 East 14<sup>th</sup>  
McCook, NE 69001

Diane Clark  
405 East 14<sup>th</sup>  
McCook, NE 69001

Joel and Linda Smith  
501 East 14<sup>th</sup>  
McCook, NE 69001

Courtney Pollmann  
507 East 14<sup>th</sup>  
McCook, NE 69001

David and Nicole Siebrandt  
408 East 14<sup>th</sup> St  
McCook, NE 69001

Chelsea Morgan  
402 East 14<sup>th</sup>  
McCook, NE 69001

Dorothy and David Gummere  
409 East 14<sup>th</sup>  
McCook, NE 69001

John and Linda Gull  
503 East 14<sup>th</sup>  
McCook, NE 69001

REC#: 00624547 8/19/2025 9:02 AM  
OPER: pwcTk TERM: 2:30  
REF#:  
PAID BY:

**CITY OF McCOOK**

**ACTION REQUEST FORM**

TRAN: 10.2100 OTHER PERMITS

LINDA MAIDEN  
SPECIAL EXCEPTION  
10 -000-42100  
OTHER PERMITS

75.00CR

TENDERED: 75.00 CHECK  
APPLIED: 75.00-  
CHANGE: 0.00

- Zone Change
- Special Exception**
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

Name of Project: Lee & Linda Maiden

Description of Project: Air BNB

Project sponsor or developer:

Name: Lee & Linda Maiden

Address: 2 Gemini Crt

Phone number: 308-340-6865

Fax number: -

E-mail Address: chaosof8@gpc.com.net

Land owner or owners:

Name: Same

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Linda Maider  
Printed Name:

\_\_\_\_\_  
Printed Name:

Linda Maider  
Signature:

\_\_\_\_\_  
Signature:

8-18-25  
Date:

Address and physical location of the Proposed Land Use Action: 2 Gemini  
Crt McCook NE 69001

Property Description (Of the parent parcel for subdivisions):  
Our Home  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:** \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

Air BNB

\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

Air BNB in our Basement

\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_

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Turn down the alley on F street right before you get to Gemini Crt.



Drive down alley to this Parking



Stepping stones to basement



Basement door

We have available a complete basement for private use with separate entrance for up to 8 people. It has 4 bedrooms, 3 baths, bar/kitchenette, and a family room. with access to our backyard. We live upstairs.

They drive down the alley and have three parking spaces at the back of our yard off the alley. From there they enter through the back yard and a separate entrance to the basement.

Utilities etc are all part of our home utilities.

Garbage is taken out with our garbage.

We don't allow parties and in the two years or so that we have had guests here we have never had an issue with noise etc. No complaints from our neighbors.

Our home can be found listed on AirBNB.

# Red Willow County, NE

## Summary

Parcel Number 000971000  
Property Address #2 GEMINI COURT  
City MCCOOK  
State NE  
Zip 69001  
Legal THIRD CENTURY II ADDITION MCCOOK BLK 2, LOT 8 & 9  
Acres 0  
Section 0  
Township 3  
Range 29  
Tax District 80  
Neighborhood 2305 - 2305 MCCOOK



## Owners

MAIDEN/LINDA MARIE & LEE A  
2 GEMINI CT  
MCCOOK, NE 69001-3400

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
4/26/2005	\$0	MAIDEN/LINDA MARIE & LEE A	STRITT/LINDA ((MAIDEN)	131 / 969

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1993  
Building Sq ft 2,193  
Ground Floor Sq ft 2,193  
Basement Sq ft 1958  
Quality Good  
Total Baths 5  
Bath Fixtures 17  
Exterior Walls 100% Frame, Hardboard Sheets  
Roof Cover Composition Shingle  
HVAC 100% Warmed & Cooled Air  
Improvement Description  
Building Class Code

## Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Attached Garage(SF)	0	25 x 24	600
WOD	Wood Deck	0	24 x 14	336
RPS	Raised Slab Porch with Roof	0	34 x 10	340
S1FP	Single 1-Story Fireplace	0	0 x 0	1
FLV	Flat Value Wood Shed	0	8 x 7	1,500
OSP	Open Slab Porch	0	11 x 10	110
BOSI	Outside Entrance	0	0 x 0	1

## Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0	26,695	26695 S.F.

## Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$376,453.00	\$340,416.00	\$309,342.00	\$286,462.00	\$256,679.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$34,656.00	\$34,656.00	\$34,656.00	\$30,521.00	\$30,521.00
<b>Total</b>	<b>\$411,109.00</b>	<b>\$375,072.00</b>	<b>\$343,998.00</b>	<b>\$316,983.00</b>	<b>\$287,200.00</b>

## Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$375,072.00	\$343,998.00	\$316,983.00	\$287,200.00	\$236,910.00
Tax	\$6,296.54	\$6,046.42	\$5,878.42	\$5,541.84	\$4,555.30
Exemption	\$1,354.90	\$382.88	\$337.88	\$308.88	\$242.16
Net Tax	\$4,941.64	\$5,663.54	\$5,540.54	\$5,232.96	\$4,313.14

## Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

## Photos

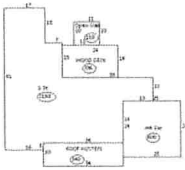


## Other Images





## Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

The public information contained herein is furnished as a public service by Red Willow County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Red Willow County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Red Willow County assumes no liability associated with the use or misuse of said information.

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Last Data Upload: 8/25/2025, 9:28:05 AM

Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Acces.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance.

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:
  - a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
  - c) refuse and service areas, with particular attention to the items in a) and b) above;
  - d) utilities, with reference to locations, availability and compatibility;
  - e) screening and buffering with reference to type, dimensions and character;
  - f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;
  - g) required yard and other open space;
  - h) general compatibility with adjacent properties and other property in the district.
  - i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.
  
2. The specific rules governing special exceptions have been complied with.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 MCCOOK PLANNING COMMISSION MEETING**

ITEM: <sup>2.G</sup> Public Hearing - Request for a special exception by Billy Gibson to locate a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

ITEM: <sup>2.H</sup> Recommend approval to the City Council the special exception application by Billy Gibson to allow a Bed and Breakfast/Vacation Rental in a Medium Density Residential District (RM) - property located at 1107 West 1<sup>st</sup> Street, legally described as Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska., finding that Special Exception considerations A - I are satisfied.

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**BACKGROUND:**


The City of McCook has received a special exception request from Billy Gibson, requesting that the property located at 1107 West 1<sup>st</sup> Street be granted special exception status for the purpose of operating a bed and breakfast and/or a vacation rental. The property at issue is a single-family structure.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the RM District. Based on staff's review, it is believed a grant of special exception will not adversely impact ingress and/or egress. The property is located on a regularly traveled street that is wider than typical. A special exception designation should not impact traffic significantly. Additionally, there is adequate off-street parking on the lot to accommodate licensees due to the fact that the property in question has an indoor garage that will park one vehicle and a driveway that will park approximately four vehicles. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 3, 2025

**EXHIBIT - #1**

**PAGE(S) - 1**

**NOTICE OF PUBLIC HEARING  
REQUEST FOR A SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of McCook Planning Commission on September 8, 2025, at 5:15 P.M. and by the McCook City Council on September 15, 2025, at 5:30 P.M. The hearings will be held in the City Council Chambers, 505 West "C" Street, McCook, Nebraska, to consider a request for a special exception to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook. Property located at 1107 West 1<sup>st</sup> Street, Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska. Land Owner, Billy N. Gibson. Any and all persons desiring to comment on the above-described special exception may attend said public hearings and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025.

**EXHIBIT - #2**

**PAGE(S) - 1**

**NOTICE OF HEARING**  
**REQUEST FOR**  
**SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request to allow a Bed and Breakfast/Vacation Rental in a Residential Medium Density (RM) District in the City of McCook.

ADDRESS: 1107 West 1<sup>st</sup> Street

LEGAL DESCRIPTION: Lot 10, Block 17, Hillcrest Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Billy N. Gibson

Public Hearings will be held on the dates, times, and at the places listed below:

SEPTEMBER 8, 2025 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

SEPTEMBER 15, 2025 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: August 29, 2025  
Post: August 29, 2025  
Mail: August 29, 2025

**EXHIBIT - #3**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
% Penny Cooper  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

Gerry Bales  
1009 West 2<sup>nd</sup>  
McCook, NE 69001

Aaron Yauney  
1011 West 2<sup>nd</sup>  
McCook, NE 69001

Tabitha Myers  
1101 West 2<sup>nd</sup>  
McCook, NE 69001

Andrew Ziebell  
Bobbie Traphagan  
1103 West 2<sup>nd</sup>  
McCook, NE 69001

Korbin Moore  
1105 West 2<sup>nd</sup>  
McCook, NE 69001

Michael Baumfalk  
1107 West 2<sup>nd</sup>  
McCook, NE 69001

Clarence Fritsch  
1109 West 2<sup>nd</sup>  
McCook, NE 69001

Tamera Marts  
1111 West 2<sup>nd</sup>  
McCook, NE 69001

Chad and Kimberly Lyons  
1201 West 2<sup>nd</sup>  
McCook, NE 69001

Ronnie and Gloria Rogers  
38641 Ravenswood Rd  
McCook, NE 69001

Four B's Properties, LLC  
% James Brandt  
512 West 4<sup>th</sup>  
McCook, NE 69001

Erin and Uriel Cano Hernandez  
1206 West 1<sup>st</sup>  
McCook, NE 69001

Marlin and Richard Siebrandt  
1204 West 1<sup>st</sup>  
McCook, NE 69001

Kandie McCauley  
1202 West 1<sup>st</sup>  
McCook, NE 69001

Joshua and Delynna Schilz  
206 West L St  
McCook, NE 69001

Justin and Cassa Easter  
1110 West 1<sup>st</sup>  
McCook, NE 69001

Janet Hein  
1108 West 1<sup>st</sup>  
McCook, NE 69001

Phillip and Lisa Gonzales  
1102 West 1<sup>st</sup>  
McCook, NE 69001

Charles Nelson  
1012 West 1<sup>st</sup>  
McCook, NE 69001

Delton and Vicky Young  
1010 West 1<sup>st</sup>  
McCook, NE 69001

**EXHIBIT - #4**

**PAGE(S) - 3**

Robert and Rosalie Madsen  
1009 West 1<sup>st</sup>  
McCook, NE 69001

Daniel Harland  
112 West K St  
McCook, NE 69001

Terry and Judy McCune  
1101 West 1<sup>st</sup>  
McCook, NE 69001

Michael and Alyssa Garrett  
1103 West 1<sup>st</sup>  
McCook, NE 69001

Kirk and Stacy Wilson  
1105 West 1<sup>st</sup>  
McCook, NE 69001

Billy Gibson  
1107 West 1<sup>st</sup>  
McCook, NE 69001

Joel and Taryn Arterburn  
1109 West 1<sup>st</sup>  
McCook, NE 69001

William and Jade Lesko  
1111 West 1<sup>st</sup>  
McCook, NE 69001

Gary and Cindy Siebrandt  
1201 West 1<sup>st</sup>  
McCook, NE 69001

Craig and Michelle Dickes  
1203 West 1<sup>st</sup>  
McCook, NE 69001

Hope Shuford  
1205 West 1<sup>st</sup>  
McCook, NE 69001

Thomas Miller  
1206 Norris Ave  
McCook, NE 69001

Brett and Mindy Schmitz  
1204 Norris  
McCook, NE 69001

Mary Wurster  
1202 Norris Ave  
McCook, NE 69001

S & S Associates LLC  
% Lonnie and Ruth Saltz  
4505 W Davey Rd  
Raymond, NE 68428

Daniel and Mary Gilbert  
1110 Norris Ave  
McCook, NE 69001

Jo Ann Stock  
1108 Norris Ave  
McCook, NE 69001

Aaron and Amanda Peterson  
1106 Norris Ave  
McCook, NE 69001

Zachary and McKenzie Oliver  
1104 Norris Ave  
McCook, NE 69001

Steven and Darla Thompson  
1102 Norris Ave  
McCook, NE 69001

Nicholas and Brittany Wright  
1012 Norris Ave  
McCook, NE 69001

Donald Daub  
1010 Norris Ave  
McCook, NE 69001

George and Charlotte Froman  
1009 Norris Ave  
McCook, NE 69001

William and Colleen Ramsay  
1011 Norris Ave  
McCook, NE 69001

Holly Olson  
1101 Norris Ave  
McCook, NE 69001

Leelan and Maria Bieker  
1105 Norris Ave  
McCook, NE 69001

Gregory and Deborah Arp  
1107 Norris Ave  
McCook, NE 69001

Gloria Koetter  
1109 Norris Ave  
McCook, NE 69001

Kent and Anne Confer  
1111 Norris Ave  
McCook, NE 69001

Paula and Wesley Yeager  
1201 Norris Ave  
McCook, NE 69001

Betty Bradley  
1203 Norris Ave  
McCook, NE 69001

Colton Brown  
1205 Norris Ave  
McCook, NE 69001

Kenneth and Dorinda Polly  
1207 Norris Ave  
McCook, NE 69001

**CITY OF McCOOK**

REC#: 00625273 8/25/2025 10:27 AM  
OPER: wack TERM: 222  
REF#: SPECIAL EXCEPTION  
PAID BY: GIBSON

**LAND USE ACTION REQ**

This request is for a:  
(Check all that apply)

           Zone Change

**Special Excep**

           Administrativ

           Special Excep

           Minor Subdiv

           Major Subdiv

           Planned Deve

ACCT #: XXXX-XXXX-XXXX-8011  
AUTH #: 025460  
TRAN #: 000000012983

TYPE: PURCHASE  
APP NAME: VISA  
ENTRY MODE: CHIP

AMOUNT USD\$ 77.63

EMV DETAILS:  
AC: 5756A601D685549D  
AID: A0000000031010  
ATC: 0323  
ClientTxnId: 5cb49c78-274d-4dd5-8a80-b07ae8f34a8d

Name of Project: Vacation rental f

Description of Project: short term. Va  
Titled: AER BNG

TSI:  
TVR: 0000000000  
Workstation: 222

TRAN: 10.2100 OTHER PERMITS  
SPECIAL EXCEPTION  
GIBSON 1107 W 1ST  
10 -000-42100  
OTHER PERMITS 75.00CR

Project sponsor or developer:

Name: Bill N. Gibson

Address: 1107 W. 1ST ST.

Phone number: 3-03-909-1

Fax number: NA

E-mail Address: BNEIL1956@Gmail.com

TRAN: 998.2000 BL/BP Servicefee  
CC Service Fee 2.63CR  
TENDERED: 77.63 CREDIT CARD  
APPLIED: 77.63-  
CHANGE: 0.00

Land owner or owners:

Name: Same as above

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Billy N. Gibson  
Printed Name:

\_\_\_\_\_  
Printed Name:

Billy N. Gibson  
Signature:

\_\_\_\_\_  
Signature:

8-24-2025  
Date:

Address and physical location of the Proposed Land Use Action: \_\_\_\_\_

1107 W. 1st St. McCook NE 69001

Property Description (Of the parent parcel for subdivisions): Single family home

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:**        \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

## REQUIRED ATTACHMENTS:

### For Zone Changes and Special Exceptions:

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

- ✓ Include a description of the reason for the request for a change of zone:

To provide a vacation rental for a  
very limited amount of days

- ✓ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

Article 24 - application for the operation  
of a bed & breakfast or vacation rental

- \_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Red Willow County, NE

## Summary



Parcel Number 001215300  
Property Address 1107 WEST 1ST STREET  
City MCCOOK  
State NE  
Zip 69001  
Legal HILLCREST ADDITION MCCOOK BLK 17, LOT 10  
Acres 0  
Section 0  
Township 3  
Range 29  
Tax District 80  
Neighborhood 1505 - 1505 MCCOOK

## Owners

GIBSON/BILLY N "JR"  
1107 W 1ST ST  
MCCOOK, NE 69001-2504

## Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
11/4/2024	\$157,000	GIBSON/BILLY N "JR"	BARENBERG/DON L & SANDRA L	2024 / 01420

## Recent Sales in Area

Sale date range:

From:

08/25/21

To:

08/25/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

## Dwelling/Building

Actual Year Built 1929  
Building Sq ft 1,072  
Ground Floor Sq ft 1,072  
Basement Sq ft 988  
Quality Average  
Total Baths 2  
Bath Fixtures 10  
Exterior Walls 100% Frame, Siding, Wood  
Roof Cover Composition Shingle  
HVAC 100% Forced Air Furnace  
Improvement Description  
Building Class Code

### Other Improvements

Description	Extended Description	Year	Dimensions	Units
	Detached Garage(SF)	0	20 x 14	280
RPS	Raised Slab Porch with Roof	0	26 x 8	208
SWP	Enclosed Porch, Solid Walls	0	16 x 12	192

### Land

Frontage	Depth1	Depth2	Square Feet	Description
50	140	140	7,000	7000 S.F.

### Valuation

Assessed Year	2025	2024	2023	2022	2021
Dwelling/Building	\$124,956.00	\$110,729.00	\$110,729.00	\$103,643.00	\$90,124.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$8,750.00	\$8,750.00	\$8,750.00	\$4,900.00	\$4,900.00
<b>Total</b>	<b>\$133,706.00</b>	<b>\$119,479.00</b>	<b>\$119,479.00</b>	<b>\$108,543.00</b>	<b>\$95,024.00</b>

### Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$119,479.00	\$119,479.00	\$108,543.00	\$95,024.00	\$95,024.00
Tax	\$2,005.76	\$2,100.08	\$2,012.92	\$1,833.60	\$1,827.12
Exemption	\$457.66	\$132.98	\$115.70	\$102.20	\$97.12
Net Tax	\$1,548.10	\$1,967.10	\$1,897.22	\$1,731.40	\$1,730.00

### Tax Levy

Description	Rate
MID-PLAINS CAP IMP	0.01999
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
ED UNIT #15	0.014357
COUNTY	0.272607
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

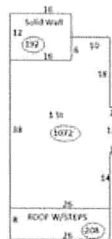
### Photos



### Other Images



### Sketches



No data available for the following modules: Outbuildings, Property Record Card(s), Sketches.

The public information contained herein is furnished as a public service by Red Willow County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Red Willow County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Red Willow County assumes no liability associated with the use or misuse of said information.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 8/25/2025, 9:28:05 AM

Contact Us

Developed by  
 **SCHNEIDER**  
GEO SPATIAL

## ARTICLE 9

### RESIDENTIAL MEDIUM DENSITY DISTRICT (RM)

Article 9 - Residential Medium Density District (RM)

**Section 901. Intent.** The intent of a Residential - Medium Density District (RM) is to provide for medium density residential use areas together with certain prescribed compatible uses.

**Section 902. Permitted Principal Uses and Structures.** The following principal uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Dwellings, single family.
2. Manufactured homes under the prescribed conditions of Section 2113 of this Ordinance.
3. Dwellings, duplex.
4. Churches, places of worship and cemeteries.
5. Public uses: including but not limited to parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems.
6. Child care homes.
7. Group Homes.

**Section 903. Permitted Accessory Uses and Structures.** The following accessory uses and structures shall be permitted in Residential - Medium Density Districts (RM):

1. Home occupations under the prescribed conditions of Section 2116 of this Ordinance.
2. Mobile homes under the prescribed conditions of Section 2109 of this Ordinance.
3. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district, and under the prescribed conditions of Section 2103 of this Ordinance.

**Section 904. Special Exceptions.** After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in Residential - Medium Density Districts (RM):

1. Dwellings, multiple-family
2. Professional offices.
3. Colleges and universities.
4. Dwellings, Townhouses.
5. Public and parochial nursery, primary, intermediate and secondary schools.
6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Nebraska State Statutes §70-2001 to 2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 2117 of this Ordinance.

**EXHIBIT - #6**

7. Private golf courses and country clubs.
8. Child care center.
9. Hospitals, nursing homes, retirement and elderly housing facilities.
10. Medical clinics and other health facilities.
11. Funeral homes and funeral chapels.
12. Mobile home parks under the prescribed conditions of Section 2110 of this Ordinance.
13. Museums; historic and monument sites.
14. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
15. Boarding House, Rooming House, or Bed and Breakfast.
16. Timeshare and Vacation Rental.

**Section 905. Prohibited Uses and Structures.**<sup>1</sup> All other uses and structures, including a Shouse, which are not specifically permitted or not permissible as special exceptions shall be prohibited from Residential Medium Density Districts (RM).

**Section 906. Height and Area Regulations.**<sup>1</sup> The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height Principle/Access.
Single Family Dwelling	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Duplex Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'
Multifamily Dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Townhouse dwelling	2,500 per dwelling unit	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	45' / 25'
Other Permitted Uses	5,000	50' interior lots, or 60' for corner lots, or 45' on cul-de-sac curve.(4)	20' (1)	8' on 1 side & 5' on 2 <sup>nd</sup> side of interior lots. (2) (3)	15'	35' / 25'

<sup>1</sup>Revised September 16, 2024 - Ordinance No. 2024-3090

- Notes:
- (1) In the case of structures erected on lots adjacent to lots which have structures existing at the effective date of this Ordinance, the required front yard may be the average of the front yards existing on the adjacent lots.
  - (2) Side yards for corner lots facing the street shall be one-half of the front yard setback minimum requirements.
  - (3) A non-combustible carport may be constructed with a minimum side yard clearance of three feet (3') feet and shall be attached to an existing structure.
  - (4) Platted lots in existence as of the 2013 update of this Ordinance may have a lot width of fifty (50) feet or less, as long as the lot meets the front, side and rear yard setback requirements. (See Section 2202 of this Ordinance).

**Section 907. Maximum Lot Coverage.** The maximum lot coverage for all buildings shall not be more than fifty-five (55) percent of the total lot area.

**Section 909. Parking Regulations.** Parking within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2111 of this Ordinance.

**Section 910. Fence Regulations.** Fences, walls and hedges within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2102 of this Ordinance.

**Section 911. Sign Regulations.** Signs within the Residential Medium Density District (RM) shall be in conformance with the provisions of Section 2112 of this Ordinance.

## ARTICLE 24

### SPECIAL EXCEPTIONS

#### Article 24 - Special Exceptions

**Section 2401. Special Exceptions.** As the zoning ordinance is established at the present time, the McCook City Council has been given the authority to hear and decide requests for special exceptions. This is consistent with State Law; however, the City also has the option to delegating this power to the Planning Commission through the Zoning Ordinance.

**Section 2402. Conditions for Granting Special Exceptions.** A special exception shall not be granted by the City Council unless and until:

1. A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which special exception is sought at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or agent or attorney;
4. The City Council shall make a finding that is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
5. Before any special exception shall be issued, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provisions and arrangements have been made concerning the following where applicable:
  - A. ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - B. off-street parking and loading areas where required, with particular attention to the items in A above, and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
  - C. refuse and service area, with particular reference to the items in A and B above;
  - D. utilities, with reference to locations, availability, and compatibility;
  - E. screening and buffering with reference to type, dimensions, and character;
  - F. signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
  - G. required yards and other open space;
  - H. general compatibility with adjacent properties and other property in the district.
  - I. compatibility with the existing and future land use plans in the McCook Comprehensive Plan.

**EXHIBIT - #7**



CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

**CITY MANAGER'S REPORT  
SEPTEMBER 8, 2025 MCCOOK PLANNING COMMISSION MEETING**

**ITEM:** \_\_\_ Review and discuss the proposed Central Business District (C-1) and Business Commercial District (C-2) Chapters of the proposed City of McCook Zoning Regulations.

---


**BACKGROUND:**

Staff has reviewed and is ready to present the C-1 and C-2 proposed zoning districts..

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

September 3, 2025

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

September 3, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

September 3, 2025

## ARTICLE 11

### CENTRAL BUSINESS DISTRICT (C-1)

Article 11 - Central Business District (C-1)

#### **Section 1101. Intent.**

The intent of the Central Business District (C-1) is to provide commercial areas for those establishments serving the general shopping needs of the trade area and, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business areas as the urban centers of trade, service, governmental and cultural.

#### **Section 1102. Permitted Principal Uses and Structures.**

The following principal uses and structures shall be permitted in the Central Business District (C-1):

1. Antique shops;
2. Apparel stores;
3. Appliance stores;
4. Aquarium;
5. Automobile service stations;
6. Bakery;
7. Banks and financial institutions;
8. Barbershops;
9. Beauty shops;
10. Bicycle shops;
11. Body piercing studios;
12. Bookstore;
13. Bus passenger terminals and taxicab transportation;
14. Business and professional offices, provided that any warehouse or storage space associated with such offices shall not exceed fifty (50%) percent of the gross floor area of the principal structure;
15. China and glassware stores;
16. Churches;
17. Convenience stores;

18. Delicatessen;
19. Department stores;
20. Detached banking facilities (ATM);
21. Dry cleaning establishments;
22. Educational services;
23. Electrical appliance repair;
24. Existing single-family dwellings;
25. Florist shops;
26. Furniture store;
27. Gift shops;
28. Government buildings and services;
29. Grocery store;
30. Group day-care centers provided that such use shall be separated from any commercial or industrial use in accordance with the requirements of the city's adopted building code;
31. Gunsmith;
32. Hardware store;
33. Hobby shops;
34. Insurance services;
35. Jewelry stores;
36. Laundromats;
37. Leather and luggage stores;
38. Music stores and musical instrument sales;
39. Newspaper offices and printing;
40. Newsstands;
41. Office equipment and supply stores;
42. Office facilities for salesmen, sales representatives, or manufacturer's representative, when no retail, wholesale, or exchange of goods is made or transacted on the premises;

43. Offices for religious personnel;
44. Optical sales;
45. Pharmacies;
46. Printing plant;
47. Public buildings;
48. Public uses of an administrative, public service or cultural type including city, county, state, or federal administrative centers and courts, libraries, parks, police and fire stations and other public buildings, structures and facilities;
49. Railroad station;
50. Real estate services;
51. Restaurants and taverns;
52. Retail sales;
53. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosed walls of the buildings;
54. Shoe repair shops;
55. Sporting goods stores;
56. Studios or offices for artists;
57. Tailor shops;
58. Tattoo parlors;
59. Taverns;
60. Welfare and charitable services;

### **Section 1103. Permitted Accessory Uses and Structures**

Central Business Districts (C-1) accessory uses shall be in conformance with the provisions of Section 2105 and temporary uses shall be in conformance with the provisions of Section 2122 of this ordinance.

The following accessory uses and structures shall be permitted in the Central Business District (C-1):

1. Accessory uses and structures normally appurtenant to the permitted uses and structures when established in conformance within the space limits of this district;

### **Section 1104. Special Exceptions.**

After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in the Central Business District (C-1):

1. **TALK TO CRAIG AND JASON** Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Neb. Rev. Stat. 70-2001 to 70-2005. Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 21, Div. 3 of this Ordinance;
2. Arcade;
3. Art gallery;
4. Athletic Club;
5. Auditorium;
6. Automobile parking lots and structures;
7. Brewery, Craft;
8. Brewery, Micro;
9. Car wash;
10. Civic, social and fraternal organizations;
11. Daycare centers;
12. Dental clinics;
13. Distillery, micro;
14. Exhibition Hall;
15. Funeral homes and funeral chapels; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
16. Hospitals, sanitariums, rest homes and nursing homes;
17. Hotels and motels;
18. Libraries;
19. Labor unions and similar organizations;
20. Medical clinics;
21. Mortuaries; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;

22. Museums, historic and monument sites;
23. Non-profit institutions of a religious, educational, eleemosynary or philanthropic nature;
24. Other trade and service uses which are similar to the permitted principal uses and which are in harmony with the intent of this district;
25. Parks and playgrounds;
26. Planetarium;
27. Private schools, including but not limited to business or commercial schools, dance or music academies;
28. Public Recreation Center;
29. Recreation Center;
30. Structures containing both commercial and residential uses, provided, that the residential uses are not on the ground floor;
31. Structures containing only residential uses;
32. Telecommunication towers under the prescribed conditions in Article 21, Div. 4 of this Ordinance;
33. Theater, indoor;
34. Vacation rental.

**Section 1105. Prohibited Uses and Structures.**

All other uses and structures which are not specifically permitted or not permissible as special exceptions shall be prohibited from the Central Business District (C-1).

**Section 1106. Height, Lot and Yard Requirements.**

Uses	Lot Area (Sq. Ft.)	Lot Width (ft.)	Front Yard (ft.)*	Side Yard (ft.)*	Rear Yard (ft.)	Max Height (ft.)	Max. Lot Coverage (%)
Permitted Uses	2,400	25	0	0	0	75	100
Existing Single-family Dwelling	4,000	40	20	6	10	35	50
Multi-family Dwellings	2,400 per ground floor dwelling unit	50	0	0	0	55	100

\* All buildings located on lots adjacent to a residential district shall be located to conform on the adjacent side with the side yard requirements to the adjacent residential district.

**Section 1107. Use Limitations.**

Use limitations in the Central Business District (C-1) are as follows:

1. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential district and so that no glare is visible to any traffic on any public street.

**Section 1108. Parking and Loading Regulations.**

Parking within Central Business Districts (C-1) shall be in conformance with the provisions of Article 23 of this Ordinance.

**Section 1109. Fence Regulations.**

Fences, walls and hedges within Central Business Districts (C-1) shall be in conformance with the provisions of Section 2104 of this Ordinance.

**Section 1110. Sign Regulations.**

Signs within Central Business Districts (C-1) shall be in conformance with the provisions of Section 2217 of this Ordinance.

## ARTICLE 12

### BUSINESS COMMERCIAL DISTRICT (C-2)

Article 12 - Business commercial District (C-2)

#### **Section 1201. Intent.**

The intent of the Business Commercial District (C-2) is to provide general commercial areas serving the general needs of both those establishments oriented toward the pedestrian as well as those oriented toward the patrons transported by motor vehicles; to provide for those establishments which are not directly dependent on a major vehicular circulation route or primarily oriented toward travelers on the highway; and may include those establishments which, due to the nature of the merchandise handled, require expansive display areas and large parking lots, such as motor vehicles, trailers, lumber yards and farm implements.

#### **Section 1202. Permitted Principal Uses and Structures.**

The following principal uses and structures shall be permitted in the Business Commercial District (C-2):

1. Agricultural implement sales and service;
2. Ambulance services;
3. Antique shops;
4. Apparel stores;
5. Appliance stores;
6. Aquarium;
7. Athletic club;
8. Arcade;
9. Art gallery;
10. Auditoriums and community theatres;
11. Automobile parking lots and structures;
12. Automobile rental agency;
13. Automobile repair facilities;
14. Automobile service facility;
15. Automotive body shop;
16. Automotive dealerships;

17. Automotive sales, service and parts;
18. Bakery;
19. Banks and financial institutions;
20. Barbershops;
21. Beauty shops;
22. Bicycle shops;
23. Boat sales, service, and rental;
24. Bonding agencies;
25. Bookstore;
26. Brewery;
27. Brewery, craft;
28. Brewery, micro;
29. Bus garaging and equipment maintenance;
30. Bus passenger terminals and taxicab transportation;
31. Business and professional offices;
32. Cabinet shop;
33. Car wash;
34. Carpet and rug store;
35. China and glassware stores;
36. Churches;
37. Civic, social and fraternal organizations;
38. Commercial malls;
39. Contract construction services;
40. Convenience stores;
41. Daycare center;
42. Dental clinics;

43. Department stores;
44. Detached banking facilities (ATM);
45. Distillery;
46. Distillery, micro;
47. Drive-in restaurant and refreshment stand;
48. Dry cleaning establishment;
49. Educational institutions as follows;
  - (a) Boarding schools and academies;
  - (b) Colleges and universities;
  - (c) Primary, intermediate, nursery and secondary schools;
  - (d) Public, private, and parochial schools.
50. Electrical contractors;
51. Electrical appliance repair;
52. Electronic parts and supplies;
53. Equipment sales and rental;
54. Exhibit Hall;
55. Existing single-family dwellings;
56. Farm products warehousing and storage, excluding stockyards;
57. Florist shops;
58. Funeral homes and funeral chapels; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
59. Furniture store;
60. Gift shops;
61. Government buildings and services;
62. Garden stores;
63. Greenhouses;

64. Grocery store;
65. Group day-care centers provided that such use shall be separated from any commercial or industrial use in accordance with the requirements of the city's adopted building code;
66. Gunsmith;
67. Hardware store;
68. Hobby shops;
69. Hotels and motels;
70. Household goods warehousing and storage;
71. Insurance services;
72. Jewelry stores;
73. Labor unions and similar organizations;
74. Laundromats;
75. Leather and luggage stores;
76. Libraries;
77. Lumber yards;
78. Machine shop;
79. Mechanical contractors;
80. Medical clinics;
81. Mini-malls;
82. Monument sales;
83. Mortuaries; including crematories, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
84. Motorcycle repair;
85. Museums, historic and monument sites;
86. Music stores and musical instrument sales;
87. Newspaper offices and printing;
88. Newsstands;

89. Non-profit institutions of a religious, educational, eleemosynary or philanthropic nature;
90. Nurseries;
91. Office equipment and supply store;
92. Offices for religious personnel;
93. Optical sales;
94. Package liquor stores;
95. Paint and wallpaper stores;
96. Parks and playgrounds;
97. Pawnshops;
98. Personal and professional offices or services;
99. Pest control and exterminators;
100. Pet grooming shops;
101. Pet stores;
102. Pharmacies;
103. Physical and health services;
104. Planetarium;
105. Printing plant;
106. Private schools, including but not limited to business or commercial schools, dance or music academies;
107. Public buildings;
108. Public recreation centers;
109. Public uses of an administrative, public service or cultural type including city, county, state, or federal administrative centers and courts, libraries, parks, police and fire stations and other public buildings, structures and facilities;
110. Radio and television broadcasting stations;
111. Radio and television repair shops;
112. Railroad station;

113. Re-upholstery services;
114. Real estate services;
115. Recording studios;
116. Refrigerated warehousing;
117. Residential uses within upper floors, reserving ground floor for commercial uses only;
118. Restaurants;
119. Retail and wholesale sales;
120. Sales and showrooms, including service facilities and rental of equipment;
121. Schools: music, dance or business;
122. Shoe repair shops;
123. Sporting goods stores;
124. Strip malls;
125. Studios or offices for artists;
126. Tailor shops;
127. Tattoo parlors and body piercing studios;
128. Taverns;
129. Theater, indoor;
130. Tire repair shop;
131. Warehousing and storage;
132. Welfare and charitable services;

**Section 1203. Permitted Accessory Uses and Structures**

Business Commercial Districts (C-2) accessory uses shall be in conformance with the provisions of Section 2105 and temporary uses shall be in conformance with the provisions of Section 2122 of this ordinance.

The following accessory uses and structures shall be permitted in the Business Commercial District (C-2):

1. Accessory uses and structures normally appurtenant to the permitted uses and structures when established in conformance within the space limits of this district;

2. Cargo containers following the prescribed conditions of Section 2115 of this Ordinance.

**Section 1204. Special Exceptions.**

After the provisions of this Ordinance relating to special exceptions have been fulfilled, the City Council may permit as special exceptions in the Business Commercial District (C-2):

1. **TALK TO CRAIG AND JASON** Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" per Neb. Rev. Stat. 70-2001 to 70-2005. Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 21, Div. 3 of this Ordinance;
2. Hospitals, sanitariums, rest homes and nursing homes;
3. Public service and public utility uses (except City of McCook public service and public utility uses) as follows:
  - (a) Ambulance service;
  - (b) Electric and telephone substations and distribution centers;
  - (c) Gas regulator stations;
  - (d) Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves and other similar equipment for the transmission, as distinguished from distribution to consumers, of telephone or other communications, electricity, gas or water, operated or maintained by a public utility, as defined in this Ordinance;
  - (e) Police and fire stations;
  - (f) Pumping stations;
  - (g) Radio, television and microwave transmitting or relay stations and towers;
  - (h) Telephone exchanges;
  - (i) Transformer stations;
  - (j) Water reservoirs and standpipes;
4. Other trade, service and light industrial uses which are similar to the permitted principal uses and which are in harmony with the intent of this district;
5. Small animal hospitals, providing that such facility is completely enclosed and that no odor or noise is discernible outside the structure;
6. Telecommunication towers under the prescribed conditions in Article 21, Div. 4 of this Ordinance;

**Section 1205. Prohibited Uses and Structures.**

All other uses and structures which are not specifically permitted or not permissible as special

exceptions shall be prohibited from the Business Commercial District (C-2).

**Section 1206. Height, Lot and Yard Requirements.**

Uses	Lot Area (Sq. Ft.)	Lot Width (ft.)	Front Yard (ft.)*	Side Yard (ft.)**	Rear Yard (ft.)	Max Height (ft.)	Max. Lot Coverage (%)
Permitted Uses	4,500	40' Interior lot/ 50' Corner lot	25	10	15	75	70
Existing Single-family Dwelling	5,000	40' Interior lot/ 50' Corner lot	20	6	10	35	50
Other Permitted Uses	4,500	40' Interior lot/ 50' Corner lot	20	8	10	35	70
Accessory Buildings	--	--	--	--	--	35	--

\* Property zoned (C-2) Business Commercial adjacent to "B" Street from West 11th Street to East 13th Street shall have a front yard of not less than a depth of fifteen (15) feet; provided further that any front yard less than twenty-five (25) feet shall not be utilized for the parking of vehicles nor be included in space calculations for computing parking requirements. This provision for reduced front yard requirement shall not supersede any other provision of the zoning ordinance, including the requirement for adequate vision triangle at all street intersections.

\*\* All buildings located on lots adjacent to a residential district shall be located to conform on the adjacent side with the side yard requirements for the adjacent residential district.

■ Telecommunication towers, allowed by special exception, shall not exceed one hundred sixty (160) feet.

**Section 1207. Use Limitations.**

Use limitations in the Business Commercial District (C-2) are as follows:

1. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential district and so that no glare is visible to any traffic on any public street.

**Section 1208. Parking and Loading Regulations.**

Parking within Business Commercial Districts (C-2) shall be in conformance with the provisions of Article 23 of this Ordinance.

**Section 1209. Fence Regulations.**

Fences, walls and hedges within Business Commercial Districts (C-2) shall be in conformance with the provisions of Section 2104 of this Ordinance.

**Section 1210. Sign Regulations.**

Signs within Business Commercial Districts (C-2) shall be in conformance with the provisions of Section 2217 of this Ordinance.