

MCCOOK CITY COUNCIL

REGULAR MEETING

**Monday, March 9, 2026
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the February 9, 2026 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
 - A. Public Hearing - Request for a special exception by Cunningham Rentals, LLC to locate a Bed and Breakfast/Vacation Rental in a Business Commercial District (BC) - property located at 204 West 7th Street; legally described as Replatted Lot 1, Block 10, West McCook 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 Cunnigham Rentals, LLC to locate a Bed and Breakfast/Vacation Rental in a Business Commercial District (BC) - property located at 204 West 7th Street; legally described as Replatted Lot 1, Block 10, West McCook Addition to the City of McCook, Red Willow County, Nebraska; finding Special Exception considerations A-I are satisfied and conditioned upon providing the City of McCook with a certificate of insurance listing the City of McCook as an additional insured.
 - C. Review and discuss proposed changes to the Supplemental District Chapter of the zoning ordinance update.

Adjournment.

**CITY MANAGER'S REPORT
MARCH 9, 2026 PLANNING COMMISSION MEETING**

ITEM: 1.

RECOMMENDATION:

Approve the minutes of the February 9, 2026 regular McCook Planning Commission meeting.

BACKGROUND:

Receive and approve the minutes.

FISCAL

IMPACT: None.

APPROVALS:



Lea Ann Doak, City Clerk

March 4, 2026

McCook Planning Commission
February 9, 2026
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 Camy Bradley, Matt Davidson, Jamie Mockry, Kurt Vosburg.

Absent: Commissioners Kelly Hammerlun, Jesse Stevens, Bobby Gaulke.

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, 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 June 5, 2026, 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 February 2, 2026 special Planning Commission meeting.

Motion to approve the minutes of the February 2, 2026 special Planning Commission meeting. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Bobby Gaulke: ABSENT, Kelly Hammerlun: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, Jamie Mockry: YEA, Jesse Stevens: ABSENT, Kurt Vosburg: YEA

YEA: 6, NAY: 0, ABSENT: 3

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Regarding the adoption of the City of McCook Comprehensive Plan by the Planning Commission and making a recommendation to the McCook City Council for their approval and adoption of the City of McCook Comprehensive Plan.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding the adoption of the City of McCook Comprehensive Plan by the Planning Commission and making a recommendation to the McCook City Council for their approval and adoption of the City of McCook Comprehensive Plan, with the City Attorney to act as hearing officer. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Bobby Gaulke: ABSENT, Kelly Hammerlun: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, Jamie Mockry: YEA, Jesse Stevens: ABSENT, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 3

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the February 9, 2026 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Proposed Resolution No. 2026-01 (1 page); and Exhibit #4 - Proposed Comprehensive Plan (150 pages).

City Manager Schneider reviewed the information presented in Exhibit #1.

Jason Combs, Miller & Associates, presented the proposed comprehensive plan and reviewed the highlights with the Commission.

Discussion and suggested revisions from the Commission included: change the date of the plan to cover 2026-2036; Figure 3.5 - Dryland Capability Classification does not include the Walters First Subdivision; page 28, first paragraph, include reference that a large portion of the available housing are unsuitable; include in goals the need for professional staff; the need to continue future downtown improvement to keep the downtown area viable into the future; and update figures 2.5 - 2.9.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Chad Lyons and seconded by Kurt Vosburg, passed.
Camy Bradley: YEA, Matt Davidson: YEA, Bobby Gaulke: ABSENT, Kelly Hammerlun: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, Jamie Mockry: YEA, Jesse Stevens: ABSENT, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 3

2.B. Approve Resolution No. PC 2026-01 providing for the adoption of the City of McCook Comprehensive Plan by the Planning Commission and making the recommendation to the McCook City Council for their approval and adoption of the City of McCook Comprehensive Plan.

Motion to approve Resolution No. PC 2026-01 providing for the adoption of the City of McCook Comprehensive Plan by the Planning Commission and making the recommendation to the McCook City Council for their approval and adoption of the City of McCook Comprehensive Plan, contingent on suggested revisions being made. This motion, made by Chad Lyons and seconded by Jamie Mockry, passed.

Camy Bradley: YEA, Matt Davidson: YEA, Bobby Gaulke: ABSENT, Kelly Hammerlun: ABSENT, Tammie Hilker: YEA, Chad Lyons: YEA, Jamie Mockry: YEA, Jesse Stevens: ABSENT, Kurt Vosburg: YEA
YEA: 6, NAY: 0, ABSENT: 3

2.C. Review and discuss the proposed Supplemental District Chapter of the zoning update.

Staff reviewed and discussion was had regarding Article 21 - Supplementary Regulations, Sections 2101 - 2114 proposed in the City of McCook's new zoning regulations.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 7:02 P.M.

Lea Ann Doak, City Clerk-Treasurer
and Recording Secretary

**CITY MANAGER'S REPORT
MARCH 9, 2026 MCCOOK PLANNING COMMISSION MEETING**

ITEM 2.A. Public Hearing - Request for a special exception by Cunningham Rentals, LLC to locate a Bed and Breakfast/Vacation Rental in a Business Commercial District (BC) - property located at Replatted Lot 1, Block 10, West McCook Addition to the City of McCook, Red Willow County, Nebraska.

ITEM 2.B. Recommend approval to the City Council the special exception application by Cunningham Rentals, LLC to locate a Bed and Breakfast/Vacation Rental in a Business Commercial District (BC) - property located at Replatted Lot 1, Block 10, West McCook Addition to the City of McCook, Red Willow County, Nebraska, finding that Special Exception considerations A - I are satisfied and conditioned upon providing the City of McCook with a certificate of insurance listing the City of McCook as an additional insured.

BACKGROUND:

The City of McCook has received a special exception request from Cunningham Rentals, LLC, requesting that the property located at 204 West 7th 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, but is located in the Business Commercial District. Existing single family dwelling structures are permitted in the Business Commercial District.

Upon review of the zoning ordinance, staff believes the intended use requires the approval of a special exception. Bed and breakfast and/or a vacation rental structure is not listed as a permitted principal use. However, Section 1304 allows the City Council to permit a special exception in the Business Commercial District when the service use is similar to the permitted principal uses and which are in harmony with the intent of the district. Hotels and motels are listed as permitted principal uses per Section 1302 of Article 13, Business Commercial District. Due to the similarity in the uses, staff believes the intent of Section 1304 allows for the issuance of a special exception in this case.

The application addresses McCook's Zoning Ordinance, Article 24 Special Exception requirements relative to the BC 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 West 7th Street, just north of West B Street. Other commercial businesses are located adjacent to the structure. 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 sufficient parking area on the northern portion of the lot. The residential structure's footprint will remain the same. Also, staff believes the request generally complies with the City of McCook's Comprehensive Plan.

As is required with all similar requests, the property owner will be required to have appropriate property and casualty insurance to permit the use of the structure for bed and breakfast/vacation rental purposes. The certificate of insurance must include the City of McCook as an additional insured.

EXHIBIT #1

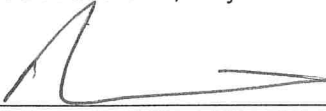
PAGE(S) - 2

APPROVALS:



Lea Ann Doak, City Clerk

March 3, 2026



Nathan A. Schneider, City Manager

March 3, 2026



Barry Mooney, Building Inspector

March 3, 2026

**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 March 9, 2026, at 5:15 P.M. and by the McCook City Council on March 16, 2026, 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 Business Commercial (BC) District in the City of McCook. Property located at 204 West 7th Street, Replatted Lot 1, Block 1, West McCook Addition to the City of McCook, Red Willow County, Nebraska. Land Owner, Adam Cunningham, Cunningham Rentals, LLC. 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: February 27, 2026.

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 Business Commercial (BC) District in the City of McCook.

ADDRESS: 204 West 7th Street

LEGAL DESCRIPTION: Replatted Lot 1, Block 10, West McCook Addition to the City of McCook, Red Willow County, Nebraska.

LAND OWNER: Adam Cunningham, Cunningham Rentals, LLC

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

MARCH 9, 2026 - 5:15 P.M.
MCCOOK PLANNING COMMISSION
CITY COUNCIL CHAMBERS
505 WEST "C" STREET

MARCH 16, 2026 - 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: February 27, 2026
Post: February 27, 2026
Mail: February 27, 2026

EXHIBIT #3

PAGE(S) - 1

OWNERSHIP LIST FOR MAILING:

President
McCook Public Schools
600 West 7th Street
McCook NE 69001

Red Willow Co. School Dist. #17
700 West 7th 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

Mule Tuff, LLC
c/o R. Lee Janssen
PO Box 279
McCook, NE 69001

Qwackers, LLC
c/o Courtney Pollmann, Member
507 East 14th St.
McCook, NE 69001

Nebraska Department of Transportation
PO Box 94759
Lincoln, NE 68509

KS-NE Conference Assn of Seventh Day
Adventists
3440 SW Urish Road
Topeka, KS 66614-4601

Joe and Jody Frazier
71404 Road 380
McCook, NE 69001

CCJH LLC
c/o Curtis Swanhorst
9 Mashie Dr.
McCook, NE 69001

Justin and Michelle Terry
205 West 7th
McCook, NE 69001

MMH Hospitality LLC
c/o Mohamed Jafaraly Ghouse
612 West B Street
McCook, NE 69001

Casey's Retail Company #2291
PO Box 54288
Lexington, KY 40555-4288

MSB Enterprises, LLC
c/o Jerry Calvin
807 West 13th Street
McCook, NE 69001

William and Nikki Cappel
19 Wedgewood Dr
McCook, NE 69001

EXHIBIT #4

PAGE(S) - 1

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

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

- 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: Cunningham Rentals LLC Air BNB
Description of Project: House to be used as a Air BNB property
with street parking and lot parking

Project sponsor or developer:

Name: Adam Kristie Cunningham
Address: 408 west 4th MCCOOK NE 69001
Phone number: 308 737 0840 308 737 7941
Fax number: _____
E-mail Address: Bullseyeroofing1@gmail.com

Land owner or owners:

Name: Adam Cunningham Cunningham Rental LLC
Address: 408 west 4th MCCOOK NE 69001
Phone number: 308 737 0840
Fax number: _____
E-Mail Address: bullseyeroofing1@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)

Adam Cunningham

Printed Name:

_____ Printed Name:

Adam Cunningham

Signature:

_____ Signature:

12-5-2025

Date:

Address and physical location of the Proposed Land Use Action: _____

204 West 7th McCook NE 69001

Property Description (Of the parent parcel for subdivisions): _____

Required Information:

See Attached sheets for required information for:

- | | |
|----------|-------------------------------------|
| _____ | Subdivisions |
| <u>X</u> | 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:

_____ 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.)

_____ 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: _____

Adam and Kristie Cunningham are the owners of the property located 204 W 7th, McCook Nebraska. Cunningham Rentals LLC is the name in which we will call this business. This Air BNB consists of 2 bedrooms and 1 bathroom, a full kitchen with dishwasher and a table seating for 4, a laundry room with complete set of washer and dryer. The larger bedroom comes with a queen bed, and the smaller bedroom has a twin over full bunk bed. Living room has 2 full couches and a recliner for the rest and relaxation of our guests. This property also has a game area complete with an air hockey table and a sit-down arcade table with over 400 games. On the outside we have a gravel area to the north for the parking and there is also 4 spots on-street parking in the front of the house as well. On the backside of the house has a cemented patio area with table and chairs for guests to take on morning coffee and evening for enjoying and evening meal outside. There is a second door on the south side of the house that leads to a small deck to the patio area and also to the tornado shelter. The main door to the property is under a covered porch area.

Red Willow County, NE

Summary



Parcel Number 001690100
Property Address 204 WEST 7TH STREET
City MCCOOK
State NE
Zip 69001
Legal WEST MCCOOK ADDITION BLK 1, REPLATTED LOT 1
Acres 0
Section 0
Township 3
Range 29
Tax District 80
Neighborhood 9001 - COMM B ST WEST OF E 6TH

Owners

[CUNNINGHAM RENTALS, LLC](#)
C/O ADAM CUNNINGHAM
408 W 4TH ST
MCCOOK, NE 69001-3630

Sales

Sale Date	Sale Price	Grantee	Seller Name	Book / Page
11/21/2025	\$185,000	CUNNINGHAM RENTALS, LLC	SOUTHWEST ENVIRONMENTAL ENGINEERING LLC	2025 / 01488
7/15/2018	\$105,400	SOUTHWEST ENVIRONMENTAL	GELVIN/LES	2018 / 01072
7/10/2018	\$99,500	GELVIN/LES	MUSGRAVE/BARBARA J	2018 / 01030

Recent Sales in Area

Sale date range:

From:

01/07/21

To:

01/07/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

Dwelling/Building

Actual Year Built 1890
Building Sq ft 960
Ground Floor Sq ft
Basement Sq ft 0
Quality
Total Baths
Bath Fixtures 0
Exterior Walls
Roof Cover Asphalt-Shingles
HVAC
Improvement Description 100% Office Building (344)
Building Class Code D

Actual Year Built	1980
Building Sq ft	900
Ground Floor Sq ft	
Basement Sq ft	0
Quality	
Total Baths	
Bath Fixtures	0
Exterior Walls	
Roof Cover	Metal
HVAC	
Improvement Description	100% Storage Warehouse (406)
Building Class Code	D

Other Improvements

Description	Extended Description	Year	Dimensions	Units
PAVC	Paving, Concrete 4 - 6 Inch.	2000	16 x 13	208
RPS	Raised Slab Porch with Roof	0	20 x 7	140
WOD	Wood Deck	0	12 x 6	72
SWP	Enclosed Porch, Solid Walls	2022	24 x 7	168

Outbuildings

Description	Units	Year Built	Cost
Paving, Concrete 4 - 6 Inch.	208	2000	

Land

Frontage	Depth1	Depth2	Square Feet	Description
125	140	0	17,500	17500 S.F.

Valuation

Assessed Year	2025 (2)	2025	2024	2023	2022
Dwelling/Building	\$72,193.00	\$72,193.00	\$62,924.00	\$62,924.00	\$75,442.00
Other Improvement	\$126.00	\$126.00	\$126.00	\$126.00	\$0.00
Land	\$43,750.00	\$43,750.00	\$43,750.00	\$43,750.00	\$26,250.00
Total	\$116,069.00	\$116,069.00	\$106,800.00	\$106,800.00	\$101,692.00

Tax History

Tax Year	2024	2023	2022	2021	2020
Value	\$106,800.00	\$106,800.00	\$101,692.00	\$101,692.00	\$101,692.00
Tax	\$1,792.92	\$1,877.22	\$1,885.88	\$1,962.26	\$1,955.34
Exemption	\$409.10	\$118.88	\$108.40	\$109.38	\$103.94
Net Tax	\$1,383.82	\$1,758.34	\$1,777.48	\$1,852.88	\$1,851.40

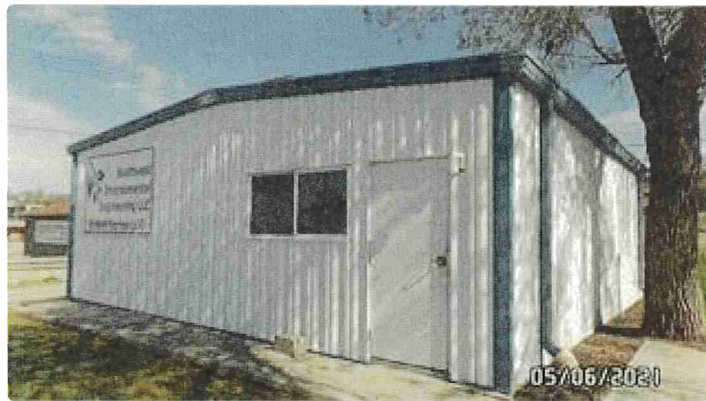
Tax Levy

Description	Rate
S.D. #17 GENERAL	0.899615
NATURAL RESOURCE	0.02987
MID-PLAINS CAP IMP	0.01999
ED UNIT #15	0.014357
COUNTY	0.257982
HIGH PLAINS HISTORICAL	0.002313
CITY OF MCCOOK GEN	0.44

Photos



Other Images



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

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[Last Data Upload: 1/6/2026, 8:07:51 PM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEO SPATIAL

- A This property Has Access In front of property and Access From South of property Rear.
Also on street parking ~~and~~ and off street parking on North lot and Alley.
- B. Off Street Parking North Has stairs to sidewalk.
Also Alley parking BY Building Has side walk to doors.
- C. Dumpster in Alley BY Building with walkway to it
- D. Are Paid and kept up BY Adam Cunningham
- E. Existing structure that Has Been used for similar use in Past and is in complete compliance.
- F. Signs are preexisting Locations so they Have already Been Approved. ~~Need a sign in~~
- G. there is a yard and open space
- H. Its Existing Residential and commercial in a commercial Area that with Flow nice with Existing Businesses
- I This will Be Very Compatible with Businesses Around the property for multiple places getting business from my customers.

ARTICLE 13

BUSINESS COMMERCIAL DISTRICT (BC)

Article 13 - Business Commercial District (BC)

Section 1301. Intent. The intent of the Business Commercial District (BC) 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 1302. Permitted Principal Uses and Structures. The following principal uses and structures shall be permitted in the Business Commercial District (BC):

1. Retail sales, store or business.
2. Finance, insurance and real estate services.
3. Personal and Professional offices or services.
4. Business offices and services, excluding any warehousing and storage services.
5. Electrical repair; radio and television repair; watch, clock and jewelry repair.
6. Residential uses within upper floors, reserving ground floor for commercial uses only.
7. Public and Parochial nursery, primary, intermediate and secondary schools.
8. Educational services.
9. Bus passenger terminals and taxicab transportation.
10. Churches and places of worship, welfare and charitable services; business associations; professional membership organizations; labor unions and similar organizations; and civic, social and fraternal organizations.
11. Restaurants and Taverns.
12. Communications and utility uses.
13. Public buildings and grounds.
14. Convenience stores or filling stations.
15. Hotels and motels.
16. Automobile parking lots and structures.
17. Automobile repair and services.
18. 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.

EXHIBIT #6

PAGE(S) - 3

19. Funeral and cemetery services.
20. Farm products warehousing and storage, excluding stockyards.
21. Refrigerated warehousing.
22. Household goods warehousing and storage.
23. General warehousing and storage.
24. Automobile service stations.
25. Libraries; museums, art galleries and planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters; auditoriums, exhibition halls, gymnasiums and athletic clubs; ice skating, roller skating and bowling.
26. Car Wash Facilities.
27. Existing single family dwellings.
28. Financial including institutions such as banks, savings and loan associations, credit unions and finance companies.
29. Detached banking facilities (ATM).
30. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings.
31. Apartments on floors other than the first floor.

Section 1303. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted in the Business Commercial District (BC):

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 1304. 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 (BC):

1. Veterinarian facilities and animal hospitals.
2. 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.
3. Telecommunication Towers under the prescribed conditions of Article 30 of this Ordinance.
4. 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.

Section 1305. 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 (BC).

Section 1306. Height and Area Regulations. The minimum lot and maximum height provisions shall be as follows:

	Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yard	Rear Yard	Height ¹ Principle/Acces.
Permitted Principal Uses and Structures	4,500	40' for interior lots and 50' for corner lots.	25' (1)	10' (2)	15'	75' (3)
Single Family Dwelling (existing and replacement only)	5,000	40' for interior lots and 50' for corner lots.	20' (1)	8' on 1 side & 5' on 2 nd side of interior lots. (2) (3)	15'	35' / 35'
Other Permitted Uses	4,500	40' for interior lots and 50' for corner lots.	20' (1)	5' (1)	10'	35'

- Notes: (1) Property zoned Business Commercial (BC) adjacent to "B" Street from West 11th Street to East 13th Street shall have a front yard of not less than a depth of 15 feet; provided further that any front yard less than 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.
- (2) All buildings located on lots adjacent to a residential district shall be located so as to conform on the adjacent side with the side yard requirements to the adjacent residential district.
- (3) The height of all buildings and structures shall not exceed seventy-five feet (75'), except that within one hundred feet (100') of the RL, RM, or RM-M Districts, no structure shall exceed thirty-five feet (35'). Telecommunication towers, allowed by special exception, shall not exceed one hundred sixty feet (160').

Section 1307. Maximum Lot Coverage. The maximum lot coverage for all buildings shall not be more than seventy (70%) percent of the total lot area.

Section 1308. Parking Regulations. Parking within the Business Commercial Districts (BC) shall be in conformance with the provisions of Section 2111 of this Ordinance.

Section 1309. Fence Regulations. Fences, walls and hedges within the Business Commercial Districts (BC) shall be in conformance with the provisions of Section 2102 of this Ordinance.

Section 1310. Sign Regulations. Signs within the Business Commercial Districts (BC) 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
MARCH 9, 2026 MCCOOK PLANNING COMMISSION MEETING**

2.C.
ITEM: Review and discuss the proposed Supplemental District Chapter of the zoning update.

BACKGROUND:

Staff has reviewed Section 2115 - Cargo Containers, Section 2116 - Mobile Homes, Section 2117 - Mobile/Manufactured Home Parks; and Section 2118 - Manufactured Home Standards of the Supplemental District of the zoning update and would like to discuss these sections with the Planning Commission.

APPROVALS:




Lea Ann Doak, City Clerk

February 5, 2026




Nathan A. Schneider, City Manager

February 5, 2026



Tera Koetter, Assistant City Manager

February 5, 2026



Barry Mooney, Building Inspector

February 5, 2026

street and all structures shall be so located on lots to provide safe and convenient access from the adjacent public street to said lot for servicing, fire protection and required off-street parking.

Section 2114. Parking, Storage or Use of Major Recreational Equipment and Enclosed Trailers.

For purposes of these regulations, major recreational equipment and enclosed trailers is defined as including boats and boat trailers, travel trailers, pickup campers or coaches designed to be mounted on automotive vehicles, motorized dwellings, tent trailers and the like, and cases or boxes used for transporting recreational equipment and enclosed trailers, whether occupied by such equipment or not. No major recreational equipment or enclosed trailers shall be stored except in a carport or enclosed building or behind the front setback line or in the side yard of the zoning district in which it is located. On a corner lot such equipment shall be kept back so as to not violate the sight triangle requirements. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use, provided, however, that such equipment may be parked or used for living, sleeping, loading or housekeeping purposes on the residential premises for a period not to exceed seventy-two (72) hours.

Section 2115. Cargo Containers.

A. Storage on Residential Use Properties.

1. Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as an accessory storage building on property zoned residential or on property where the primary use of which is residential or the Central Business (C-1) District,
2. Notwithstanding the provisions set forth in subsection (1) of this section, the temporary placement of cargo containers and/or portable site storage containers on residentially zoned properties, or on properties where the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period not exceeding fifteen (15) days in any one (1) calendar year.
3. Notwithstanding the provisions set forth in subsection (1) of this section, licensed contractors may use cargo containers for the temporary location of an office, equipment, and/or materials during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a city building permit.

B. Cargo containers - Permitted locations.

1. The placement of a cargo container as an accessory storage use is limited to the following zoning districts:
 - (a) Agricultural (A-1)
 - (b) Business Commercial (C-2)
 - (c) Highway Commercial (C-3)

(d) Limited Industrial (I-1)

(e) General Industrial (I-2)

2. The placement of cargo containers is further limited to properties in the above-identified zones except Agricultural (A-1) District only if the property upon which the cargo container is proposed to be located is not primarily used for residential purposes.

C. Permit required - Development standards.

1. A building permit is required prior to the placement of a cargo container, ensuring effective anchoring/foundation according to the current adopted edition of the International Building Code. The application shall show the proposed cargo container is accessory to the permitted use of the property and meets the placement criteria for the zone.
2. Cargo containers shall meet the setback requirements of the underlying zone.
3. Cargo containers shall not be stacked above the height of a single container device, except for the placement within the Limited Industrial and General Industrial zone and on the rear yard one-half ($\frac{1}{2}$) of the lot or parcel.
 - (a) A permanent foundation system is required to support multi-level cargo containers. A foundation plan showing a foundation system and details supporting cargo containers shall be provided bearing the signature, date, and the approval stamp of a State of Nebraska registered civil or structural engineer, or a State of Nebraska licensed architect.
4. Single cargo containers may be placed on even grade (not sloping more than $\frac{1}{4}$ inch per foot) without a supporting foundation system provided:
 - (a) Grade is level with suitable material for supporting such containers and,
 - (b) Cargo container is not supplied with water, gas, and sewer utilities.
5. Cargo containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing as well as match the colors of existing structures or surroundings.
6. As a condition of placement, cargo containers shall be required to be fenced or screened from abutting adjacent residentially zoned properties.
7. Cargo containers shall be on the same property as the principal use and be included in the calculation of overall lot coverage.
8. Cargo containers shall not occupy required off-street parking, loading or landscaping areas.
9. Materials stored within cargo containers are subject to review and approval by the appropriate Federal, State and local fire department personnel.

Section 2116. Mobile Homes.

No individual mobile home shall be parked for residential purposes in any district outside an approved mobile home park for more than seventy-two (72) hours, except, within the Agricultural Districts (A-1) and the Residential Mobile Home Districts (R-4) when established within the space limits of these districts. Provided, however, a permit may be issued for parking and occupying a mobile home on land owned by the occupant or occupants, during the construction of a house thereon, or for a period not exceeding one hundred eighty (180) days. However, if material progress with house construction is not made within one hundred eighty (180) days from the issuance of a permit, or if construction work ceases for a consecutive period of one hundred eighty (180) days, said permit shall become void.

Section 2117. Mobile/Manufactured Home Parks.

A mobile/manufactured home park may be established in specified districts according to the procedures for granting a special exception, provided, that the proposed mobile/manufactured home park meets all the requirements of these regulations of the City of McCook, Nebraska and the following guidelines:

A. Design Standards for Mobile/Manufactured Home Parks.

1. A mobile/manufactured home park shall not be less than one and one-half (1 ½) acres in area, nor contain less than fifteen (15) rental spaces.
2. Only one living unit shall be permitted on a lot or space.
3. No building, structure or land within the boundaries of a mobile/manufactured home park shall be used for any purpose except for the uses permitted as follows:
 - (a) Mobile/manufactured homes for residential uses only, together with the normal accessory buildings such as patio slab, carport or garage and storage.
 - (b) Community common areas and recreation facilities.
 - (c) Residences for the use of a caretaker and/or managers responsible for maintaining or operating the property.
4. All mobile/manufactured homes shall be set back at least twenty (20) feet from mobile home/manufactured home park boundary lines abutting upon public streets, one hundred (100) feet from the center line of a State highway, and at least ten (10) feet from other park boundary lines.
5. Individual mobile/manufactured home lots shall have an area of not less than four thousand (4,000) square feet per single wide mobile home and six thousand (6,000) square feet for double wide mobile/manufactured homes, with a width of no less than forty (40) feet, a length of no less than eighty (80) feet and the total number of lots per gross acre shall not exceed ten (10).
6. Mobile/manufactured homes shall be situated on individual lots so there will be a minimum of fifteen (15) feet between mobile/manufactured homes and that each mobile/manufactured home will be set back at least fifteen (15) feet from the nearest service road. Mobile/manufactured homes parked end-to-end shall have an end-to-end clearance of not less than ten (10) feet. Enclosed additions shall be considered a part

of the mobile/manufactured home in measuring required yard distance. The required area for each mobile/manufactured home space shall not include area required for access or service roads, service buildings, recreation areas, office, and other similar mobile/manufactured home park needs.

7. No structure shall exceed a maximum height of twenty-five (25) feet.
8. All mobile/manufactured home parks over ten (10) acres in size shall be located so as to have access on a street designated by the City as a collector street.
9. Streets. Streets or roadways and parking areas within the mobile/manufactured home park shall be designed to provide safe and convenient access to all spaces and to facilities for common uses by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the Building Inspector, to maintain proper drainage and minimize dust. All interior roadways shall be at least thirty-two (32) feet in width for two-way traffic, and at least eighteen (18) feet in width for one-way traffic. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six (6) percent. The mobile/manufactured home park shall have direct access to a public street or highway by a right-of-way at least fifty (50) feet in width and a minimum length of one hundred (100) feet to permit the easy entrance and exit from the mobile/manufactured home park.
10. Walks and Lighting. Walkways not less than four (4) feet wide shall be provided from mobile/manufactured home spaces to the service buildings. All walkways within the park shall be hard surfaced and lighted at night, spaced at intervals of not more than one hundred (100) feet.
11. Off-Street Parking. Two (2) off-street parking spaces for each mobile/manufactured home space shall be provided at each mobile/manufactured home space or in group parking. Surfacing shall consist of gravel, asphalt or concrete. Each off-street parking space shall be at least one hundred sixty-two (162) square feet (Min. nine (9) feet wide and eighteen (18) feet long).
12. Utilities. All utilities shall be placed underground.
 - (a) Water and Sanitary Sewer. Water and sanitary sewer lines which are necessary to serve the mobile/manufactured home park shall be installed. They shall be designed, constructed, and maintained in compliance with the Nebraska Department of Water, Environment, and Energy standards and applicable city standards. All plans and specifications shall be submitted with the application.

Where adequate water and sewer lines are accessible within three hundred (300) feet of the mobile/manufacture home park, connections to these lines shall be made. Water lines shall be looped according to city specifications.

- (b) Electricity. All electrical systems shall be installed in accordance with applicable state electrical codes.

13. Drainage Improvements. An adequate system for the drainage of all surface water within the mobile/manufactured home park, including ditches, pipes, culverts, intersectional drains, drop inlets, bridges, and other structures, shall be constructed.
14. The area of the mobile/manufactured home pad shall be improved to provide an adequate and approved foundation for the placement and tie-down of the mobile/manufactured home, thereby securing the super structure against uplift, sliding, rotation, or overturning. The mobile/manufactured home pad shall be of noncombustible materials and shall not shift or settle unevenly under the weight of the mobile/manufactured home due to frost action, inadequate drainage, vibration or other forces acting upon the super-structure. The mobile/manufactured home pad may be provided by means of a solid concrete footer block (16"x 16" x 4" Minimum) placed on solid uniform soil with at least two (2) standard concrete blocks with cells placed vertically beside each other on the footer block. A solid four (4) inch concrete cap covering the two (2) concrete blocks shall be provided as the bearing area to be positioned directly beneath the steel frame of the mobile/manufactured home. Such blocking shall be provided along the full length of the mobile/manufactured home, spaced not more than ten (10) feet apart, and not more than five (5) feet from the ends of the home.
15. The mobile/manufactured home shall be provided with anchors and the tie downs such as cast-in place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile/manufactured home. The tie down devices shall be compatible with the foundation system provided for the mobile/manufactured home such that the tie-downs are designated to resist the action of frost in the same manner as the foundation system.
16. The skirting of all mobile/manufactured homes is required. Such skirting shall not attach a mobile/manufactured home permanently to the ground, but shall be sufficient to withstand wind load requirements and shall not provide a harborage for junk or rodents, nor create a fire hazard. Such skirting shall be provided with removable access panels sufficient to provide easy access to all utility connection points of the mobile/manufactured home and its subsequent connection to the utility risers if they are located within the skirted area.
17. Open space. Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten (10%) percent of the gross area of the mobile/manufactured home park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, mobile/manufactured home rental space, storage area, swimming pool, yard area surrounding the caretakers or manager's residence, or any area required for setbacks.
18. Fire Protection. Fire hydrants shall be installed throughout the mobile/manufactured home park in accordance with Federal, State and local requirements. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed three hundred (300) feet between hydrants. All buildings within the mobile/manufactured home park shall be equipped with fire extinguishing equipment in good working order of such type, size and number as prescribed by the State Fire Marshal's office.
19. **KYLE TO CHECK FOR ANY REQUIREMENTS TO USE CITY SERVICE.**

Refuse disposal. The storage, collection and disposal of refuse shall be performed to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.

20. Landscaping. A landscape plan shall be required for mobile/manufactured home parks. Landscaping shall be designed to perform the following functions:

- (a) Screen the mobile/manufactured home park visually and audibly from adjacent properties as completely as possible;
- (b) Provide an attractive entrance and street frontage;
- (c) Provide dust and erosion control;
- (d) Provide a neat, attractive and aesthetically pleasing appearance.

Grass and ornamental landscaping shall be required in mobile/manufactured home parks, together with adequate water outlets to maintain all landscaping.

21. Buffering or screening shall be a sight obscuring fence, wall, evergreen or other suitable planting at least six (6) feet high, or higher if deemed necessary.

22. Fences or windbreaks exceeding four (4) feet in height shall be no closer than three (3) feet to any structure or mobile/manufactured home. Maximum height of all fences, except swimming pool fences and perimeter barriers, shall be six (6) feet.

B. Where Established. A mobile/manufactured home park may be established on any tract of land held in single ownership or unified control located in the R-4 zoning district, provided that the applicant shall show:

1. That the site is in conformance with sound planning principles and the land use plan for that area, as set forth in the comprehensive plan and the official zoning map;
2. That the site has an acceptable relationship to the major thoroughfare plan of the City, and is accessible to the mobile/manufactured home park without causing disruption to residential areas; and
3. That the proposed mobile/manufactured home park will not overload utility and drainage facilities.

C. Application Requirements and Procedures. The proponent of a mobile/manufactured home park, or an expansion thereof, shall make written application for a special exception for a mobile/manufactured home park, pursuant to the provisions of Article 33, Division 2 of these regulations, and the following shall also be submitted with such application:

1. Name of person, firm or corporation that prepared the plan.

2. Name(s) of person(s) owning and/or controlling the land proposed for a park.
3. Name of Mobile/manufactured home park and address.
4. Boundaries and dimensions of the mobile/manufactured home park.
5. Detailed land use plan with north arrow and drawn to a scale of 1"=100', unless larger scale is necessary, including the dimensions and location of each mobile/manufactured home rental space, service buildings, common and recreation areas, surrounding land uses and zoning districts.
6. Typical street cross sections.
7. Location and widths of roadways, sidewalks and pedestrian ways.
8. Topography of site, at two (2) foot contours.
9. Grading and drainage plans.
10. Utility plans.
11. Legal description of property, including acreage.
12. Copy of title commitment.
13. Landscaping, screening and fencing plans.
14. Fire protection plan.
15. Location and description of all permanent structures and common facilities.
16. Acreage and percentage of land to be set aside as open space.
17. Density of mobile/manufactured home rental spaces per acre.
18. Vicinity map drawn to a scale of 1"=1,000' or 1"=5,000'.
19. Location of all areas subject to inundation of storm water overflow and the location, area and direction of flow of all water courses, including the 0.2% Annual Chance flood boundaries.
20. Location and principal dimensions of all existing or proposed easements, water course boundaries, public utilities, monuments, pins, benchmarks and other significant features.
21. Proposed surface treatment and design of all interior roadways and rental pads.
22. A listing of all names and addresses of all owners of property located, in whole or in part, within three hundred (300) feet of the property line. **MAKE SURE THIS CONFORMS WITH FINAL AMENDMENT REQUIREMENTS IN OTHER SECTIONS.**
23. A time schedule for development.

24. Information regarding abutting properties and land uses.

25. An application fee for special exception, as specified in the City's Fee Schedule.

Section 2118. Manufactured Home Standards.

All "manufactured homes" located outside mobile/manufactured home parks shall be installed according to the same standards for foundation system, permanent utility connections, setback, and minimum square footage which would apply to a site-built, single family dwelling on the same lot. The City also requires all manufactured homes to meet the following standards:

- A. The home shall have no less than nine hundred (900) square feet of floor area.
- B. The home shall have no less than an eighteen (18) foot exterior width.
- C. The roof shall be pitched with a minimum vertical rise of two and one-half (2 ½) inches for each twelve (12) inches of horizontal run.
- D. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single-family construction.
- E. The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile or rock.
- F. The home shall have wheels, axles, transporting lights and removable towing apparatus removed.
- G. The City may not require additional standards unless such standards are uniformly applied to all single family dwellings in the same zoning district.
- H. The home must bear a label certifying that it was built to compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. §§ 3280 et seq., promulgated by the United States Department of Housing and Urban Development, or a modular housing unit, as defined in Neb. RS 71-1557, bearing the seal of the Department of Health and Human Service System or Public Service Commission.

Section 2119. Recreational Vehicle (RV) Parks.

This use is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to weeks. All recreational vehicle (RV) parks within the City of McCook shall be governed by the following regulations:

- A. Design Standards for Recreational Vehicle (RV) Parks.
 - 1. Minimum Park Area. The minimum size of an RV park shall be three (3) acres.
 - 2. Rental Space Size. Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum