

BELLEVUE PLANNING COMMISSION

Thursday, August 27, 2026 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of July 23, 2026 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to amend Sections 2.19 and 5.28, Zoning Ordinance, to add a definition of "pipeline transfer facility," and to allow non-public entities to access and transfer commodities through existing infrastructure within the MH zoning district. Applicant: POET Biocarbon. Case #: 195

4. CURRENT BUSINESS

a. Planning Staff Updates

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, July 23, 2026, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, July 23, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Taylor-Jones, Yoder, Hankins, Ackley, Aerni, Bennett, Perrin, Herall, and Lasenburg. Also present was Angela Curry, Assistant Planning Manager, and David Goedeken, Public Works Director.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act is posted on the rear wall of the City Council Chambers, and also on the information table just outside the Chambers.

Motion was made by Yoder, seconded by Aerni, to approve the minutes of the June 25, 2026, regular meeting as presented. Upon roll call, all voted yes; Herall abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Curry advised there were no updates.

Motion was made by Taylor-Jones, seconded by Aerni, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to approve the 2027-2032 Capital Improvement Plan. Applicant: City of Bellevue.

Hankins asked staff for updates. Curry stated there were no updates and gave a summary of the request. Curry explained that the CIP (Capital Improvement Plan) is the City's long-range planning tool, intended to assist the city in identifying, prioritizing, and planning for future capital needs over a five-year period. The CIP had previously been utilized as a one-and-six-year planning document for the Public Works Department as well. This is no longer the case. Following a comprehensive review, the city revised the document to better align with its intended purpose as a long-range planning tool. The updated CIP is organized over a five-year period. The first two years represent projects that are anticipated to be considered during the upcoming budget cycles. Projects identified beyond those initial two years are considered "wish-list" projects. These future projects are included to identify potential community needs, and assist with long-term planning, but they remain subject to future priorities, available funding, and City Council approval. The Planning Department and Finance Department have jointly reviewed the Capital Improvement Plan to ensure that it accurately reflects its intended purpose and follows sound planning and budgeting practices.

Curry explained that, as part of the review, the CIP has been streamlined to include only those projects that qualify as a long-term capital improvement. Capital expenditure items such as vehicles, fire apparatus, heavy equipment, and attachments are no longer included in the CIP. They are more appropriately planned for, reviewed, and approved through the City's annual budget process instead of being placed in the CIP. Removing these purchases from the CIP eliminates duplication between the budget and the City's long-range planning document, and allows the CIP to remain focused on infrastructure, facilities, utilities, transportation, and associated costs. Curry gave one example of the long-range costs being the water park project, which includes about \$40,000,000.00 in remaining construction cost. Construction for this is anticipated to be completed by fall of 2027, so it will not appear in the CIP beyond that time. LB840 funding is also included in each year of the five-year Capital Improvement Plan. This reflects the City's ongoing economic development commitments and provides a comprehensive view of anticipated long-term capital-related investments. The Planning and Finance Department believe that making these revisions to remove capital expenditure allows the CIP to be represented in the manner originally intended. The document now clearly distinguishes long-term capital improvement projects from annual capital expenditures, and it provides more transparency in the city's capital planning process. Curry stated staff is recommending that the Planning Commission recommend approval to the City Council.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Hankins closed the public hearing.

Ackley asked, regarding the summary item of the \$40,000,000 for the water park, \$60,000,000 in bonds was already issued, so \$20 million went into last cycle and \$40 million is for what remains. He asked if

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that amount was already planned and allocated. Curry said yes. Ackley noted the annual \$750,000 LB840 allocation included within the CIP.

Yoder commented that when he saw the District 3 Fire Station mini split, he questioned the estimated \$200,000 cost, noting usually that would be around \$5,000-\$8,000 a unit. Goedeken clarified it is for more than one unit, and they will be installed in different sleeping and office areas. Yoder continued that the professional service fees seemed high on the restrooms for American Heroes Park; it appeared closer to a 14 percent fee versus a more typical 7 percent fee. He asked if those contracts were already signed. Goedeken confirmed they had been approved at the last City Council meeting. Yoder asked whether the Public Works building will be included. Goedeken said yes and added that the City sold what had been called the South Shop on Harlan Lewis Road to a private entity. He stated the City had significant costs to upgrade that shop and has now purchased property out on Gilmore Road between 25th and 36th Street. He said most of next year will involve designing and preparing a strategic plan for the site layout, then installing sewer and water, utilities, and paving the roadway to the site. Yoder added that there will be civil fees and professional service fees for that project as well. Yoder commented that he saw the \$10,000,000 for the covered walk down in the entertainment district, and not knowing further details he thought that seemed like a high cost for a covered walkway.

Aerni noted the Bellevue Missouri River bridge replacement is being discussed in the CIP. He said it looks like over the next three years there will be about \$1,000,000 in engineering and asked whether that amount completes all engineering or is just a portion. Goedeken responded that it is just a portion, and that engineering at the moment is approximately 6 million to 7 million all the way through completion of construction. Aerni asked if construction is listed elsewhere, because he only sees three years of engineering. He asked whether the project is expected to span five to seven years. Goedeken said yes, and added that when designing a project that large, preliminary engineering, environmental review, Army Corps of Engineers involvement, right-of-way acquisition, and other elements must be completed. He explained they are in the implementation stage, which is why the amount of money next year is relatively small compared to the total project cost.

Aerni stated his second question concerns the Fort Crook Road bridge replacement, noting that it looks like \$300,000 of engineering is budgeted in the coming year, another \$300,000 in the second year, but then \$7,000,000 of engineering appears listed in the third year. He suggested the third year may represent construction and asked whether it might be noted incorrectly. Goedeken clarified construction will likely occur in 2030 or 2031. Aerni asked if there is also \$7,000,000 for engineering. Goedeken said yes. He noted some costs reflect right-of-way, some environmental review, and the project crosses the Papio Creek and Burlington Northern railroad, creating significant challenges. Aerni asked whether he anticipates the bridge being closed for at least five to seven years. Goedeken clarified the bridge will never reopen, it will be demolished and rebuilt. Aerni stated the Commission previously received a list of individual street projects and noted that he was looking for the 36th Street project north of Highway 370, which had been a topic of discussion for several years. He asked whether the project was included under reconstruction projects or had been removed from the CIP. Goedeken clarified that the project is partially designed and that portions of the project are located in both the county and the city. He stated that the project includes two bridges but is not currently planned for construction within the next three to four years.

Aerni asked whether the listed Public Works projects represented specific projects and whether the reconstruction category reflected panel replacement and similar improvements throughout the City. He questioned if the \$8.5 million in the coming year is all replacement panels and does not represent new projects. Goedeken said it will include panel replacement and asphalt overlays. He stated the 36th Street South project currently under construction will carry into next year's budget since the budget year starts October 1st. He added that some of the reconstruction budget represents carryover projects from the current year.

Yoder added that regarding the reconstruction projects he wanted to confirm whether Mission Avenue is included and whether sewer, utilities, and items under the roadway are included. Goedeken said yes. He stated the Mission Avenue project will include storm sewer, sanitary sewer, and pavement construction. Yoder commented that almost \$290 million over five years is a large portion of the City's costs. He referenced previous comments regarding the City's backlog of roadway repair and reconstruction projects.

MOTION was made by Aerni, seconded by Taylor-Jones, to recommend APPROVAL of a request to approve the 2027-2032 Capital Improvement Plan. Applicant: City of Bellevue. Case # 187. APPROVAL as presented. Upon roll all present voted yes. MOTION carried unanimously.

MINUTE RECORD

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This item will proceed to City Council for PUBLIC HEARING on September 1, 2026.

Meeting adjourned at 6:20 p.m.

Jenna Lance

Jenna Lance
Planning/Permit Technician



City of Bellevue
1500 Wall St • Bellevue, Nebraska • 68005 • 402-293-3000

3.a.

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Planning Director
DATE: August 20, 2026
RE: Text Amendment to Sections 2.19 and 5.28, Zoning Ordinance

Dillon Oakes on behalf of POET Biocarbon T, LLC, has requested an amendment to Sections 2.19 and 5.28, City of Bellevue Zoning Ordinance, to add a definition of “pipeline transfer facility” and to allow non-public entities to access and transfer commodities through existing infrastructure within the MH zoning district as a permitted use.

POET desires to utilize existing pipeline infrastructure for the purpose of transferring commodities. Currently, the MH zoning district allows for public utility main transmission lines to include substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses; however, it does not allow the same for private companies.

In Mr. Oakes’ initial application, he provided a definition of “pumping station shall mean a facility tied into a pipeline in order to push a commodity through the transmission pipeline.”

Staff researched similar regulations throughout our jurisdiction as well as regionally. Although there are many statewide environmental regulations, staff found limited local jurisdictional regulations. Dakota County, Nebraska is one of the few examples we found in the area with language defining and regulating this type of use. After completing this research, staff reached out to Mr. Oakes and suggested some revisions to the language he originally presented.

In working together, the applicant and staff are proposing the following definition:

Pipeline Transfer Facility. A facility operated in conjunction with an existing pipeline system where commodities transported by pipeline are received, metered, compressed, regulated, stored in storage tanks or other above-ground storage facilities, or transferred to or from pipelines, trucks, or other transportation vehicles for shipment.

As such, staff is recommending the following amendments:

Section 2.19 P

PAINTBALL shall mean all guns and other devices used for the purpose of firing pellets containing a latex paint at a person or target.

PAINTBALL COURSE, COMMERCIAL shall mean a commercial recreational park containing obstacle courses for the purpose of staging paintball battles. Said facility generally collects a fee, either as membership or on a visit-by-visit basis that allows individuals to participate in paintball activities.

PAR-3 GOLF COURSE shall mean a golf course other than a miniature golf course and other than a golf course defined herein and having greens similar to a golf course and fairways of not less than 50 yards in length. A par-3 golf course may not be lighted unless so specified as permitted in the text of this ordinance.

PARCEL shall mean a lot or a contiguous group of lots in single ownership or under single control, which may be considered as a unit for purposes of development.

PARK shall mean any public or private land available for recreational, educational, cultural, or aesthetic use.

PARKING AREA, PRIVATE shall mean an area, other than a street, used for the parking of automotive vehicles capable of moving under their own power and restricted from general public use.

PARKING AREA, PUBLIC shall mean an area, other than a private parking area or street used for the parking of vehicles capable of moving under their own power, either free or for remuneration.

PARKING SPACE, AUTOMOBILE shall mean an area, other than a street or alley, reserved for the parking of an automobile, such space having a dimension not less than 9 feet by 20 feet, plus such additional area as is necessary to afford adequate ingress and egress.

PARKWAY shall mean an arterial or collector roadway with full or partial control of access and located within a park or ribbon of park like development.

PERFORMANCE GUARANTEE shall mean a financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with these regulations as well as with approved plans and specifications of a development.

PERMANENT FOUNDATION shall mean a base constructed from either poured concrete or laid masonry rock or brick and placed on a footing located below ground level to a point below the frost line upon which a building or structure is permanently attached.

PERMANENTLY ATTACHED shall mean connected to real estate in such a way as to require dismantling, cutting away, or unbolting in order to remove, relocate, or replace.

PERMITTED USE shall mean any land use allowed without condition within a zoning district.

PERSON shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, County, special district or any other group or combination acting as an entity, except that it shall not include Bellevue, Nebraska.

PET HEALTH SERVICE (See “Animal Hospital”)

PET SHOP shall mean a retail establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals such as horses, cattle, goats, sheep and poultry.

PIPELINE TRANSFER FACILITY shall mean a facility operated in conjunction with an existing pipeline system where commodities transported by pipeline are received, metered, compressed, regulated, stored in storage tanks or other above-ground storage facilities, or transferred to or from pipelines, trucks, or other transportation vehicles for shipment.

PLANNED UNIT DEVELOPMENT shall mean a development designed to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.

PLANNING COMMISSION shall mean the Planning Commission of Bellevue, Nebraska.

PLANNING DIRECTOR shall mean the person authorized and empowered by the City to interpret, administer, and enforce the requirements of this Ordinance.

PLANT MATERIALS shall mean trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

PLAT shall mean a map showing the location, boundaries, and legal description of individual properties.

POLICY shall mean a statement or document of the City, such as the comprehensive plan, that forms the basis for enacting legislation or making decisions.

PORTABLE OUTDOOR STORAGE shall mean storage which does not take place within a building and typically includes the use of land/sea containers which are normally stored in the open and used for shipping purposes on large cargo ships, freight trains, and/or semi-trailer trucks.

POSTAL STATION shall mean a commercial business which conducts the retail sale of stationery products, provides packaging and mail services (both U.S. Postal and private service), and provides mailboxes for lease.

POULTRY shall mean domestic fowl, chickens, ducks, geese, and similar fowl, but specifically excluding turkeys and guinea fowl.

PRESCHOOL shall mean an early childhood program which provides primarily educational services, where children do not nap and where children are not served a meal.

PREMISES shall mean a tract of land, consisting of one lot or irregular tract, or more than one lot or irregular tract, provided such lots or tracts are under common ownership, contiguous, and used as a single tract. A building or land within a prescribed area.

PRIMARY ZONE shall mean a zoning classification which can stand alone as a classification of a parcel of property.

PRINCIPAL PERMITTED USE shall mean that use of a zoning lot which is among the uses allowed as a matter of right under the zoning classification.

PROHIBITED USE shall mean any use of land, other than non-conforming, which is not listed as a permitted use or conditional use within a zoning district.

PROMOTIONAL DEVICE shall mean any sign intended to be displayed either with or without a frame, with or without characters, letters, illustrations, or other material, on a fabric of any kind. National flags, flags of political subdivisions, or symbolic flags of any institutions or business shall be considered a promotional device for the purpose of this definition. Banners, pennants, inflatable characters, streamers, or fringe-type ribbons or piping shall be considered as a promotional device.

PROPORTION shall mean a balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

PROTECTED ZONE shall mean all lands that fall outside the buildable areas of a parcel, all areas of a parcel required to remain in open space, and/or all areas required as landscaping strips according to the provisions of the Zoning Regulation.

PUBLIC FACILITY shall mean any building, location, or structure, owned by a public entity such as a library, fire station, school, park, and other similar facilities and uses.

PUBLIC SERVICES/USE shall mean a specified activity or area that either through actual public ownership or through dedication of easements allows the general public access and use.

PUBLIC UTILITY shall mean any business which furnishes the general public telephone service, telegraph service, electricity, natural gas, water and sewer, or any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the state or federal government.

PUBLIC WATER SUPPLY shall mean a water supply system designed to provide public piped water fit for human consumption, if such system has at least 15 service connections or regularly serves at least twenty-five individuals. This definition shall include: (1) Any collection, treatment, storage, or distribution facilities under the control of the operator of such system and used primarily in connection with such system; and (2) Any collection or pretreatment storage facilities not under such control which are used primarily in the connection with such system.

Section 5.28 MH Heavy Manufacturing District

5.28.01 Intent. This zone provides for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner.

5.28.02 Permitted Uses:

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Car wash.
5. Combination display store, office, warehouse, and fabrication shop for

- electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
6. Commercial Kennels
 7. Dry cleaning, laundry, and dying plants.
 8. Feed and seed store.
 9. Garages for the storage of automobiles.
 10. Garden supply including nursery stock.
 11. Gasoline stations.
 12. Governmental services – administrative facilities.
 13. Governmental services – maintenance and service facilities.
 14. Greenhouses, commercial; nursery stock sales yards.
 15. Heavy auto repair services.
 16. Highway maintenance yards or buildings.
 17. Junk yards, auto parts salvage and auto wrecking yards when such operations are obscured from any street or from any adjacent property in another zone by a sturdy, sight obscuring fence in good repair, and under the condition that any burning operations be carried on in any enclosed structure provided with such super-heating devices designed to assure complete combustion as may be approved by the Building Inspector.
 18. Laboratories.
 19. Light auto repair services.
 20. Light manufacturing; assembly, fabrication, and processing of products inside an enclosed building, except hazardous or combustible materials.
 21. Manufacture and assembly of electrical and electronic appliances.
 22. Manufacture of light sheet metal products including heating and ventilation equipment.
 23. Manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities.
 24. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
 25. Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components.
 26. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
 27. Marine sales and services but excluding the storage or salvage of boats.
 28. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
 29. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
 30. **Pipeline Transfer Facility**
 31. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may

- the use obstruct the circulation of traffic within the zoning lot.
- D. Containers may not encroach into a drainage way or required landscaped area.
 - E. No container may open into a required side or rear yard if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
- 32. Printing services when mechanical operation is not visible from a street.
 - 33. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
 - 34. Radio and television stations, except transmission towers over 35 feet high.
 - 35. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair, or administrative facilities.
 - 36. Recycling Collection and processing facilities, both public and private. (*Ord. No. 4053, Oct 5, 2021*)
 - 37. Stone and monument work.
 - 38. Temporary recycling plant for concrete, asphalt, or paving materials not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
 - 39. Temporary batch plants, not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
 - 40. Truck wash.
 - 41. Trucking terminals containing in excess of four loading or transfer bays.
 - 42. Veterinary Services, including livestock.
 - 43. Warehouses and storage of non-hazardous goods, provided storage is inside building.
 - 44. Yards for the sale, transfer, and temporary holding of livestock. (*Ord. No. 3840, Feb.8, 2016*)

5.28.02 Conditional Uses:

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.11.
- 2. Commercial/Utility grade SCS, subject to Section 8.07 (*Ord. No. 4055, Oct 5, 2021*)
- 3. Communication Towers meeting the requirements as set forth in Section 8.05.
- 4. Meat packing, slaughtering, eviscerating, and skinning.
- 5. Permanent batch plants for concrete, asphalt, or paving material.
- 6. Permanent recycling plant for concrete, asphalt, or paving material. (*Ord. No. 4027, March 2, 2021*).
- 7. Poultry killing, plucking, and dressing when such operations are such size as to employ in excess

- of 3 persons.
8. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with that efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
 9. Rendering of by-products of slaughtering and killing of animals or poultry.
 10. Self-service storage facilities provided they meet the following restrictions:
 - A. Lot Standards: All space limits as specified in the MH Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
 - D. Storage Restrictions: All storage on the site must be within enclosed buildings. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:

Parking: Two parking spaces shall be provided at the rental office of 1.5 parking spaces per employee, whichever is greater.

Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
 - F. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required buffer yards.
 - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
(*Ord. No. 4216, June 2, 2026*)
 11. Special and vocational educational and training facilities.
 12. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
 13. The bulk storage of flammable or noxious gasses above or below ground.

5.28.04 Specifically Excluded Uses:

1. The following uses are hereby declared incompatible with the purpose of the MH Zone and are hereby expressly excluded:
 - A. Any use which cannot meet the performance standards set forth herein.
 - B. Dwellings except caretaker and watchmen quarters as set forth in the provisions of the MH Zone.
 - C. Schools and colleges, except trade schools.
 - D. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted.
 - E. Motels, hotels and mobile home parks.
 - F. Churches, synagogues, chapels, and similar places of religious worship and instruction.

5.28.05 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Residential and small wind energy systems, subject to Section 8.10.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.28.06 Space Limits:

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 50 percent.

5.28.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9
5. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
6. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
7. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
8. Performance standards shall conform to Section 8.08 of the Supplemental Regulations.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends APPROVAL of the amendment as presented

PLANNING COMMISSION RECOMMENDATION:

Under Review