

Passed - 7-25-23
effective - 8-9-23

ORDINANCE NO. 9935

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Section 36-68 B-2 General Business Zone; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication in pamphlet form and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Section 36-68 B-2 General Business Zone, of Grand Island City Code are hereby amended to read as follows:

36-68 (B-2) General Business Zone

Intent. The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

- A. *Permitted Principal Uses.* The following principal uses are permitted in the (B-2) General Business Zoning District.
1. Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
 2. Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
 3. Agencies as found in the Zoning Matrix [Attachment A hereto]
 4. Dwelling units
 5. Board and lodging houses, fraternity and sorority houses
 6. Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
 7. Public parks and recreational areas
 8. Country clubs
 9. Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
 10. Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
 11. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
 12. Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a

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landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties

13. Public and quasi-public buildings for cultural use
14. Railway right-of-way but not including railway yards or facilities
15. Nonprofit community buildings and social welfare establishments
16. Hospitals, nursing homes, convalescent or rest homes
17. Radio and television stations (no antennae), private clubs and meeting halls
18. Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
19. Preschools, nursery schools, day care centers, children's homes, and similar facilities
20. Group Care Home with less than eight (8) individuals
21. Elderly Home, Assisted Living
22. Stores and shops for the conduct of wholesale business, including sale of used merchandise
23. Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
24. Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
25. Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
26. Parking Lots
27. Other uses as indicated in the Zoning Matrix [Attachment A hereto]

B. Conditional Uses. The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

1. Recycling business
2. Towers
3. Other uses as indicated in the Zoning Matrix [Attachment A hereto]

C. Permitted Accessory Uses.

1. Building and uses accessory to the permitted principal use.

D. Space Limitations.

Uses			Minimum Setbacks					
			A	B	C	D		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted	3,000	30	10	0 ¹	0 ²	10	100%	55 ³

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Uses								
Conditional Uses	3,000	30	10	0 ¹	0 ²	10	100%	55 ³

¹ No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

² No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

³ Maximum building height may be increased by 1 foot for every 4 feet of additional set back from the required minimum setbacks for a maximum building height of 160 feet. For example, 40 feet of additional setback from the required minimum setbacks would result in a maximum building height of 65 feet.

E. Miscellaneous Provisions.

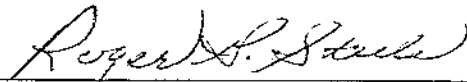
1. Supplementary regulations shall be complied with as defined herein.
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

SECTION 2. Section 36-68 B-2 General Business Zone as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

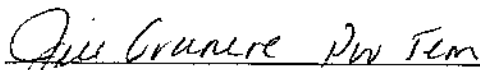
SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication in pamphlet form within 15 days according to law.

Enacted: July 25, 2023



 Roger G. Steele, Mayor

Attest:



 RaNae Edwards, City Clerk