

ORDINANCE NO. 9966

An ordinance to amend Chapter 36 of the Grand Island City Code specifically, to amend Section 36-64.1 R-3SL Medium Density Small Lot Residential 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. 36-64.1 R-3SL Medium Density Small Lot Residential Zone, of Grand Island City Code are hereby amended to read as follows:

36-64.1 (R-3SL) Medium Density-Small Lot Residential Zone

Intent. To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zoned is intended to provide market flexibility regarding lot size and housing configuration.

1. *Permitted Principal Uses.* The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.
 1. Dwelling units
 2. Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
 3. Public parks and recreational areas
 4. Country clubs as defined herein
 5. Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
 6. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
 7. 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 landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.
 8. Public and quasi-public buildings for cultural use

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9. Railway right-of-way, but not including railway yards or facilities
10. Off street parking lots for residents and guests
2. 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 (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.
 1. Nonprofit community buildings and social welfare establishments other than those providing living accommodations
 2. Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
 3. Preschools, nursery schools, day care centers, children's homes, and similar facilities
 4. Towers
 5. Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
 6. All other Conditional Uses indicated as conditional within the Zoning Matrix [[Attachment A hereto](#)]
3. Permitted Accessory Uses.
 1. Customary home occupations
 2. Buildings and uses accessory to the permitted principal use

4. Space Limitations

Uses				Minimum Setbacks					
				A	B	C	D		
	Minimum Parcel Area (feet)	Minimum Lot Area per Dwelling Unit	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 Uses	3,000	3,000	35	20*	15	5	10	50%	35
Conditional Uses	3,000	3,000	35	20*	15	5	10	50%	35
Attached Single Family or Duplex Dwelling Units- (3 or more attached buildings)	2100	2100	34 exterior 24 interior	20*	15	10 exterior lot	10 exterior lot	50%	35

5. Miscellaneous Provisions.

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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.
3. Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.
4. Sideyard setback for attached single family **or duplex** dwellings shall be reduced to 0 feet on all lots with contiguous attached units.

SECTION 2. Section 36-64.1 R-3SL Medium Density Small Lot Residential 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: March 12, 2023


Roger G. Steele, Mayor

Attest:


Jill Granere, City Clerk

