

ORDINANCE NO. 676

AN ORDINANCE AMENDING ORDINANCE NO. 627, INCREASING THE ALLOWABLE LOT AREA IN R-2 RESIDENTIAL DISTRICT, AMENDING SECTION 503.06 OF THE ZONING ORDINANCE OF THE CITY OF GOTHENBURG, NEBRASKA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, DAWSON COUNTY, NEBRASKA AS FOLLOWS:

Section 1. A copy of section 503.06, of the Zoning Ordinance of the City of Gothenburg, Dawson County, Nebraska, Ordinance no. 627 is attached hereto marked as Exhibit "A" and incorporated herein by this reference as though fully set forth.

Section 2. Section 503.06 of the Zoning Ordinance of the City of Gothenburg, Dawson County, Nebraska, Ordinance No. 627 is hereby amended to read as follows:

503.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum lot requirements within the R-2 Residential District shall be a follows:

	<u>Lot Area</u> <u>(sq. ft.)</u>	<u>Lot</u> <u>Width</u>	<u>Req'd</u> <u>Front</u> <u>Yard</u>	<u>Req'd</u> <u>Side</u> <u>Yard</u>	<u>Req'd</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Dwelling, Single- Family	7,500	50'	25'	10'	Smaller of 30' or 20% of depth	35'
Dwelling, Two-Family/ Duplex	5,250 per family	35' per family	25'	10'	Smaller of 30' or 20% of depth	35'
Dwelling Multi- Family	2,625 per family	70'	25'	10' ¹	Smaller of 30' or 20% of depth	45'
Other Permitted Uses	7,500	50'	25'	10' ¹	Smaller of 30' of 20% of depth	35'

Buildings and structures exceeding one-story shall provide an additional 5 foot setback for every 10 feet of building height above the first story

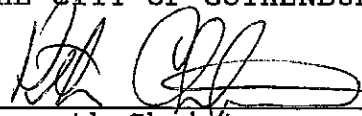
Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect from and after its passage, approval and publication, according to law.

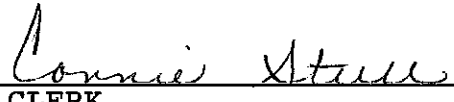
PASSED AND APPROVED THIS 1st DAY OF July, 1997.

THE CITY OF GOTHENBURG

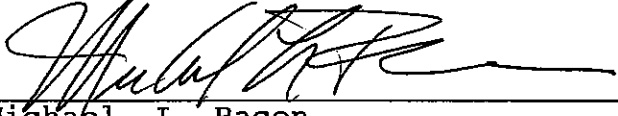
BY


Kenneth Christensen, ACTING MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


Michael, L. Bacon
CITY ATTORNEY

503.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum lot requirements within the R-2 Residential District shall be as follows:

	<u>Lot Area</u> (sq. ft.)	<u>Lot</u> <u>Width</u>	<u>Req'd</u> <u>Front</u> <u>Yard</u>	<u>Req'd</u> <u>Side</u> <u>Yard</u>	<u>Req'd</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Dwelling, Single- Family	8,000'	50'	25'	10'	Smaller of 30' or 20% of depth	35'
Dwelling, Two-Family/ Duplex	5,000 per family	35' per family	25'	10'	Smaller of 30' or 20% of depth	35'
Dwelling, Multi- Family	2,500 per family	70'	25'	10' ¹	Smaller of 30' or 20% of depth	45'
Other Permitted Uses	8,000'	50"	25'	10' ¹	Smaller of 30' or 20% of depth	35'

¹Buildings and structures exceeding one-story shall provide an additional 5 foot setback for every 10 feet of building height above the first story

503.07 MAXIMUM LOT COVERAGE: 30 percent

504. R-3 RESIDENTIAL DISTRICT

504.01 INTENT: This district is intended to provide mixed residential uses with a gross density of five dwelling units or more per acre.

504.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single-family dwellings.
2. Two-family, duplex dwellings.
3. Multi-family dwellings/townhouses.
4. Mobile homes.
5. Manufactured homes which comply with the provisions of Article 619.