ORDINANCE NO. 2014-24

AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE, CHAPTER 90, ARTICLE V BUSINESS AND COMMERCIAL DISTRICTS, DIVISION 3 B-3 NEIGHBORHOOD COMMERCIAL DISTRICTS, BY ADDING SECTION 90-432 PERMITTED CONDITIONAL USES; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City of Wayne, Nebraska:

Section 1.   That the Planning Commission held a public hearing on April 7, 2014, regarding this amendment and recommended no changes be made at this time.

Section 2. That Chapter 90, Article V Business and Commercial Districts, Division 3. B-3 Neighborhood Commercial District, be amended by adding Section 90-432 Permitted Conditional Uses to the Wayne Municipal Code:

Sec. 90-432. Permitted conditional uses

A building or premises in a B-3 district may be used for the following in conformance with the prescribed conditions:

1. For a multi-family dwelling.
    1. The maximum number of sleeping rooms shall not exceed one per 500 square feet of lot area.
    2. The front of the building facing the street shall include one of the following:
        a. A door and eight (8) percent of the surface area covered with windows.
        b. Ten (10) percent of the surface area covered with windows.
    3. The primary means of egress for any dwelling unit shall not exit into a side yard unless the door is at least 30 feet from the property line it is facing.
    4. The primary means of egress must exit onto a covered stoop or deck.
    5. Twenty (20) percent of the lot must be maintained as landscaping which is not paved or used for parking.

Section 3   Any other ordinance or section passed and approved prior to the passage, approval, and publication of this ordinance and in conflict with its provisions is repealed.

Section 4   This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED this 19th day of August, 2014.

                                                    THE CITY OF WAYNE, NEBRASKA,

                                                    By_____
                                                                    Mayor

ATTEST:

_____
City Clerk