

**ORDINANCE NO. 2015-6**

**AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE CHAPTER 90, ARTICLE IV RESIDENTIAL DISTRICTS, DIVISION 6 – R-5 RESIDENTIAL DISTRICT, SECTION 90-318 HEIGHT AND AREA REGULATIONS; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.**

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

Section 1. The Planning Commission held a public hearing on January 5, 2015, and recommended amending Section 90-318 Height and Area Regulations of the Wayne Municipal Code, with the “Findings of Fact” being:

1. Staff’s recommendation; and
2. Consistency with the Comprehensive Plan and the current and future land use maps.

Section 2. That Chapter 90, Article IV, Section 90-318 of the Wayne Municipal Code is hereby amended as follows:

**Sec. 90-318 Height and Area Regulations**

The maximum height and minimum area regulations for an R-5 district shall be as follows:

1. General requirements:

| <b>Area Regulations</b>       | <b>Dwelling, Multiple Single-Family</b>           | <b>Dwelling, Two-Family</b>            | <b>Other Permitted Uses</b>  |
|-------------------------------|---|--|------------------------------|
| Lot Area (in sq. feet)        | <del>5,000</del> <b>500 375 per sleeping room</b> | <del>2,500</del> <b>000</b> per family | 5,000                        |
| Lot Width (in feet)           | 40  | <del>40</del> <b>20</b> per family     | 40                           |
| Required Front Yard (in feet) | 15  | 15                                     | 15                           |
| Required Side Yard (in feet)  | 5   | 5 if party wall                        | 5                            |
| Required Rear Yard (in feet)  | Smaller of 20' or 20% of lot                      | Smaller of 20' or 20% of lot           | Smaller of 20' or 20% of lot |
| Height (in feet)              | 35  | 35                                     | 35                           |

2. The height of all structures shall be in conformance with the airport zoning regulations.
3. There shall be a minimum lot width of 50 feet for all corner lots.
4. Adjustments to the front yard may be made in accordance with the provisions of section 90-709.

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 All Ordinances or parts of Ordinances in conflict herewith are repealed.

Section 4. This Ordinance shall be in full force and effect after its passage, approval, and publication as provided by law

PASSED AND APPROVED this 17<sup>th</sup> day of February, 2015.

THE CITY OF WAYNE, NEBRASKA

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk