

ORDINANCE NO. 2021-10

AN ORDINANCE TO AMEND WAYNE MUNICIPAL CODE TITLE XV LAND USAGE, CHAPTER 152 ZONING, SECTION 152.064 — R-4 RESIDENTIAL DISTRICT, SUBSECTION (D) PERMITTED CONDITIONAL USES; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES AND 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 May 3, 2021, regarding a request to consider amending the zoning text, specifically the R-4 Residential District, Section 152.064 (D) Permitted Conditional Uses, and have recommended approval thereof subject to the “Findings of Fact” being consistency with the Comprehensive Plan and staff’s recommendation.

Section 2. That Title XV Land Usage, Chapter 152 Zoning, Section 152.064 – R-4 Residential District, Subsection (D) Permitted Conditional Uses of the Municipal Code of Wayne, is hereby amended as follows:

§ 152.064 R-4 RESIDENTIAL DISTRICT.

(D) Permitted conditional uses.

(1) A building or premises in an R-4 District may be used for the following in conformance with the conditions prescribed in this section:

(a) For a bed and breakfast guest home:

1. Parking as required in § 152.139 of this chapter;
2. Signs as required in § 152.142 of this chapter;
3. A maximum of four rooms or suites of rooms are made available for use as transient lodging; and
4. The remainder of the dwelling shall be used and occupied full time, year-round as a residence by the host family.

(b) For a domestic shelter, the maximum number of occupants shall not exceed one person per 750 square feet of lot area.

(2) Exceptions, in accordance with §§ 152.195 through 152.202 of this chapter, are:

(a) Child care centers; ~~and~~

(b) Accessory structures exceeding 3,000 square feet, but not to exceed 4,000 square feet or 7% of the total lot area; **and**

(c) Electrical distribution substations, gas regulator stations, communication equipment buildings, public service pumping stations and/or elevated pressure tanks.

Section 3. Any other ordinance or parts of ordinance in conflict herewith are repealed.

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

PASSED AND APPROVED this 15th day of June, 2021.

THE CITY OF WAYNE, NEBRASKA

By _____
Mayor

ATTEST:

City Clerk