

**ORDINANCE NO. 2024-1**

**AN ORDINANCE AMENDING TITLE XV LAND USAGE, CHAPTER 152 ZONING, SECTION 152.082 B-3 NEIGHBORHOOD COMMERCIAL DISTRICT (H) MINIMUM YARD REQUIREMENTS; 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 February 5, 2024, regarding a request by the Wayne Community Redevelopment Authority to consider amending the zoning text, specifically Section 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood Commercial District and have recommended approval thereof subject to the “Finding of Fact” being staff’s recommendation.

Section 1. That Title XV, Chapter 152, Section 152.082 of the Wayne Municipal Code is hereby amended to read as follows:

**152.082 B-3 Neighborhood Commercial District**

(H) *Minimum yard requirements.*

(1) *Front yard.* **The minimum front yard shall be 15 feet.**

~~(a) In a B-3 District, there shall be a minimum front yard of not less than a depth of 80 feet from the centerline of a federal aid primary designated street or highway or 15 feet from the property line, whichever is greater.~~

~~(b) On all other streets or highways, there shall be a minimum front yard of not less than a depth of 15 feet from the property line.~~

**(e a)** These yard requirements shall apply to any yard abutting a federal aid-primary designated street or highway regardless of the lot being an interior or corner lot.

(2) *Rear yard.* The minimum rear yard abutting an R District shall be ten feet.

(3) *Side yard.* The minimum side yard abutting an R District shall be ten feet.

(4) *Distance between structures.* The minimum distance between a residential or other principal structure and another structure shall be ten feet.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby amended and repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2024.

THE CITY OF WAYNE, NEBRASKA

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

ATTEST:

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