

ORDINANCE NO. ____ (Accessory Building Size Amendment)

AN ORDINANCE AMENDING ARTICLE 7 "SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS", SECTIONS 706 "ACCESSORY BUILDINGS", SECTION 706 (e) "TOTAL LOT AREA", OF THE FORT CALHOUN, NEBRASKA ZONING REGULATIONS TO IMPROVE REGULATIONS RELATED TO ACCESSORY BUILDINGS.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA

Section 1. Article 7 "Supplemental Site Development Regulations", of the Fort Calhoun, Nebraska, Zoning Regulations is amended to allow the following:

Article 706: Accessory Buildings

Section 706(e) includes the following language:

(c) Total Lot Area: With the exception of a detached garage, the total of all accessory buildings shall not exceed 1.5% of total lot area within a TA, R-1, R-2, R-3, MH, or UC district. The maximum size of a detached garage for a single-family or duplex residential structure in the R-1,R-2,R-3, MH and UC Districts shall not exceed the larger of 900 square feet for lots less than one acre in size and 1200 square for lots exceeding one acre in size. A detached garage may exceed these maximums subject to approval of a Conditional Use Permit and other requirements of this section.

Section 2. That any other ordinance or section passed and approved prior to the passage, approval, and publication or posting of this ordinance and in conflict with its provisions is hereby repealed.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 _____, 2010.

CITY OF FORT CALHOUN,
WASHINGTON COUNTY, NEBRASKA

Paul L. Oestmann, Mayor

(SEAL)

Attest:

Linda Welsher, City Clerk

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT A REVISIONS TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF FORT CALHOUN, NEBRASKA, AS REQUIRED BY ARTICLE 9, CHAPTER 19 OF THE REVISED STATUTES OF NEBRASKA AS AMENDED; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

The Mayor and City Council of the City of Fort Calhoun, Nebraska, do hereby find and determine that revisions to the comprehensive development plan prepared and submitted by its consultant, The Schemmer Associates, of Omaha, Nebraska, and dated July 6, 2010, was submitted to the Fort Calhoun Planning Commission; and that a public hearing concerning the adoption of the revisions to the plan was held on the 6th day of July, 2010, pursuant to published and posted notice; and that the Fort Calhoun Planning Commission has favorably recommended to this governing body that it adopt the said revisions to the plan, POPULARLY REFERRED TO AS "The Fort Calhoun Land Use Plan" by ordinance; and the Mayor and City Council of this city do further hereby find and determine that on the 19th day of July, 2010, the plan was heard in a public hearing before this governing body, published notice having been given as by law required; and that it is in the best interest of this City that said revisions to the comprehensive development plan be adopted as the Future Land Use Map attached hereto and incorporated herein by reference as if fully set forth; NOW, THEREFORE:

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA:

1. That the revisions to the comprehensive development plan prepared and submitted by The Schemmer Associates, dated July 6, 2010 and referred to as "The Fort Calhoun Land Use Plan Revisions" should be, and the same hereby adopted as revisions to the official Comprehensive Development Plan of this City, as was adopted on the 6th day of July 2010 as per the Future Land Use Map attached hereto and incorporated herein by reference as if fully set forth.
2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
3. This ordinance shall be in force and take effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____ 2010

Paul L. Oestmann, Mayor

ATTEST:

Linda Welsher, CMC, City Clerk