

Holdrege - Preface

CHAPTER 11: MUNICIPAL PLANNING / ARTICLE 2: DISTRICT REGULATIONS / § 11-209 C-3 DISTRICT; SERVICE COMMERCIAL DISTRICT.

§ 11-209 C-3 DISTRICT; SERVICE COMMERCIAL DISTRICT.

(A) This district is composed of certain land and structures used primarily to provide retailing and personal service of many kinds, including those uses permitted in the C-2 Districts, plus activities not basically conducted within an enclosed structure, such as used car lots. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for providing service to the people of the area, and to prohibit activities of an industrial nature. To these ends, development is primarily limited to all types of retailing and personal services, plus those uses permitted in any residential district. The regulations are designed to permit development of the enumerated functions limited by standards designed to retain a favorable environment for the proper functioning of the district; plus certain public facilities which are needed to serve the occupants of the district.

(B) The following regulations shall apply to all C-3 Districts.

(1) *Uses permitted outright.* The following uses and their accessory uses are permitted outright in a C-3 District:

- (a) Automobile, boat, truck or trailer storage, sales repair and rental;
- (b) Automobile laundry;
- (c) Automobile service station;
- (d) Business, technical or trade school;
- (e) Catering establishment;
- (f) Blueprinting, photostatting or other reproduction process;
- (g) Bookbindery;
- (h) Building materials, retail outlet only;
- (i) Commercial amusements, if conducted wholly within an enclosed building;

Holdrege - Preface

- premises;
- (j) Custom manufacturing of goods for retail sale on the
 - (k) Electric power generator, transformer station or substation;
 - (l) Farm machinery sales;
 - (m) Fuel oil storage and distribution with underground tanks;
 - (n) Laboratory;
 - (o) Motel;
 - (p) Newspaper or printing establishment;
 - (q) Public garage, including automobile repairing, and incidental automobile body and fender work, painting and upholstering, if conducted completely within an enclosed building;
 - (r) Restaurant;
 - (s) Storage building for household goods;
 - (t) Telephone exchange;
 - (u) Tire shop, including incidental recapping;
 - (v) Plumbing, sign painting, upholstering, cabinet or carpenter
- shop;
- (w) Utility station or substation;
 - (x) Veterinary office or animal hospital;
 - (y) Children's day care center;
 - (z) Adult day care and/or adult day health care facilities;
 - (aa) Sign painting shop; and
 - (bb) Other similar uses, but not including a use first listed in the
- I-1 District.

(2) *Conditional uses permitted.* The following uses are permitted in the C-3 District when authorized in accordance with the requirements of this chapter governing conditional uses:

- (a) Dwellings; provided, they shall be governed by the

Holdrege - Preface

requirements for the R-2 Residential District;

(b) New building materials sales and storage; and

(c) Drive-in theater.

(3) *Signs.* All signs shall be in conformance with the regulations provided herein and with the provisions of § 11-514 of this chapter.

(4) *Lot size.* The lot size in a C-3 District shall be as follows:

(a) Lots used for dwelling purposes shall be governed by the requirements as specified for R-2 Districts.

(b) The minimum lot area for non-residential uses shall be 5,000 square feet.

(c) The minimum lot width at the front building line shall be 50 feet.

(d) The minimum lot depth shall be 100 feet.

(5) *Setback requirements.* In a C-3 District, the yards shall be as follows.

(a) The minimum yard dimensions of the residential district shall apply on the sides of a lot abutting a residential district.

(b) The front yard shall be a minimum of 25 feet for all yards abutting a street.

(c) There shall be no side yard requirement for non-residential uses, except as provided above; provided further that, corner lots shall have a minimum yard of 25 feet for all yards abutting a street.

(6) *Height of buildings.* In a C-3 District within 100 feet of a residential district, no structure shall exceed 40 in height, and in no case shall such structure exceed 60 feet.

(7) *Lot coverage.* In a C-3 District, business buildings shall not occupy more than 50% of the lot area.

(8) *Limitations on use.* In a C-3 District, the following conditions and limitations shall apply.

(a) All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be

Holdrege - Preface

conducted wholly within an enclosed building unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.

(b) Openings to structures on sides adjacent to or across a street from a residential district shall be prohibited if such access or opening will cause glare, excessive noise or other adverse effects on residential properties.

(c) Motor vehicle, boat or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape areas.

(9) *Fence regulations.* All fences, walls and hedges shall be in conformance with the regulations provided herein and with the provisions of § 11-515 of this chapter.

(2005 Code, § 11-209)

Holdrege - Preface

CHAPTER 11: MUNICIPAL PLANNING / ARTICLE 5: SUPPLEMENTARY PROVISIONS / § 11-515 FENCES, WALLS AND HEDGES.

§ 11-515 FENCES, WALLS AND HEDGES.

(A) Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard; provided that, no fence, wall or hedge along the sides or front edge of any front yard shall not exceed the height of three feet. Although side yards abutting streets will be allowed to construct a fence four feet in height and must be of open construction, (chainlink, split rail or other similar material). Fence must be approved by the Building Official. The fence will be allowed to be placed on the lot lines. A permit is required before any fence can be constructed.

(B) No fence shall be constructed closer to the street than the front property line. If sidewalk is located within the front yard, no fence shall be closer than six inches to the sidewalk.

(C) Permitted types of fences shall include split rail, chain link, vinyl and wood. Pallets and other materials not specifically designed or intended for fence construction are not permitted for use as fence building material. No component of a fence located in a yard abutting a street shall exceed four feet in height. No structural member of any fence shall exceed 36 inches in area, as measured using the horizontal cross-section.

(D) No fence shall be constructed which will constitute a traffic hazard as identified in the sight triangle of a corner lot as identified in § 11-510 of this article or obstruct the view of alley access or egress.

(E) No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.

(F) No fence within residential districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six feet.

(G) All fences shall conform to the construction standards of the Building Code and other ordinances.

(H) In commercial and industrial districts, maximum height of fences shall be six feet. Except, when industry standards for certain types of businesses require fences

Holdrege - Preface

of greater heights, the Zoning Administrator, at his or her discretion, may allow greater heights.

(I) All fences or parts thereof which are solid shall be constructed so that all posts, braces, stringers and all other structural members faced to the interior of the lot or parcel being fenced.

(2005 Code, § 11-515) (Ord. 2358, passed 9-17-2013; Ord. 2393, passed 3-7-2017)