

## ORDINANCE NO. 1166

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS", SECTION 5.10 R50 TWO-FAMILY RESIDENTIAL DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; TO REPEAL ORDINANCES IN CONFLICT; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Amendment to Zoning Ordinance. On November 12, 2024, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.10 of the zoning ordinance to remove "hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions" from permitted uses and to add "hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions" to permitted conditional uses and reported a recommendation of approval to the City Council. On November 19, 2024, the City Council held a public hearing on said proposed amendment to the zoning ordinance and found and determined that said proposed change to the zoning ordinance is advisable, in the best interests of the City, and consistent with the Comprehensive Plan. The City Council further found and determined that public hearings were duly held and notices given. Therefore, the City Council hereby approves said proposed amendment to the zoning ordinance as set forth in this Ordinance.

Section 2. Amendment to Zoning Ordinance. Pursuant to Section 11.01 of the Springfield Zoning Ordinance, Section 5.10 is hereby amended to read as follows:

### Section 5.10 R50 Two-Family Residential District

#### B. *Permitted Uses*

1. Single-family dwellings
2. Two-family dwellings
3. Public and parochial schools
4. Universities and colleges
5. Churches, seminary and convent, including residences for pastors, teachers, and students
6. Publicly owned and operated parks, forest preserves, playgrounds, fire stations, community centers, libraries, and auditoriums
- ~~7. Hospitals, sanatoriums, rest homes, nursing homes, convalescent homes, or other similar institutions~~
7. Townhouses
8. Home occupations, subject to Section 8.07 of these regulations.

#### C. *Permitted Conditional Uses*

1. Planned Development Districts
2. Fraternity and sorority houses associated with a college
3. Public utility and services uses, substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, garages, towers, or similar public service uses
4. Modified residential use (mobile home park)
5. Signs
6. Satellite dish antennas that conform to the supplementary regulations of this Ordinance

7. Child care home
8. Bed and Breakfast
9. Hospitals, nursing homes, rest homes, sanatoriums, convalescent homes, or other similar institutions

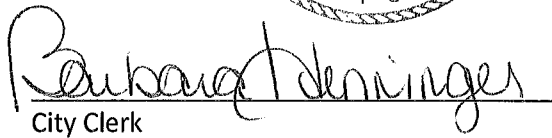
Section 3. Repeal Ordinances in Conflict. All other ordinances in conflict are hereby repealed.

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

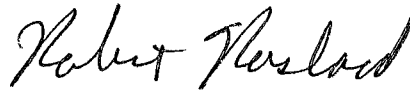
PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF NOVEMBER, 2024.

(SEAL)

Attest:

  
City Clerk





Mayor