

ORDINANCE NO. 1170

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS", SECTION 5.21 "HCO HIGHWAY CORRIDOR OVERLAY DISTRICT" OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA TO ADD TOW SERVICE/YARD TO THE LIST OF PERMITTED AND PERMITTED CONDITIONAL USES NOT ALLOWED WITHIN THE HCO DISTRICT; 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 December 10, 2024, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.21 of the zoning ordinance adding Tow Service/Yard to the list of permitted and permitted conditional uses not allowed within the Highway Corridor Overlay District and reported a recommendation of approval to the City Council. On December 17, 2024, the City Council held a public hearing on said proposed amendment to the zoning ordinance and found and determined that said proposed amendment 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 5.21 is hereby amended to add the following:

5.21 HCO Highway Corridor Overlay District

D. Permitted and Conditional Permitted Uses:

All permitted and special permitted principal uses contained in the underlying base zoning district are allowed in the HCO District, except for the following and location of specific uses is determined by the current land use plan and zoning map.

- (1) livestock sales
- (2) large alternative energy production devices
- (3) recycling processing
- (4) construction batch plants
- (5) landfills
- (6) self-service car wash operations that constitute the primary use
- (7) hazardous waste storage, as a primary use
- (8) mobile home parks
- (9) mobile home sales
- (10) pawn shops
- (11) salvage or junk yard operations and transfer stations, as a primary use
- (12) tow lots, as a primary use

- (13) extraction and processing of rock, gravel, sand, clay and dirt
- (14) licensed recreational vehicle storage – out of doors
- (15) unlicensed recreational vehicle storage – out of doors
- (16) concrete recycling and distribution plant
- (17) truck and freight terminals
- (18) contractor yards
- (19) Alternative Energy Production
- (20) Tow Service/Yards

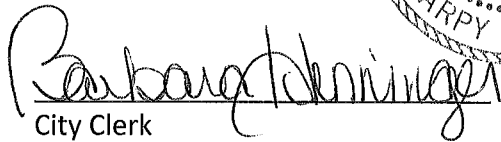
Section 3. Repeal Ordinances in Conflict. All other ordinances in conflict are hereby repealed.

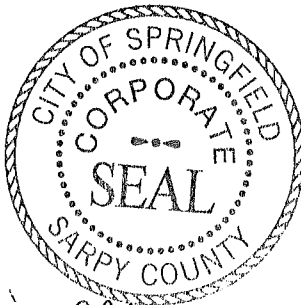
Section 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.


PASSED AND APPROVED THIS 17TH DAY OF DECEMBER, 2024.

(SEAL)

Attest:


City Clerk





Mayor.