

ORDINANCE NO. 1222

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS," SECTION 5.18 BP BUSINESS PARK 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 June 9, 2026, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.18 of the zoning ordinance to amend the list of permitted uses and permitted conditional uses and reported a recommendation of approval to the City Council. On July 7, 2026, 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 5.18 is hereby amended to read as follows:

Section 5.18 BP Business Park District

A. *Intent:* The purpose of this district is to allow commercial and business park uses and uses providing all public facilities and supporting facilities to locate in areas along major corridors where infrastructure allows for such development and where such uses will complement the adjacent uses. This district is also intended to allow for a combination of office, commercial, business park developments, as well as ancillary light industrial uses such as warehouse and distribution facilities or limited activities such as testing, fabrication, manufacturing, and assembly of materials when incorporated into a master planned site, and other uses within the area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the City of Springfield. Such Business Park Zoning District shall require a rezoning inclusion of the HCO Highway Corridor Overlay District in which such aesthetic, architectural and other standards are prescribed. Such uses may require additional zoning to PUD District.

B. *Permitted Uses:*

The following principal uses are permitted in the BP District.

1. Business services including: attorneys, banks, insurance, real estate offices, postal stations, credit services, security brokers, dealers and exchange, title abstracting, finance services and investment services.
2. Child care center.

3. Museum, art gallery.
4. Publicly owned and operated facilities.
5. Public overhead and underground local distribution utilities.
6. Secondary education facilities.
7. ~~Data Centers.~~

C. *Permitted Conditional Uses:*

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the BP District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Public utility substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar uses.
2. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, or other similar institutions, philanthropic institutions.
3. Brew Pubs
4. Coffee Kiosks
5. Micro-breweries when in conjunction with a restaurant.
6. Automated Teller Machines when not within the interior of a primary use
7. Hotels and Motels
8. Convenience store with limited fuel sales.
9. Office complexes and corporate campuses including those with (1) ancillary warehouse and distribution facilities and limited activities such as testing, fabrication, manufacturing, and assembly of materials when incorporated into a master planned site or (2) limited support retail or commercial activities such as restaurants, cafes, coffee shops, and similar service-retail businesses as part of a planned mixed-use development.

~~Outdoor Storage Containers, limited to two containers per business and subject to Section 8.18.~~

D. *Accessory Uses*

The following accessory uses are permitted in the BP District:

1. Buildings and uses customarily incidental to the principal uses
2. Parking lots, of-street, public, and private

E. *Temporary Uses*

Such uses require a permit from the city and shall be valid for only a specific amount of time as indicated on said permit.

1. Temporary structures as needed for sidewalk and other outdoor sales events.
2. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
3. Temporary structure for festivals or commercial events.
4. Temporary food service or merchandise sale from vehicles or trailers on private or public parking lots subject to provisions of Municipal Code.

F. *Height and Area Requirements*

The height and minimum lot requirements shall be:

	<u>Lot</u> <u>Area</u>	<u>Front</u> <u>Yard</u>	<u>Side</u> <u>Yard</u>	<u>Side</u> <u>Street</u> <u>Yard</u>	<u>Rear</u> <u>Yard</u>	<u>Maximum</u> <u>Height</u>
Permitted Uses	10,000 sq. ft.	25'	0'-25' ¹	25'	15'	45'-125' ²

¹ 25 feet side yard when abutting a lot with residential use.

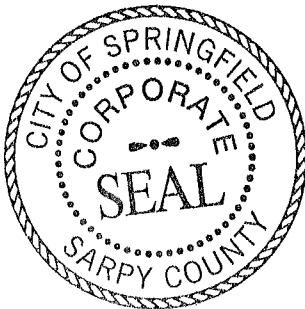
² Maximum height may be increased above the 45' limit to a maximum height of 125'; provided that for each foot of incremental height above 45' the required horizontal setback shall be increased by an increment of one foot for the portion of the building or structure above 45'. For example, if the proposed building height is 100', the incremental horizontal setback would be an additional 55'. The foregoing incremental horizontal setback is only applicable to the portion of a building or structure which exceeds 45' in height and would not preclude a building or structure which is 45' or less in height from being situated within such incremental horizontal setback. (Ordinance No. 1003 4/2/19)

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

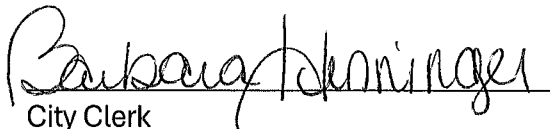
Section 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 7TH DAY OF JULY 2026.

(SEAL)



Attest:


City Clerk



Mayor