

ORDINANCE NO. 1223

AN ORDINANCE TO AMEND ARTICLE 5 "ZONING DISTRICTS," SECTION 5.19 LI LIGHT INDUSTRIAL 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 5.19 of the zoning ordinance to amend the list of permitted uses and height and area requirements 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 5.19 is hereby amended to read as follows:

Section 5.19 LI Light Industrial District

- A. *Intent.* Provide standards for areas suitable for commercial and industrial uses to provide for employment opportunities which shall meet and conform with environmental specifications as to pollution and nuisance free performance.
- B. *Permitted Uses*
1. Assembly of metal products
 2. Dying and cleaning establishments
 3. Farm and industrial equipment sales establishments
 4. Laboratories
 5. Manufacture and assembly of electrical and electronic appliances
 6. Assembly, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials
 7. Production of light sheet metal products, including heating and ventilation equipment
 8. Machine shops or other metal working
 9. Printing and publishing businesses
 10. Stone and monument works
 11. Storage of farm and agricultural products
 12. Truck and freight terminals
 13. Public local distribution and main transmission utilities

14. Warehouses and wholesale businesses
15. Agricultural farms, truck gardens, greenhouses, plant nurseries, orchards, grain storage facilities, and the usual agricultural farm buildings and structures
16. Highway maintenance buildings
17. Distribution centers
18. Animal hospitals
19. Automotive sales, rental and service within an enclosed building
20. Data centers

C. *Permitted Conditional Uses*

1. Public utility main transmission lines, including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses
2. Concrete products manufacture
3. Farm and industrial equipment manufacture
4. Fertilizer storage or processing
5. Fuel storage
6. Acetylene gas manufacturing or storage
7. Cement, lime, gypsum, or plaster-of-paris manufacture
8. Fireworks or explosives manufacture
9. Gunpowder manufacture or storage
10. Boiler works
11. Burlap manufacture
12. Coal and coke yards
13. Bakery products manufacture
14. Feed and forage plants
15. Grain mill products manufacture
16. Meat products manufacture
17. Manufacture, fabrication, or treatment of sheet metal or shaped metal products including such industries as farm machinery, farm equipment, construction materials and machinery, heating, ventilating, plumbing equipment, and household appliances
18. Fabrication, manufacture and treatment of lumber or wood products
19. Alfalfa dehydrating plants
20. Oil, rubber, or leather goods manufacture
21. Outdoor signs or devices for advertising, display, announcements, notices, or property identifications
22. Satellite dish antennas that conform with the supplementary regulations of this Ordinance
23. Auction Houses that warehouse sale items and sell said items within the auction facility and/or outside of the auction facility, but on the premises
24. Sexually Oriented Businesses in accordance with Section 8.17 of these regulations.
25. Outdoor Storage Containers, not limited in quantity but subject to Section 8.18
26. Storage of Fireworks.

27. Building materials and fuel yards.
28. Contractor yards.
29. Highway maintenance yards.
30. Fixed plants for processing stone, gravel or clay.
31. Licensed Recreational Vehicle Storage – Out of Doors and/or Within an Enclosed Building.
32. Unlicensed Recreational Vehicle Storage – Out of Doors and/or Within an Enclosed Building.
33. Self-storage facility, enclosed.

D. *Accessory Uses*

The following accessory uses are permitted in the LI Light Industrial District:

1. Uses customarily incidental to the principal uses
2. Off-street parking lots, service area, storage areas, and access roads

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. Firework sales subject to provisions of Municipal Code.
5. 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'	*	25'	15'	45'-125'

*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.

G. *Performance Standards (as per Section 8.11 of these Regulations)*

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.

Robert Kosland

Mayor

(SEAL)



Attest:

Barbara Henninger

City Clerk