

**ORDINANCE NO. 515-2014**

**AN ORDINANCE OF THE VILLAGE OF KENESAW, NEBRASKA, ADOPTING REVISED ZONING REGULATIONS FOR THE VILLAGE; PROVIDING FOR EXCEPTIONS TO COUNTY REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND PROVIDING FOR EFFECTIVE DATE.**

BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF KENESAW, NEBRASKA, THAT:

WHEREAS, the Village Board of Trustees has determined that certain changes to the Zoning Regulations adopted by the Village of Kenesaw are appropriate to reflect the needs and wants of Village Citizens;

AND WHEREAS, the Adams County Planning and Zoning Commission conducted a public hearing on the following regulations on December 1, 2014;

AND WHEREAS, the Village Board of Trustees conducted a public hearing on said regulations on December 9, 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF KENESAW, NEBRASKA, THAT:

SECTION 1. ARTICLE 4 of the Kenesaw Zoning Regulations of Kenesaw, Nebraska, shall be amended by addition of the following language:

**A. SECTION 411 URBAN RESIDENTIAL (R-2):**

**411.09 MINIMUM YARD REQUIREMENTS.** The minimum yards or setbacks of any building from a property line or street right-of-way line shall have the amended change (Refer to Section 502 of this Resolution/Ordinance for required modifications to minimum yard and setback regarding eaves, cornice overhangs, awnings, balconies and the like):

3. Rear Yard – Twenty (20) percent of the lot depth, but not more than thirty (30) feet, provided that where any use permitted in this district other than a single family detached or attached dwelling unit or two-family dwelling unit abuts a residentially zoned lot to the rear, the minimum rear yard shall be thirty (30) feet.

The minimum rear yard for accessory buildings associated with a residential use shall be twenty (20) percent of the lot depth, but not more than thirty (30) feet, except where a rear lot line abuts an alley it shall be twenty (20) percent of the lot depth, but not more than twenty (20) feet, except that the minimum rear yard for any detached accessory buildings associated with residential uses, which are in compliance with the requirements or Paragraphs A, B, and C immediately below, shall be three (3) feet:

A. Accessory buildings shall not be developed on any recorded easement.

B. The total accessory building or buildings shall not cover more than thirty (30) percent of the rear lot area, as defined in Section 303.121 of this Resolution/Ordinance.

C. The maximum height of any accessory building within such reduced rear yard shall be limited to twelve (12) feet, measured to the highest point of the roof.

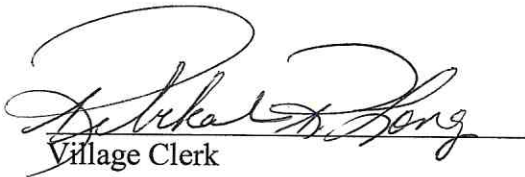
SECTION 2. Any other ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 3. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED on December 9, 2014.

  
Chairman

ATTEST:

  
Village Clerk