

**ORDINANCE NO. 2009-24**

AN ORDINANCE TO AMEND SECTION §5.07.06 HEIGHT AND LOT REQUIREMENTS OF THE ZONING REGULATIONS FOR THE CITY OF HICKMAN HEIGHT AND LOT REQUIREMENTS FOR REAR YARD IN MEDIUM DENSITY RESIDENTIAL (R-2) FROM THIRTY (30) FEET TO TWENTY-FIVE (25) FEET AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF HICKMAN, NEBRASKA;

Section 1. That Section §5.07.06 of the Zoning Ordinance of the City of Hickman, be amended to read as follows:

*5.07.06 Height & Lot Requirements: The height and minimum lot requirements shall be as follows:*

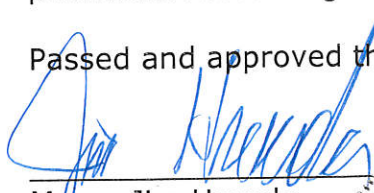
USE	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max Height (feet)	Max Lot Coverage
Single Family Detached Residential (existing development)	5,000	50	25	6	25 (3)	35	30%
Single Family Detached Residential (future development)	7,200	70	30	10	30 25 (3)	35	30%
Single Family Attached Residential (per unit)	3,750	18 (6)	25	10 (4) (5)	35 (3)	35	30%
Two Family Residential	10,000	75	25	6 (4)	25 (3)	35	30%
Other Permitted Uses	10,000	75	25	10	35 (3)	35	30%
Conditional Uses	10,000	75	25	10	35 (3)	35	30%
Accessory Uses	-	-	50	6	5	17	10% (2)

1. Side yard setback shall be seven feet for single story structures and eight feet for taller structures
2. The total lot coverage shall not exceed 35 percent.
3. See Section 4.09.07 of this Ordinance.
4. On Corner Lots the following criteria apply to setbacks. In existing developed areas, the Street Side Yard setback may conform to existing setbacks of existing structures along that street. In new developments, the Street Side Yard setback shall be equal to the Front Yard setback.
5. The side yard along the common wall, only, shall be 0 feet. The common wall shall be along the adjoining lot line.
6. The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum 35 feet.

Section 2. That original Section 5.07.06 of the Zoning Regulations for The City of Hickman, Nebraska is hereby repealed.

Section 3. This ordinance will be in full force and effect from and after its passage and publication according to law.

Passed and approved this 10<sup>th</sup> day of November 2009.



Mayor Jim Hrouda

(SEAL)



Attest:

  
Deputy Clerk Kelly M. Oelke