

ZONING DISTRICT REGULATIONS

4 ARTICLE FOUR

ZONING DISTRICT REGULATIONS

401 Purpose

Article Four presents the Zoning District Regulations. Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

402 Establishment of Districts

The following base districts and overlay districts are hereby established. Table 4-1 displays the purposes of these districts.

BASE ZONING DISTRICTS	DISTRICT NAMES
AG	Agricultural District
RR	Rural Residential District
R-1	Low-Density Residential District
R-2	Urban Family Residential District
R-3	Multiple-Family Residential District
MH	Mobile Home Residential District
LC	Limited Commercial/Office District
CC	Community Commercial District
DC	Downtown Commercial District
GC	General Commercial District
LI	Limited Industrial District
GI	General Industrial District
OVERLAY DISTRICTS	
MU	Mixed Use District
PUD	Planned Unit Development District

403 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. The Mixed Use and Public Use Districts may stand alone as a base district.

404 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 4-2, and shall represent a progression from the AG Agricultural District as the least intensive to the GI General Industrial District as the most intensive. The Overlay Districts shall not be included in this reference.

ZONING DISTRICT REGULATIONS

405 Development Regulations

For each Zoning District: Purposes are set forth in Table 4-1; Uses permitted are set forth in Table 4-2; Development Regulations are set forth in Tables 4-2 and Site Development Regulations are presented in Table 4-3.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Table 4-2.

406 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Regulations shall be shown on the Zoning Map maintained by the City Clerk. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with these Regulations. Said Zoning Map shall be prominently displayed in the council chambers and/or an area accessible to the public at Chadron City Hall.

b. Changes to the Zoning Map

The Zoning Map may be changed from time to time by ordinance, following the procedure set forth by Article Twelve. Such changes shall be reflected on the Zoning Map. The City Clerk shall keep a complete record of all changes to the Zoning Map.

407 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundary.
- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- d. The City Council shall determine any other uncertainty regarding district boundaries not covered in this section.

408 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

ZONING DISTRICT REGULATIONS

Table 4-1 Purposes of Zoning Districts

Symbol	Title	Purpose
AG	Agricultural District	The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Chadron extra-territorial jurisdiction. In addition, land included in the Urban Reserve in the Comprehensive Development Plan should be retained in the AG district to prevent premature or inappropriate development.
RR	Rural Residential	This district provides for the rural residential use of land, accommodating very low and low density residential environments. The district's regulations assure that density is developed consistent with: land use policies of the Chadron Comprehensive Plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices. The district also accommodates developments that merge urban living with rural life.
R-1	Low-Density Residential	This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on relatively large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Urban Family Residential	This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings on small to moderately sized lots and low-density, duplex, and townhouse development. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
Symbol	Title	Purpose
R-3	Multiple-Family Residential	This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some non-residential uses such as offices through a special permit procedure, to permit the development of mixed use neighborhoods.

ZONING DISTRICT REGULATIONS

MH	Mobile Home Residential	This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
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LC	Limited Commercial/Office	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
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CC	Community Commercial	This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC District. CC Districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial subcenters.
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DC	Downtown Commercial District	This district is intended to provide appropriate development regulations for Downtown Chadron. Mixed uses are encouraged within the DC District. The grouping of uses is designed to strengthen the town center’s role as a center for trade, service, and civic life.
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Symbol	Title	Purpose
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GC	General Commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.
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LI	Limited Industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
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ZONING DISTRICT REGULATIONS

GI	General Industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.
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ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Agricultural Uses													
Horticulture	P	P											602
Crop Production	P	P											602
Type I Animal Production	P	S											602
Type II Animal Production	S												
Type III Animal Production	S												
Livestock Sales	S											P	
Residential Uses													
Single-Family Detached	P	P	P	P	P	P	P	P	P	S			603a
Single-Family Attached	P	P	S	P	P	P	P	P	P	S			603b
Duplex	p	P		P	P		P						
Two-Family	P	P		P	P			P	P				603d
Townhouse				P	P		P						603c
Multiple-Family					P		P		P				
Downtown Residential									P				
Group Residential	P	P		P	P		S						
Mobile Home Park						S							603e
Mobile Home Subdivision						S							603f
Manufactured Housing Residential	P	P	P	P	P	P	P	P	P	S			
Retirement Residential			S	P	P		S		S				

P=Uses Permitted by Right S=Uses Permitted by Special Permit Blank=Use Not Permitted

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Civic Uses													

ZONING DISTRICT REGULATIONS

Administration	S	S	S	S	S	S	P	P	P	P	P	P	
Cemetery	P	S	S	S	S								
Clubs	S	S	S	S	S	S	S	P	P	P			604a
College/Univ	P	S	S	S	S	S	P	P	P	P			
Convalescent Services	S	S		S	S	S	P	P					
Cultural Services	P	S	S	S	P	P	P	P	P	P	P		
Day Care (Ltd)	P	P	P	P	P	P	P	P	P	S	S		604b
Day Care (Gen)	P	S	S	S	P	S	P	P	P	S	S		604b
Detention Facilities	S								S	S	S		
Emergency Residential	P	P	P	P	P	P	P	P	P	S	S		
Group Care Facility	S				S	S	S	S	S	S			604c
Group Home	S	S	S	S	P	P	P	P	P	P			604c
Guidance Services					S		P	P	P	P	P	P	
Hospitals					S		S	S	S	S	S		604d
Health Care	S	S		S	S		P	P	P	P	P	P	604d
Maintenance Facilities	S	S								P	P	P	
Park and Rec	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities							P	P	P	P	P	P	
Primary Education	S	P	P	P	P	P	P	P	P	S			604e
Public Assembly							S	S	P	P			
Religious Assembly	P	P	P	P	P	P	P	P	P	P	S		604e
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ	S	S	S	S	S	S	S	S	S	S			
Utilities	S	S	S	S	S	S	S	P	P	P	P	P	

P=Uses Permitted by Right

S=Uses Permitted by Special Permit

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Office Uses													
General Offices	S				S		P	P	P	P	P	P	
Financial Services	S				S		P	P	P	P	P	P	
Medical Offices				S	S		P	P	P	P	P	S	
Commercial Uses													
Ag Sales/Service	S							S	S	P	P	P	
Auto Rental/Sales								S	P	P			
Auto Services							S	S	P	P	P	P	605a,b
Body Repair								S	S	P	P	P	605a
Equip Rental/Sales									S	P	P	P	
Equipment Repair										P	P	P	605a
Bed and Breakfast	S	S	S	S	S		P	P	P	P			
Business Support Services							P	P	P	P	P	P	
Business/Trade School								P	P	P	P		
Campground	P									S			605d
Cocktail Lounge								P	P	P			
Commercial Rec (Indoor)	S						S	P	P	P	P		
Commercial Rec (Outdoor)	S									P	P	P	
Communication Service							S	P	P	P	P	P	
Construction Sale/Service								S	S	P	P	P	
Consumer Service							P	P	P	P	P		
Convenience Storage	S					S		S		S	P	P	605e

P=Uses Permitted by Right

S=Uses Permitted by Special Permit

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Commercial Uses													
Food Sales (Limited)							P	P	P	P			
Food Sales (Convenience)							S	P	P	P			
Funeral Service					S		P	P	P	P			
Gaming Facility								P	P	P			
Kennels	P	S								S	P		
Laundry Services									S	P	P	P	
Liquor Sales								P	P	P			
Lodging								P	P	P	S		
Personal Improvement							P	P	P	P	P	P	
Personal Services							P	P	P	P	P	P	
Pet Services	S						P	P	P	P			
Research Services	P						P	P	P	P	P	P	
Restaurants (Drive-in)	P						S	P	S	P	S	S	
Restaurants (General)	P						P	P	P	P	S	S	
Retail Services (General)							P	P	P	P			
Retail Services (Limited)							P	P	P	P			
Restricted Business													
Stables	P	S								S			
Surplus Sales	S								P	P	P	P	
Trade Services								S	S	P	P	P	
Vehicle Storage (Long-term)										S	P	P	
eh. Storage (Short-term)	P									P	P	P	605c
Veterinary Services	S	S					S	S	S	P	P	P	

P=Uses Permitted by Right

S=Uses Permitted by Special Permit

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Parking Uses													
Off-Street Parking								S	P	P	P	P	
Parking Structure								S	P	S	P	P	
Industrial Uses													
Agricultural Industry	S										S	S	607
Construction Yards										S	P	P	
Custom Manufacturing								S	P	P	P	P	607
Light Industry											P	P	607
General Industry												P	607
Heavy Industry												S	607
Recycling Collection								S	S	P	P	P	
Recycling Processing											P	P	
Resource Extraction	S											S	606a
Salvage Services												S	606b
Warehousing (Enclosed)									S	S	P	P	
Warehousing (Open)											S	P	
Transportation Uses													
Aviation	P											P	
Railroad Facilities	S								S	S	P	P	
Truck Terminal										S	S	P	
Transportation Terminal	S						S	P	P	P	P	P	

P=Uses Permitted by Right

S=Uses Permitted by Special Permit

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-2 Permitted Uses by Zoning Districts

Miscellaneous Uses	AG	RR	R-1	R-2	R-3	MH	LC	CC	DC	GC	LI	GI	Addl Reg
Alternative Energy Production Devices	S	S	S	S	S	S		S	S		S	S	
Amateur Radio Tower	P	P	P	P	P	P	P	P	P	P	P	P	
Broadcasting Tower	S	S	S	S	S	S	S	S	S	S	S	S	
Construction Batch Plant											S	P	
Landfill (Non-Putrescible)													
Landfill (Putrescible)													
WECS	S	S	S	S	S	S		S	S		S	S	
Note: Provisions of Sections 608 through 613 apply to all these types													

P=Uses Permitted by Right

S=Uses Permitted by Special Permit

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-3: Summary of Site Development Regulations

Regulator	AG	RR	R-1	R-2	R-3*
Minimum Lot Area (square feet)	2.5 Acres	1 Acre (Note 1)*	8,000	(Note 3)	(Note 5)
Minimum Lot Width (feet)	150	75	75	60 (1-family) 75 (duplex) (Note 4)	60 (1-family) 75 (duplex, multi-family) (Note 4)
Site Area per Housing Unit (square feet) by type of residential					
Single-Family	2.5 Acres	1 Acre	8,000	6,000	6,000
Two-family, duplex				4,000	3,000
Townhouse or Multi-family up to 4 units				3,000	2,000
Multi-family with 5 or more units					
2 or more bedrooms					1,000
0-1 bedrooms					700
Minimum Yards (feet)					
Front Yard	50	30	30	25	20
Street Side Yard	25	20	20	15	15
Interior Side Yard	15	15	10% of lot width	10% of lot width	10% of lot width
Rear Yard	50	25	20	20	20
Maximum Height (feet)	35 (Note 6)	35	35	35	60
Maximum Building Coverage	NA	25%	35%	40%	50%
Maximum Impervious Coverage	NA	35%	50%	60%	70%
Floor Area Ratio	NA	NA	NA	NA	NA

- Notes Accompanying This Table Appear on Page 4-16 -

ZONING DISTRICT REGULATIONS

Table 4-3 Summary of Site Development Regulations

Regulator	MH	LC*	CC*	DC	GC*
Minimum Lot Area (square feet)	See Regulations set forth in Section 603(f)	8,000	8,000	None	8,000
Minimum Lot Width (feet)		70	70	NA	70
Site Area per Housing Unit (square feet)		Same as R-3	NA	500	NA
Minimum Yards (feet)					
Front Yard		15	15	0	10 (Note 7)
Street Side Yard		15	15	0	10
Interior Side Yard		10	0	0	0
Rear Yard		20	0	0	0
Maximum Height (feet)		35	45	No Limit	No Limit
Maximum Building Coverage		50%	60%	100%	80%
Maximum Impervious Coverage		70%	80%	100%	90%
Maximum Floor Area Ratio		1.00	1.00	3.00	1.00

* Uses in the R-3, LC, CC, GC, LI, and GI Districts are subject to landscape and screening provisions contained in Article 8

- Notes Accompanying This Table Appear on Page 4-16 -

ZONING DISTRICT REGULATIONS

Table 4-3 Summary of Site Development Regulations

Regulator	LI*	GI*
Minimum Lot Area (square feet)	8,000	8,000
Minimum Lot Width (feet)	70	70
Site Area per Housing Unit (square feet)	NA	NA
Minimum Yards (feet)		
Front Yard	15 (Note 7)	15 (Note 7)
Street Side Yard	(Note 7)	(Note 7)
Interior Side Yard	10	10
Rear Yard	10	10
Maximum Height (feet)	None	None
Maximum Building Coverage	70%	85%
Maximum Impervious Coverage	90%	100%
Floor Area Ratio	1.0	2.0

* Uses in the R-3, LC, CC, GC, LI, and GI Districts are subject to landscape and screening provisions contained in Article 8

- Notes Accompanying This Table Appear on Page 4-16 -

ZONING DISTRICT REGULATIONS

Notes to Preceding Pages: Table 4-3

Note 1:

The Comprehensive Plan of the City of Chadron includes a Land Development Policy regarding rural residential subdivision and development. Rural Residential uses situated within one of the designated rural development areas of the Comprehensive Plan may occur on minimum lot sizes below 1.0 acres, if such development is approved by the City as designed in conformance with the Comprehensive Plan, to ensure compatible installation of infrastructure and sanitary waste collection systems in the future.

Note 2:

See Section 603 for supplemental regulations governing single-family attached and townhouse residential use types.

Note 3:

6,000 square feet for single-family lots; 4,000 square feet per dwelling for duplex residential buildings; 3,000 square feet per dwelling for townhouse residential units.

Note 4:

See Section 603 for supplemental regulations regarding modifications of lot width for townhouse residential use type.

Note 5:

6,000 square feet for single-family lots; 3,000 square feet per dwelling unit for two-unit residential buildings; 2,000 square feet per unit for three-, or four-unit residential buildings; 1,000 additional square feet for each additional unit over four units. Density of multi-family residential may exceed this maximum, subject to approval of a Special Use Permit by the City Council, with the recommendation of the Planning Commission.

Note 6:

Height limit for residential structures. 65 feet for other permitted uses.

Note 7:

On streets designated as part of the Chadron's ISTEA-eligible System outside of the DC District, front yard setbacks shall be the greater of the required setback of the district or 50 feet from the center line of the street or highway.