

# City of Minden

P.O. Box 239, 325 N. Colorado  
Minden, Nebraska 68959

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## ORDINANCE NO. 1280

AN ORDINANCE TO AMEND CHAPTER 94, ARTICLE III, OF THE MUNICIPAL CODE OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTION 94-69, AS THE SAME RELATES TO C1 CENTRAL COMMERCIAL DISTRICT USE REGULATIONS WITHIN THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA.

Section 1. That Section 94-69 be amended in the Municipal Code of the City of Minden, Kearney County, Nebraska, to read as follows:

### **Section 94-69. C1 Central Commercial District Use Regulations.**

(a) *Permitted uses.* In the C1 central commercial district, the following buildings and uses are permitted

- (1) Any use permitted in the R1 residential district.
- (2) Automotive sales and service, such as filling or service stations, commercial garages, enclosed salesrooms, and enclosed buildings for vehicle repair.
- (3) Business service, such as banks, office buildings, and postal stations.
- (4) Clothing services, such as laundry agencies, self-service laundries, dressmaking, millinery, shoe repair and dry cleaning and pressing establishments and using only cleaning materials safe from fire hazards.
- (5) Equipment service, such as radio shops, electric appliance shops, record shops.
- (6) Personal service, such as barber shops, beauty salons, reducing salons, and photographic studios.
- (7) Retail sales, such as food markets, drugstores, haberdashers, stationers, newsdealers, apparel shops, showrooms, and flower shops.
- (8) Food service, such as eating and drinking establishments.
- (9) Service establishments and wholesale trade conducted completely within an enclosed building.
- (10) Transportation terminals.
- (11) Warehouse buildings and commercial storage.
- (12) Hotels and motels.

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(13) The upper levels above street level of a building may be used for multiple dwellings. No more than 35% of the street level may be used for residential space if there are dwellings on the upper levels.

(14) Accessory or secondary buildings, structures or uses, subordinate and customarily incidental to and located in the same lot with any of the foregoing principal uses, provided that no person who is not a resident of the premises shall be employed in such accessory or secondary use thereof.

(b) *Height and area requirements.* The required height and area regulations in the C1 central commercial district are as follows:

### Maximum Building Height

Stories	3
Feet	45

### Minimum Lot Requirements for new family dwelling structures

	Single-family	Two-family
Area (square feet)	7,920	9,240
Lot frontage (feet)	<u>66</u>	<u>66</u>
Front yard depth	<u>25</u>	<u>25</u>
Rear yard depth	30	30
Total side yard width	12	12
One side yard width	6	6

Source: Code 1982, SS 15-206.01, 15-206.02; Ord. No. 1131, SS 1, 1-15-07; Ord No. 1280, 05/15/2023.

Section 2. That any other ordinance or section 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 be known as Ordinance No. 1280 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 15<sup>th</sup> day of May, 2023.

/s/ Larry Evans  
Larry Evans, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk  
(SEAL)