

# City of Minden

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

phone 308.832.1820  
fax 308.832.1949  
www.MindenNebraska.org



## ORDINANCE NO. 1307

AN ORDINANCE TO AMEND CHAPTER 94, ARTICLE III, OF THE MUNICIPAL CODE OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, BY AMENDING SECTIONS 94-66, 94-67, AND 94-68 AS THE SAME RELATES TO ZONING DISTRICTS; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MINDEN, NEBRASKA:

Section 1. That Section 94-66 be amended in the Municipal Code of the City of Minden, Kearney County, Nebraska, to read as follows:

### Section 94-66. – R1 residential district use regulations.

(a) *Permitted uses.* In the R1 residential district the following buildings and uses are permitted:

- (1) Residences, including single-family residences and two-family residences, but not including multiple dwellings, hotels, tourist accommodations, trailer parks or boardinghouses and lodginghouses. A boardinghouse or lodginghouse is a house in which two or more persons pay for their room and meals and such persons are not members of the immediate family of the owner or tenant of the house.
- (2) Churches, Sunday schools, and other places of worship.
- (3) Public and parochial schools.
- (4) Public buildings, libraries, and publicly owned parks, playgrounds and community centers.
- (5) Child day care centers licensed by the state department of social services, private clubs, private lodges, private social and recreational buildings and grounds for games, sports, and camping, including publicly or privately operated playgrounds, open to the public without charge.
- (6) Hospitals or sanitariums and charitable institutions.
- (7) Telephone exchanges, static transformer stations and public utility, water or gas installations, but such uses shall be permitted only if there is no yard for service or storage and no garage.
- (8) 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 R1 residential district are as follows:

#### Maximum Building Height

Stories		3
Feet		45

#### Minimum Lot Requirements

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	Single-family	Two-family	Undersized Lot
Area (square feet)	7,920	9,600	4,500
Lot frontage (feet)	<u>66</u>	80	45
Front yard depth	<u>25</u>	<u>25</u>	25
Rear yard depth	30	30	20
Total side yard width	12	12	10
One side yard width	6	6	5

Section 2. That Section 94-67 be amended in the Municipal Code of the City of Minden, Kearney County, Nebraska, to read as follows:

### Section 94-67. – R2 residential district use regulations.

- (a) *Permitted uses.* In the R2 residential district the following buildings and uses are permitted:
- (1) Residences, including single-family residences, two-family residences and multiple dwellings, but not including hotels or tourist accommodations. Multiple dwellings shall include apartment houses, row houses, and other residential structures providing permanent living accommodations for three or more families.
  - (2) Boardinghouses and lodginghouses not primarily for transient guests and not intended as tourist accommodations.
  - (3) Churches, Sunday schools and other places of worship.
  - (4) Public and parochial schools.
  - (5) Public buildings, libraries, publicly owned parks, playgrounds, community centers and child day care centers licensed by the state department of social services.
  - (6) Private clubs, private lodges, private social and recreational buildings and grounds for games, sports and camping, including publicly or privately operated playgrounds open to the public without charge.
  - (7) Hospitals or sanitariums and charitable institutions.
  - (8) Telephone exchanges, static transformer stations and public utility, water or gas installations, but such uses shall be permitted only if there is no yard for service or storage and no garage.
  - (9) 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.
  - (11) Video rental stores by special use permit only, which special use permit shall expire at the end of the two years from its issuance, at which time the owner may apply for another two-year special use permit.



(b) *Height and area requirements.* The required height and area regulations in the R2 residential district are as follows:

*Maximum Building Height*

Stories			3
Feet			45

*Minimum Lot Requirements*

	Single-family	Two-family	Multifamily	Undersized Lots
Area (square feet)	7,920	9,600	12,000	4500
Lot frontage (feet)	<u>66</u>	80	100	45
Front yard depth	<u>25</u>	<u>25</u>	<u>25</u>	25
Rear yard depth	30	30	30	20
Total side yard width	12	12	12	10
One side yard width	6	6	6	5

Section 3. That Section 94-68 be amended in the Municipal Code of the City of Minden, Kearney County, Nebraska, to read as follows:

**Section 94-68. – R3 residential district use regulations.**

(a) *Permitted uses.* In the R3 residential district the following buildings and uses are permitted:

- (1) Single-family residences.
- (2) Churches, Sunday schools, and other places of worship.
- (3) Public and parochial schools.
- (4) Public buildings, libraries and publicly owned parks, playgrounds and community centers.
- (5) Private clubs, private lodges, private social and recreational buildings and grounds for games, sports and camping, including publicly or privately operated playgrounds open to the public without charge.
- (6) Hospitals or sanitariums and charitable institutions.
- (7) Telephone exchanges, static transformer stations and public utility, water or gas installations, but such uses shall be permitted only if there is no yard for service or storage and no garage.
- (8) Accessory 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.

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(b) *Height and area regulations.* The required height and area regulations in the R3 residential district are as follows:

### Maximum Building Height

Stories		2
Feet		30

### Minimum Lot Requirements

	Single-family	Mobile home	Undersized Lot
Area (square feet)	7,920	5,280	4500
Lot frontage (feet)	<u>66</u>	<u>44</u>	45
Front yard depth	<u>25</u>	<u>25</u>	25
Rear yard depth	30	<u>25</u>	20
Total side yard width	12	8	10
One side yard width	6	4	5

Section 4. 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 5. This ordinance shall be known as Ordinance No. 1307 and shall be in full force and effect from and after its passage, approval and publication according to law.

Passed and approved this 15th day of September, 2025.

/s/ Larry Evans  
Larry Evans, Mayor

ATTEST:

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