

Agenda Packet

NORFOLK PLANNING COMMISSION

Tuesday, April 08, 2014
7:30 a.m.

Created 4/2/2014 2:08 PM

**NOTICE OF MEETING
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Tuesday, April 08, 2014, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

The Planning Commission reserves the right to adjourn into executive session as per Section 84-1410 of the Nebraska Revised Statutes.

An agenda for such meeting, kept continually current, is available at the Norfolk Fire Division, 701 Koenigstein, Norfolk, Nebraska during normal business hours.

The Planning Commission shall have the right to modify the agenda to include items of an emergency nature under agenda item #3 at the public meeting, Section 84-1411 Revised Statutes of Nebraska.

AGENDA

NORFOLK PLANNING COMMISSION

April 08, 2014

CALL TO ORDER

1. 7:30 a.m. Call meeting to order Chair Snodgrass, presiding.
2. Roll call.
3. Proof of Publication and informing public of location of Open Meetings Act.
4. Action on agenda and notice of the April 8, 2014 meeting.
5. Action on minutes of the March 18, 2014 regular meeting/public hearing.

CURRENT BUSINESS

6. Discussion and action on the request by Lyman-Richey Corporation for a Conditional Use Permit for mining sand and gravel at Coolidge Avenue and Victory Road. The public hearing on this application was held March 18, 2014.

PUBLIC HEARINGS

7. Public hearing at the request of Roger and Sharon Schulz for a Conditional Use Permit for a caretaker of a facility at 3402 N. 1st Street.
8. Public hearing to amend section 6-52 of the official city code to adopt the 2011 national electrical code; to amend section 6-71 to add "installer" to the list of types of licenses required in order to do electrical work; to amend section 6-76 to require a homeowner to live in his or her house at the time he or she does their own electrical work to their house; to amend section 6-78 to make a clarification with regard to electrical contractors; to amend section 6-79 to delete unnecessary language related to registration periods.
9. Public hearing to consider the feasibility of amending the present comprehensive plan at 3205-3301 Koenigstein Avenue from rural residential to high density residential at the request of Mejstrik Properties, LLC.
10. Public hearing at the request of Mejstrik Properties, LLC for a zoning change from C-3 (Service Commercial District) to R-3 (Multiple Residential District) at 3205-3301 Koenigstein Avenue.

OTHER BUSINESS

11. Open topics on any concerns the Commission has towards current and future planning for the City.



right at home.

701 Koenigstein Ave
Norfolk, NE 68701
P402-844-2050 F402-644-8748
www.ci.norfolk.ne.us/planningzoning

12. No action can be taken on matters discussed.

CONDITIONAL PERMIT
RESOLUTION NO. 2014PC-1

WHEREAS, Lyman-Richey Corporation has filed an application for a Conditional Use Permit seeking a permit for mining sand and gravel on property which is legally described as follows:

The NW1/4 of the NE1/4 of Section 2, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska

AND

The SW1/4 of the SE1/4 of Section 35, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska

AND

Tract 1:

The South Half of the Southeast Quarter of the Southeast Quarter of Section 35, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska;

AND

The East Half of the Northeast Quarter of Section 2, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;

AND

The West Half of the Northwest Quarter of Section 1, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;

EXCEPT

That part of the South Half of the East Half of the Northeast Quarter of Section 2; and the South Half of the West Half of the Northeast Quarter of Section 1, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, lying South of the center line of the Elkhorn River;

EXCEPT

A tract of land lying wholly in the Northwest Quarter of Section 1, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of said Section 1; thence proceeding West along the section line of said Section 1 on an assumed bearing of North 90° West, 915.00 feet; thence South 00°28'40" West, 968.51 feet; thence North 84°53'20" East, 919.34 feet; thence North 00°28'40" East, 886.66 feet to the point of beginning.

WHEREAS, the property described above is presently included in Zoning District A; and

WHEREAS, the Norfolk Planning Commission conducted a public hearing on March 18, 2014 receiving input and data from Lyman-Richey Corporation and the general public concerning the Conditional Use Permit; and

NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Norfolk Planning Commission of the City of Norfolk, Nebraska that Lyman-Richey Corporation, is hereby granted a Conditional Use Permit for the purpose of mining sand and gravel on the property described above subject to the following terms and conditions:

- (1) Lyman-Richey Corporation must conform to the floodplain requirements as outlined in the Norfolk City Code;
- (2) A) Lyman-Richey Corporation shall provide the City Engineer with a grading map showing existing conditions. The map shall be in enough detail so that existing conditions can be replicated from the map. The information shall include X, Y, and Z elevations on at least a grid of 100 feet by 100 feet and at any other points required to show special features. The plan shall provide detailed benchmark information tied into the benchmark used by FEMA to develop the floodplain maps. The information shall be depicted on a plan to a scale so that the information is readily legible. The information shall also be depicted in grid format, contour format and cross-section format;
B) Lyman-Richey Corporation shall also provide proposed final grades on the map depicting the existing contours and final cross-sections outside the water's edge;
- (3) Lyman-Richey Corporation shall identify the location of their Stormwater Pollution Prevention Plan (SWPPP), proposed vehicle and equipment storage areas, on-site fuel storage, type and quantity, proposed structures, proposed erosion and sediment controls, , including retention and sediment basins during extraction to prevent a change in the character runoff onto adjacent land. Lyman-Richey Corporation shall provide the City Engineer and Prevention Bureau with a copy of their letter of authorization to discharge and any other required National Pollution Discharge Elimination System (NPDES) permits;
- (4) Topsoil shall be collected and stored for redistribution on the site at the termination of the operation as shown in 2(A) above. Topsoil stockpiles shall be graded and seeded in a timely manner for the purpose of erosion control.
- (5) Excavation and pile height shall be conducted in such a way as not to constitute a hazard to any person, or to the adjoining property. All cuts and fill shall be constructed with a slope not greater than three to one (3-1);
- (6) Within nine (9) months after the completion of extraction on any portion of the site, the topography and soils shall be restored and stabilized, and the land shall be graded, seeded, or sodded so as to prevent erosion and siltation, and to protect the health, safety, and general welfare of the public. Prior to seeding or sodding, a grading map showing final contours should be provided to the City Engineer for review for compliance with proposed final grade contours and flood plain regulations. Final grading plans shall include the same detail as Condition 2;
- (7) Noise levels created from the mining operation shall comply with the Final Rule (Part II, Section C) of the Current Standards of the Mine Safety Health Administration as published in the Federal Register, Volume 64, No. 176, as the same may from time to time be amended. The maximum level allowed by this rule is 85 decibels at the property line;

- (8) Lyman-Richey Corporation shall use best management practices to manage wind-blown debris and provide erosion and sediment control;
- (9) Lyman-Richey Corporation shall work to control the track out from trucks, heavy equipment and vehicles exiting the property on to Victory Road. Sand, gravel, mud or sediment track out generated from the mining operation and truck traffic shall be controlled by installation and maintenance of appropriate BMPs compliant with their NPDES permitting requirements, City of Norfolk Engineering, City of Norfolk Zoning and/or Madison County Highway Department;
- (10) Hours of Operation, other than routine maintenance, shall be from 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to 12:00 p.m. on Saturday with no operations on Sunday; provided, however, in the event an emergency arises, the operation may run twenty four hours a day provided Lyman-Richey contacts the City of Norfolk Fire Division (402) 844-2050 with notice of the emergency;
- (11) The layout and location shall abide by the attached site plan;
- (12) The Conditional Use Permit shall be for a period of twenty (20) years and, pursuant to the Norfolk City Code, shall be a personal privilege granted to Lyman-Richey Corporation and shall not be subject to transfer;
- (13) Failure to observe and maintain the conditions and restrictions of the conditional use permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review of the permit;
- (14) There shall be compliance with applicable City, County, State or Federal regulations that may apply;
- (15) This Conditional Use Permit as modified herein shall be subject to the provisions of the Norfolk City Code that provide for an appeal to be taken within 15 days of the decision of the Planning Commission.

PASSED AND APPROVED this 8th day of April, 2014.

ATTEST:

 Planning Commission Chair

 Planning Commission Secretary

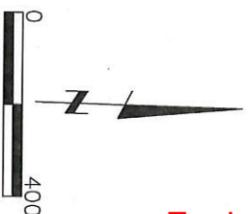
Approved as to form: _____
 City Attorney

The foregoing instrument was acknowledged before me this ____ day of _____, 2014
 by J.J. Snodgrass, Planning Commission Chair of the City of Norfolk.

 Faythe Petersen, Notary Public

LEGEND

| | |
|-----------------|---------------------|
| PORTER PROPERTY | — — — — — |
| LRC PROPERTY | — — — — — |
| PLANT SITE | [Blue hatched area] |
| DRIVE PATH | —<—<—<—<—< |
| FLOODWAY | — — — — — |
| SETBACK | — — — — — |



LAMP RYNEARSON & ASSOCIATES

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
www.LRA-Inc.com

402.496.2498 | P
402.496.2730 | F

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CSG - NORFOLK

NOTICE OF PUBLIC HEARING
April 8, 2014
3402 N. 1st Street

Notice is given that the Planning Commission of the City of Norfolk, Nebraska, will hold a public hearing at the request of Roger and Sharon Schulz for a Conditional Use Permit for a caretaker of a facility on the following described parcel of land:

Schulz's Lot Boundary Change between Lots 1 and 2, Country Place Addition to Madison County, Nebraska being a Subdivision of vacated Lots 1 & 2 Country Place Addition to Madison County, Nebraska and part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska

A public hearing for the requested conditional use permit will be held by the Norfolk Planning Commission at their meeting on Tuesday, April 8, 2014 which begins at 7:30 A.M. in the City Council Chambers, 309 N. 5th Street, Norfolk, Nebraska.

The Planning Commission of the
City of Norfolk, Nebraska

CONDITIONAL USE PERMIT
APPLICATION – FORM A

1. Applicant's Name: Roger and Sharon Schulz
2. Applicant's Address: 4109 S. 1ST ST. Norfolk
3. Telephone Number: (Home) (402) 640 7520 (Business) _____
4. Present Use of Subject Property: Kennel
5. Desired Use of Subject Property: Kennel w/ residence
6. Request Conditional Use Permit (check one): _____ be perpetual.
_____ be issued for _____ number of years.
7. Legal Description of Property:
Approximate Street Address and Location: 3402 N 1ST
Lots _____ in Block # _____
in _____ Subdivision.
Metes and Bounds Description, if unplatted: _____

8. Area of Subject Property (square feet and/or acres): 3.5 + acres
9. If Exhibits are Furnished, Please Describe and Enumerate (If possible, furnish plat or site plan showing existing and proposed structures, easements, etc.)
10. What is the General Character of the Area? Describe: _____

Signature of Owner(s): Roger Schulz
Sharon Schulz

Or Signature of Authorized Agent: _____



CONDITIONAL USE PERMIT JUSTIFICATION
FORM B

1. What is the present zoning? F-1
In what zoning district is the proposed use permitted? _____
2. Is the proposed Conditional Use Permit compatible with adjacent and other property in the district? Yes ___ No ___ Explain: _____

3. Give some reasons showing a need for the proposed Conditional Use Permit in this particular area: build a house to oversee our business
4. What specific use are you requesting the Conditional Use Permit for? Will it be necessary to build a new structure? yes
5. Is screening or buffering required? Yes ___ No ___ If yes, explain the type, dimensions, and character proposed: _____

- Who will provide screening or buffering? _____
6. Is the ingress and egress to the property and proposed structure adequate? Yes No ___ If answer is No, explain automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe: _____

NOTICE OF PUBLIC HEARING
April 8, 2014

Notice is given that the Planning Commission of the City of Norfolk, Nebraska, will hold a public hearing at their meeting on Tuesday, April 8, 2014 at 309 N. 5th Street, Norfolk, Nebraska amend section 6-52 of the official city code to adopt the 2011 national electrical code; to amend section 6-71 to add “installer” to the list of types of licenses required in order to do electrical work; to amend section 6-76 to require a homeowner to live in his or her house at the time he or she does their own electrical work to their house; to amend section 6-78 to make a clarification with regard to electrical contractors; to amend section 6-79 to delete unnecessary language related to registration periods.

The Planning Commission of the
City of Norfolk, Nebraska



Public safety. right at home.

Department of Public Safety
Norfolk Fire Division
701 Koenigstein Ave
Norfolk, NE 68701
P402-844-2050 F402-644-8748
www.ci.norfolk.ne.us

NOTICE OF PUBLIC HEARING
April 8, 2014
3205-3301 Koenigstein Avenue

TO WHOM IT MAY CONCERN AND to all persons interested, notice is hereby given that the Norfolk Planning Commission will consider an amendment to the Norfolk Comprehensive Plan at 7:30 A.M., on Tuesday, April 8, 2014 in the City Council Chambers, 309 N. 5th Street, Norfolk, Nebraska.

The Commission will consider the feasibility of amending the present comprehensive plan at 3205-3301 Koenigstein Avenue from rural residential to high density residential.

The Planning Commission of the
City of Norfolk, Nebraska



Public safety. right at home.

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NOTICE OF PUBLIC HEARING

April 8, 2014

3205-3301 Koenigstein Avenue

TO WHOM IT MAY CONCERN AND to all persons interested, notice is hereby given that the Norfolk Planning Commission will consider an amendment to the Norfolk Comprehensive Plan at 7:30 A.M., on Tuesday, April 8, 2014 in the City Council Chambers, 309 N. 5th Street, Norfolk, Nebraska.

The Commission will consider the feasibility of amending the present comprehensive plan at 3205-3301 Koenigstein Avenue from rural residential to high density residential.

The Planning Commission of the
City of Norfolk, Nebraska

NOTICE OF PUBLIC HEARING
3205-3301 Koenigstein Avenue
April 8, 2014

Notice is given that the Planning Commission of the City of Norfolk, Nebraska, will hold a public hearing at the request of Mejstrik Properties, LLC for a zoning change from C-3 (Service Commercial District) to R-3 (Multiple Residential District) on the following described parcel of land:

Lots 1 and 2, Block 1, Green Meadow 2nd Addition and Lot 14, Block 2 Green Meadow Addition to the City of Norfolk, Madison County, Nebraska

A public hearing for the requested zoning change will be held by the Norfolk Planning Commission at their meeting on Tuesday, April 8, 2014 which begins at 7:30 A.M. in the City Council Chambers, 309 N. 5th Street, Norfolk, Nebraska.

The Planning Commission of the
City of Norfolk, Nebraska

ZONING CHANGE
APPLICATION-FORM A

1. Applicant's Name Mejstrik Properties, LLC
2. Applicant's Address 2443 Road 14, Howells, NE 68841
3. Phone Numbers:
Home _____ Business (402)-910-5305 Cell _____
4. E-Mail Address _____
5. Contact other than applicant Johnson Engineering Company
Phone (402)-371-1255 Address 701 Michigan Avenue
6. Current Zoning C-3 Requested Zoning R-3
7. Location of Property 3205-3301 Koenigstein Avenue
8. Legal Description Lot 14, Block 2, Green Meadow Addition and Lots 1 & 2, Block 1, Green Meadow 2nd Addition, all in the City of Norfolk, Madison County, Nebraska
9. Property area 101,288 Sq. Ft.
10. Use of adjoining properties
North Residential South Commercial
East Vacant West Vacant

Signature of Owner _____

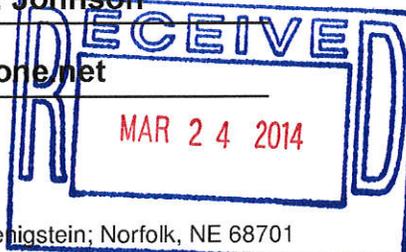
Printed Name _____

or

Authorized Agent 

Printed Name Richard C. Johnson

E-Mail Address rcj@cableone.net



Return Completed forms to: Norfolk Planning Commission; 701 Koenigstein; Norfolk, NE 68701

**ZONING CHANGE
JUSTIFICATION - FORM B**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

High Density Residential and Rural Residential

2. Does the zone change request require an amendment to the Comprehensive Plan?

Yes

3. Is the proposed property in the Flood Plan Hazard area as delineated under the Federal Flood Insurance program? **No**

4. What is the reason for the zone change request?

To provide for the construction of multiple residential on the subject property.

5. How would this zoning district conform with adjacent properties' zoning?

**Properties to the North across Koenigstein Avenue are zoned residential.
Properties to the South of Koenigstein Avenue are zoned Commercial.**

6. What is the general character of the area?

Generally, the area is a combination of multiple family residential and commercial with the commercial being in the south part of the addition.

7. Is adequate sewer and water available?

Yes

8. Does the change affect any proposed public projects?

No

DIVISION 7. DISTRICT R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sec. 27-111. Intent - District R-3.

The Multiple-family Residential District (R-3) is designed to promote a diversity of apartment living opportunities. It will also be appropriate for older developed areas, which include single-family dwellings.

Source: Ord. No. 4603, § 1, 9-16-02

Sec. 27-112. Permitted uses - District R-3.

In District R-3, no building, structure, land, or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered as a permitted use, except for one or more of the following or as provided for in Sec. 27-401:

- (1) Single-family residential (attached and detached).
- (2) Manufactured homes.
- (3) Duplex residential.
- (4) Townhouse residential.
- (5) Multiple-family residential.
- (6) Group residential.
- (7) Boarding and lodging houses.
- (8) Fraternity or sorority houses and dormitories.
- (9) Churches and publicly owned and operated community buildings, public museums and public libraries.
- (10) Publicly owned parks and playgrounds, including public recreations or service buildings with such parks, public administrative buildings and police and fire stations.
- (11) Schools and private schools.
- (12) Railroad rights-of-way not including railroad yards or buildings.
- (13) Home occupations.

- (14) Soil extraction for public road purposes when meeting the requirements set forth in Section 27-293.

Source: Ord. No. 4603, § 1, 9-16-02; Ord. 4679, § 6, 8-18-03

Sec. 27-113. Conditional uses - District R-3.

In District R-3, the following conditional uses, as well as those provided for in Sec. 27-401, may be allowed. Any conditional use permit shall include as minimal conditions those conditions specifically set forth in this section for each conditional use listed. Additional conditions, stipulations, or restrictions may also be required as is deemed necessary for the protection of the public interest.

- (1) Golf courses and customary accessory uses including club houses and driving ranges; except that miniature golf, driving ranges and other similar activities operated as a stand-alone business shall not be allowed.
 - a. No parking shall be allowed within fifty (50) feet of a property line and shall be screened from adjacent residential properties.
 - b. All principal or accessory structures shall be set back a minimum of one hundred (100) feet from any property line.
- (2) Temporary real estate offices.
 - a. Such offices shall be located on property being sold and limited to the period of sale but not to exceed two (2) years.
 - b. Building and setback regulations and lot size requirements shall be the same as for single-family dwellings.
- (3) Hospitals, sanitariums, and outpatient facilities aimed at reduction of alcoholism or drug addiction.
- (4) Private clubs or fraternal orders, except those whose chief activity is operated as a business.
 - a. All parking shall be prohibited from the required front yard and shall be screened from adjacent properties.
 - b. Lighted signs shall not be permitted.
- (5) Philanthropic or other charitable institutions other than penal institutions.
- (6) Bed and breakfast inn.

- a. Minimum lot size shall be 7,000 sq. ft.
- b. The rooms utilized by guests and occupants of the premises shall be in the principle residential structure. Separate structures, accessory buildings and garages shall not be utilized as living units or sleeping rooms.
- c. The use by a guest shall be temporary only.
- d. Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests, which parking areas shall not be located in the required front or side yard setback.

Source: Ord. No. 4603, § 1, 9-16-02; Ord No. 4729, § 1, 3-1-04

Sec. 27-114. Height and Area Regulations - District R-3.

(a) In District R-3, unless otherwise specified, the maximum height and minimum lot requirements shall be as follows:

| | Max Height | Front Yard | Side Yard | Rear Yard | Lot Width | Site Area per Unit | Min Lot Area | Building Coverage |
|---------------------------------------|------------|------------|---------------------|---------------|-----------|--------------------|---------------|-------------------|
| Single-Family Detached Permitted Uses | 35' | 25' | 7' See (1) below | See (2) below | 50' | 5,000 | 5,000 sq. ft. | 60% |
| Single-Family Attached Permitted Uses | 35' | 25' | 7' See (1) below | See (2) below | 40' | 4,000 | 4,000 sq. ft. | 60% |
| Duplex Permitted Uses | 35' | 25' | 7' See (1) below | See (2) below | 60' | 6,000 | 6,000 sq. ft. | 60% |

| | | | | | | | | |
|--|---------------------------|-----|--|--|-----|--|---------------|-----|
| Townhouse Permitted Uses | 35' | 25' | 7' See (1) below | See (2) below | 25' | 3,000 for fee-simple lots 6,000 for other sites | 2,500 sq. ft. | 60% |
| Multiple-Family Permitted Uses | 45' | 25' | 7' See (1) below | See (2) below | 50' | 2,000 | 6,000 sq. ft. | 60% |
| Multiple-Family Permitted Uses with building height greater than 45 feet | Limited by airport zoning | 25' | Greater of 15' or 40% of building height (1) | Greater of 15' or 40% of building height (2) | 70' | See (3) below | 10,000 | 60% |
| Conditional Uses (4) | 35' | 25' | 7' See (1) below | See (2) below | 50' | | 5,000 sq. ft. | 60% |

- (1) Buildings on corner lots shall provide a side yard on the street side of not less than twenty-five (25) feet; provided, however, this regulation shall not reduce the buildable width of a corner lot in separate ownership as of the effective date of this chapter to less than thirty-five (35) feet.
- (2) The depth of the rear yard shall be at least twenty percent (20%) of the depth of the lot, but such depth need not be more than thirty (30) feet. On corner lots, twenty percent (20%) of the shortest lot dimension may be used as the required rear yard setback.
- (3) Multiple-family dwellings with a building height exceeding forty-five (45) feet consisting of five (5) or more dwelling units shall meet the following lot area requirements:
Three or more bedrooms per dwelling unit: 1,000 sq. ft. per unit
Two bedrooms per dwelling unit: 850 sq. ft. per unit
One bedroom per dwelling unit: 700 sq. ft. per unit
Efficiency apartments: 530 sq. ft. per unit
- (4) Unless modified as part of a site plan or conditional use approval.

(b) Where a lot in separate ownership as of the effective date of this chapter has less area and/or width than herein required, this regulation shall not prohibit the erection of a single-family dwelling or other permitted use meeting the area requirements.

(c) Minimum first story size of a dwelling unit shall be six hundred fifty (650) square feet of living floor area.

(d) Zero lot lines shall be allowed for single-family detached residential structures. Zero lot line requirements shall be as follows:

- (1) When a zero lot line is utilized:
 - a. The opposite side yard shall be fourteen (14) feet.
 - b. There shall be provided a five (5) foot easement on the adjoining lot for maintenance, repair, and roof drainage.
 - c. In no case shall there be less than fourteen (14) feet between buildings.
 - d. There shall be no openings in a wall on a zero lot line.
- (2) The zero lot line and easements shall be established on the subdivision plat.
- (3) There shall be a rear yard of at least twenty (20) feet.
- (4) A party wall agreement shall be recorded in the office of the Register of Deeds prior to issuance of a certificate of occupancy. Such agreement shall set terms for maintenance and upkeep of the entire structure and individual units including color, materials and access for maintenance and repairs.

(e) Accessory buildings and structures shall comply with the requirements of Sec. 27-287. The total square footage of floor area for accessory buildings, including detached garages, shall not exceed eight hundred sixty-four (864) square feet per dwelling unit.

Source: Ord. No. 4603, § 1, 9-16-02; Ord. No. 5040, § 2, 11-03-08

Secs. 27-115--27-120. Reserved.