

City of St. Paul Regular Meeting

Monday, March 16, 2026 12:00 PM

704 6th Street

St. Paul, NE 68873

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 16th day of March, 2026 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
 2. Chairman Tyler Solko called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was published in the Phonograph Herald a legal newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
 3. Discuss - Approve / Deny the January 27, 2026 minutes.
 4. Ratify Administrative Approval of Zoning Permit applications:
 - (a) 2026-2 Nicholas & Rachel Serr - fence at 1512 Grant Street
 - (b) 2026-3 Liana Wroblewski - entryway sign at 1303 Inman Road
 5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2026-4 Roger & Kathy Rathel - pergola and gazebo at 108 Nelson Circle
 - (b) 2026-5 Rick Lawver - front deck & storage shed replacement at 1302 Custer Street
 - (c) 2026-6 Darin & Carla Uhlir - garage addition, move shed & remove playground structure at 1718 Custer Street
 - (d) 2026-7 STS Construction - fence at 1404 Grant Street
 - (e) 2026-8 STS Construction - fence at 1410 Grant Street
 - (f) 2026-9 Brandon Rasmussen - shed at 1617 Jay Street
 6. Review of proposed changes to allow residential properties in the Central Business Zoning District. No action to be taken.
 7. Zoning Administrator Helzer Report
 8. Public Comments
 9. Chairman Solko announces the next Planning Commission meeting.
 10. Adjournment
-

Date

Mike Feeken, Mayor

Connie Jo Beck, City Clerk/Deputy Treasurer

St. Paul Planning Commission
January 27, 2026
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 27th day of January, 2026 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Commission Member Scheer called the meeting to order at 12:06 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. Notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, and Dan Scheer. Commission members absent: Tyler Solko and Tony Walch. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the December 9, 2025 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

Commission member Becker moved to ratify the administrative approval of the following zoning permit application:

(a) 2025-45 Dave Nuss – fence at 1621 Kendall Street

Commission member Jacobs seconded the motion. Commission members Scheer, Becker, and Jacobs voted aye, nays none. Motion carried 3/0.

Commission member Scheer moved to approve the following zoning permit application:

(a) 2026-1 Todd Wojtalewicz – greenhouse at 1189 Jansen Road

Commission member Becker seconded the motion. Commission members Jacobs, Scheer, and Becker voted aye, nays none. Motion carried 3/0.

An extensive discussion was had regarding potential changes to the zoning regulations to allow residences on the ground floor of buildings in the Central Business District. Suggested changes to the zoning regulations will be incorporated into an ordinance for review by the City Attorney before scheduling public hearings before the Planning Commission and the City Council.

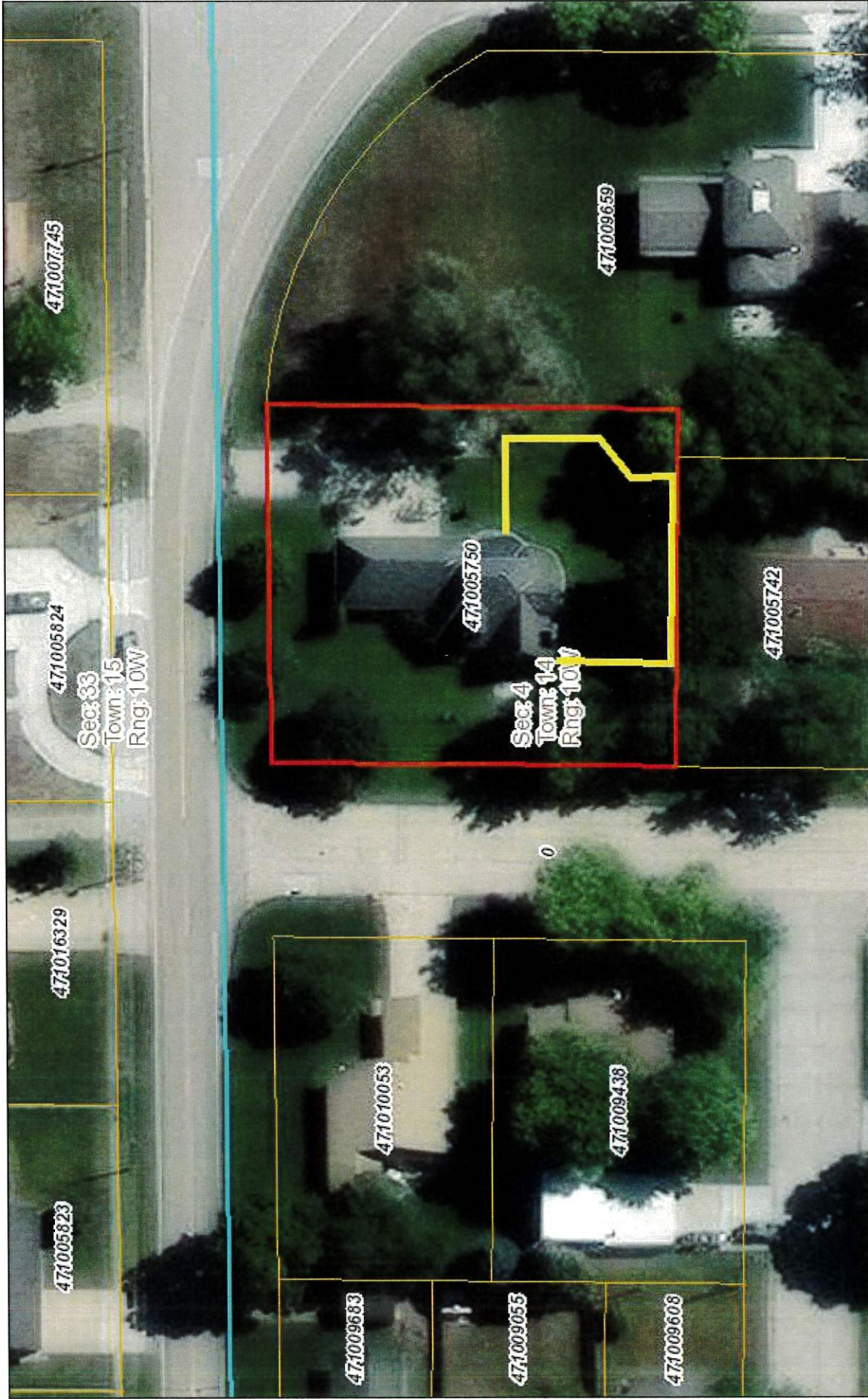
The meeting was adjourned at 1:07 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

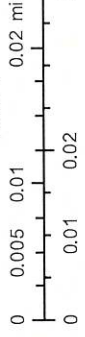


February 9, 2026
15:33 PM

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:861



ZONING PERMIT

THIS PERMIT # 2026-2 is issued to

Nicholas and Rachel Serr

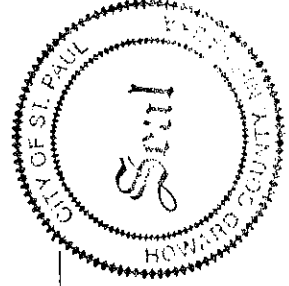
For the purpose of
installing chain link fence

Located at 1512 Grant Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on February 9, 2027

Matt Heiser
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification AGR

Value \$ 100.00

PERMIT NUMBER 2026-3
FEE \$50.00 CASH CHECK# 5058
paid 2/10/26

APPLICATION FOR A SIGN PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Business Owner/Applicant Liana Wroblewski Property Owner Same

Address 1303 Inman Rd Address _____

City, State, Zip St. Paul Phone Number _____

Phone Number 308-750-7698 Cell Phone _____

Complete Legal Description of the Property 33-15-10 (SPTWP) Tract in the SE 1/4 SE 1/4 33-15-10 (13.82 Acres)

Address of Business it will be placed at 1303 Inman Rd

Size of Proposed ~~Sign~~ ^{Structure for sign} 20 x 25

Type of Sign Entryway sign

Sign Construction/Material galvanized pivot pipe

Where will sign be located on the property 40ft from Inman Rd West on the driveway

Distance from Front property line from East 40' Rear property line from West 1,076'

Distance from Side property line from North 409' Second Side property line from South 108'

Is there a utility easement on either the back or side property? ? East side

Approximately when will construction Start when approved Finish July 2026

To Whom Should the Improvements be assessed? owner - Liana

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 2-9-26
(Matt Helzer's signature)

Recommendations needed before approval: NDOT does not require a permit

For Office Use Only:

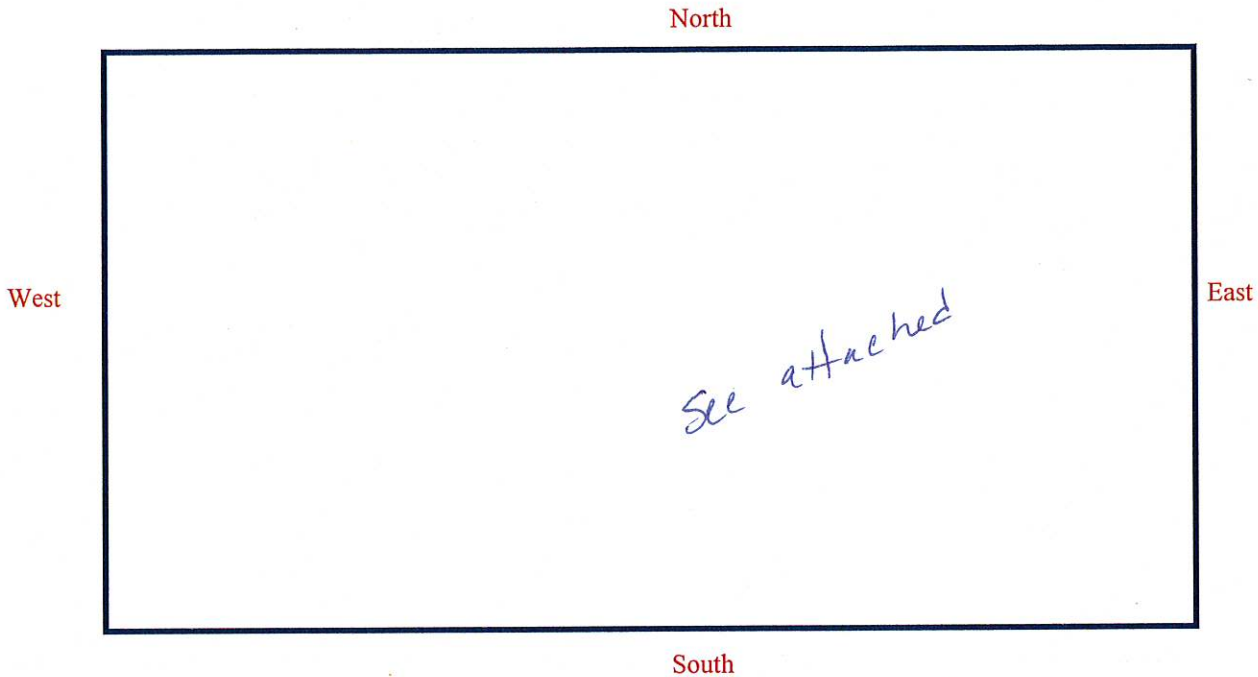
Is the proposed use permitted within this zoning district? ✓ YES _____ NO _____

Does the proposed use meet all the required setback distances? ✓ YES _____ NO _____

Is a conditional use required for the proposed use? _____ YES _____ ✓ NO _____

Has a Conditional Use Permit been issued for this proposed use? _____ YES _____ ✓ NO _____
If yes, when does it expire? _____

Site Plan Sketch:



Street Name: North boundary _____ South boundary Hwy 92
 Street Name: West boundary _____ East boundary Inman Rd

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

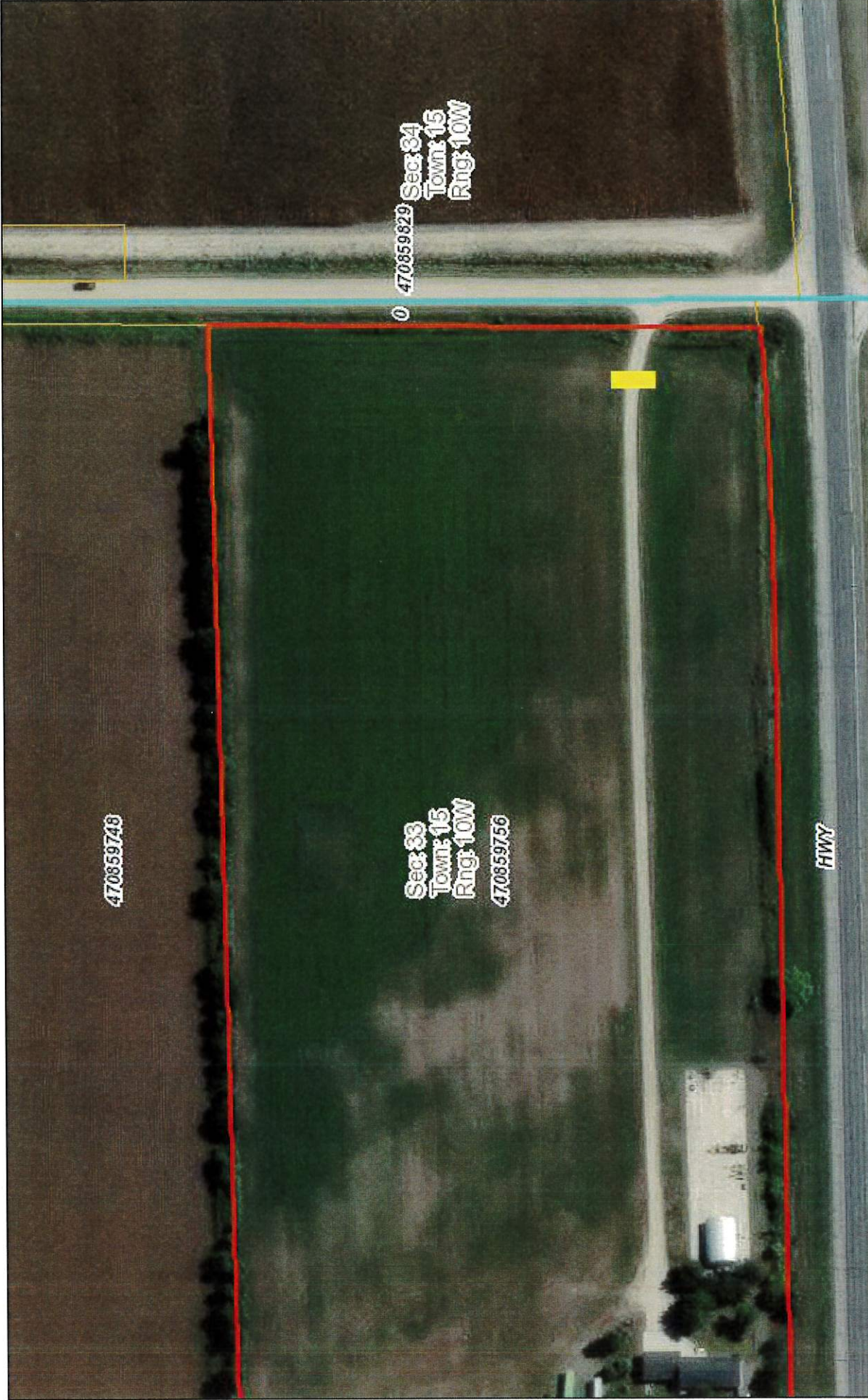
Signature of Applicant Liam M. Wroble Date 2-9-26

For Office Use Only:

Permit is Approved Denied _____

 Zoning Administrator Matthew T Helzer Date 2/9/26

Reasons for Denial: Admin Approval per § 11.1.1



February 9, 2026
17:30 PM

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

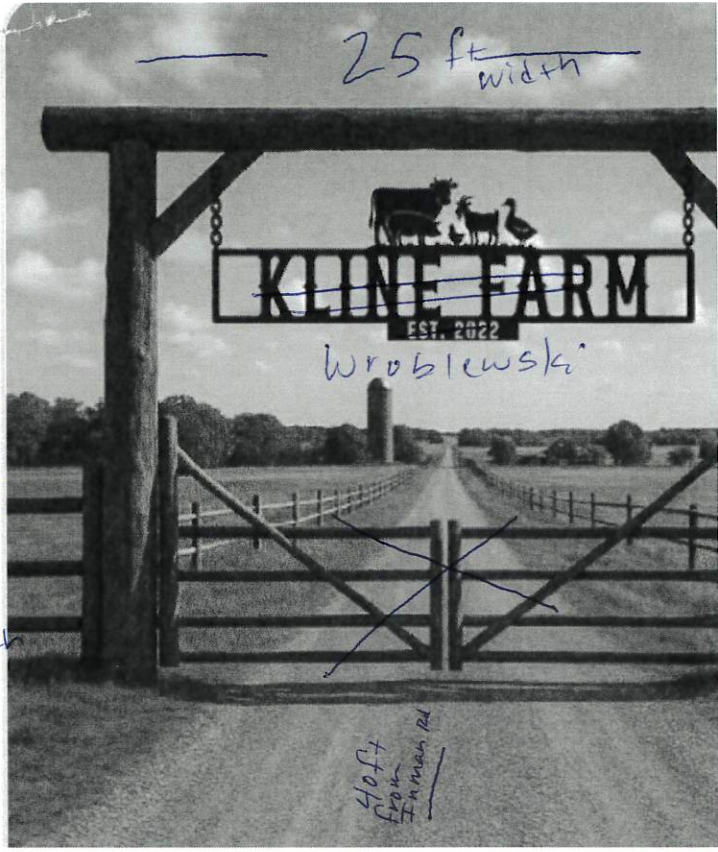
1:2,196



West

2026-3

25 ft width



height
20 ft

North

130 ft from 92
South

Wroblewski

40 ft from Imman Rd

East

Sent from my iPhone

130 ft from Hwy 92

40 ft from edge of
Imman road or 56' from middle
of road

ZONING PERMIT

THIS PERMIT # 2026-3 is issued to

Liana Wroblewski

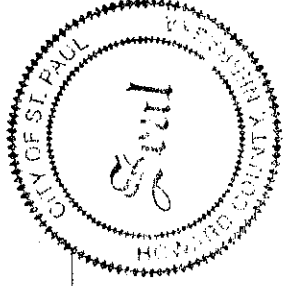
For the purpose of
installing an entryway sign to driveway

Located at 1303 Inman Road

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on February 10, 2027

Matt Wroblewski
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R1 Value \$ 24,000.00 PERMIT NUMBER 2026-4
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 122
paid 2/25/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Roger & Kathy Rathel Contractor Watson Contracting
 Address 108 Nelson Circle Address 1198 7th Ave, Dannebrog
 City, State, Zip St. Paul, NE 68873 Phone Number 308-218-1497
 Phone Number 308-750-5384 Cell Phone _____

Complete Legal Description of the Property Lot 1, Kelly's Third Addition
 Address of Construction Site 108 Nelson Circle
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Pergola & Gazebo-on existing deck Dimension of Structure 12 x 12
 Distance from ^{West} Front property line 90' Distance from ^{East} Rear Property Line 22'
 Distance from ^{North} Side Property Line 58' Distance from ^{South} Second Side Line 66'

Is there a utility easement on any side of the property? Yes, Rear
 Approximately when will construction Start March 11, 2026 Finish April 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-3-26
 (Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

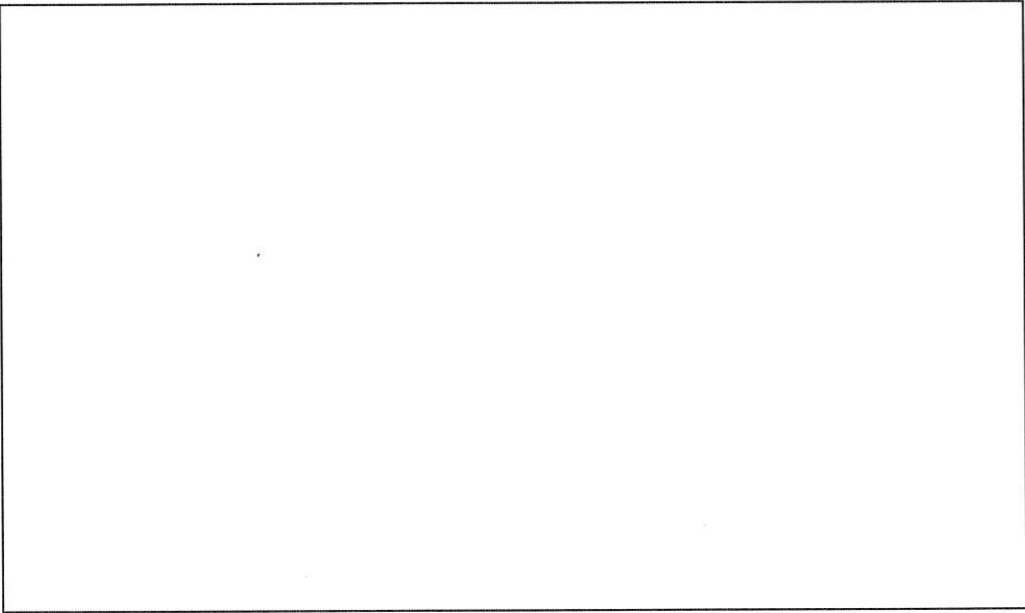
Is the proposed use permitted within this zoning district? YES NO _____
 Does the proposed use meet all the required setback distances? YES NO _____
 Is a conditional use required for the proposed use? YES _____ NO
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
 If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____

Street Name _____

W _____ E



Street Name _____

South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Kathleen M. Ratlee Date 2-25-2026

For Office Use Only:

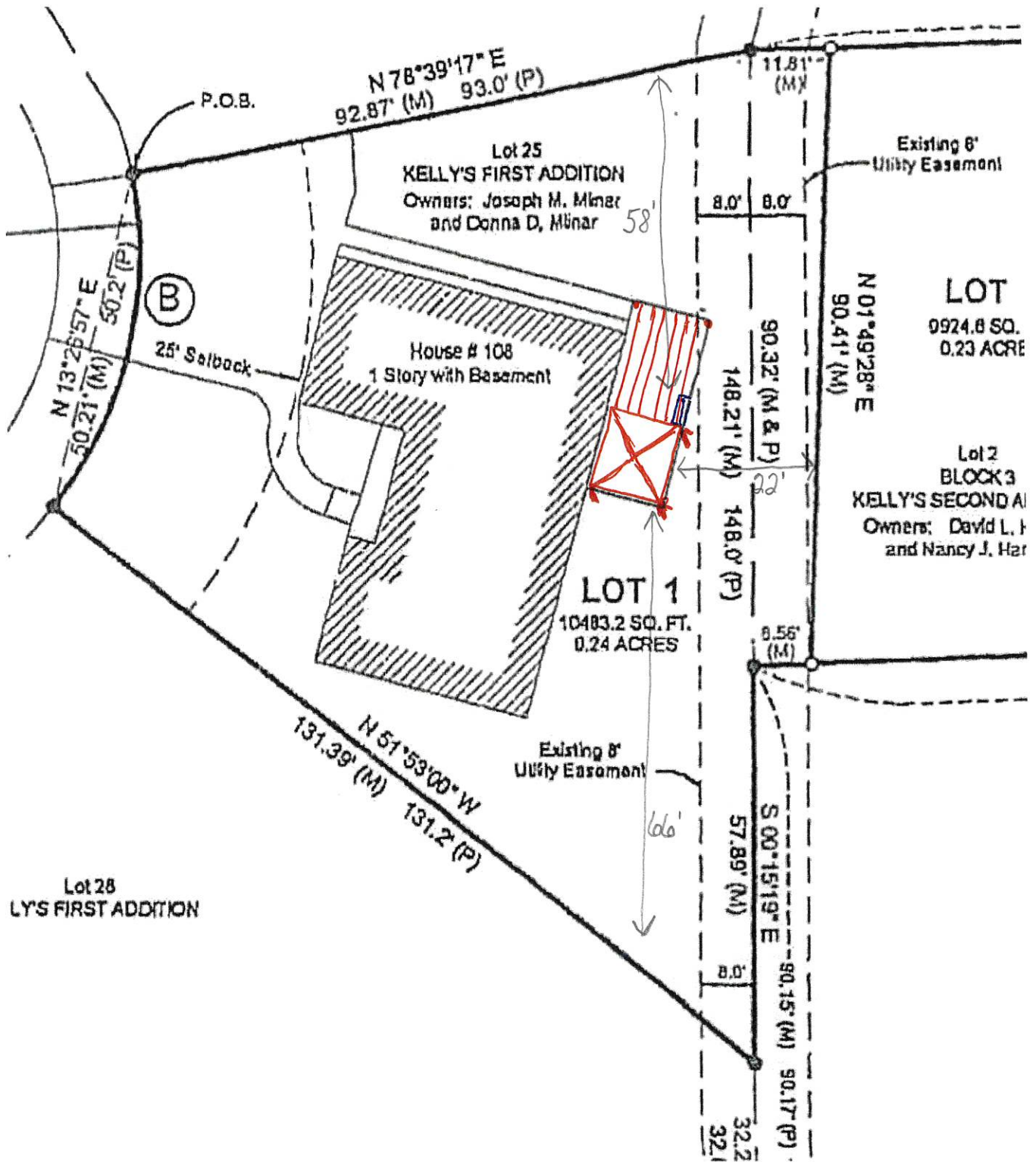
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

2026-4

KELLY'S THIRD ADDITION

A REPLAT OF LOT 25, KELLY'S FIRST ADDITION
AND LOT 2, BLOCK 3 KELLY'S SECOND ADDITION



Roger and Kathy Rathel
108 NELSON CIRCLE

2026-4



DOOR
BY THE
1-800-4
AND ME

Zoning Classification R-1 Value \$ 5000 PERMIT NUMBER 2026-5
 Please call 811 before completing form FEE \$50.00 CASH CHECK# paid 3/5/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Rick Lawver Contractor Same
 Address 1302 Custer St Address _____
 City, State, Zip St Paul NE 68873 Phone Number _____
 Phone Number 308-390-2171 Cell Phone _____

Complete Legal Description of the Property Lot 5 Block 1 Sentinel - Van Horn Addition
 Address of Construction Site 1302 Custer
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Front Deck / Storage Shed (Replace) Dimension of Structure Deck - 12x5 / Shed 10x16
 Distance from Front property line South 18', 94' Distance from Rear Property Line North 87', 6'
 Distance from Side Property Line East 51', 80' Distance from Second Side Line West 54', 21'

Is there a utility easement on any side of the property? Yes - West
 Approximately when will construction Start 4-15-26 Finish 8-15-26

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-10-26
 (Matt Helzer's signature)

Recommendations needed before approval: For front yard setbacks - See Section 9.1.03 2B

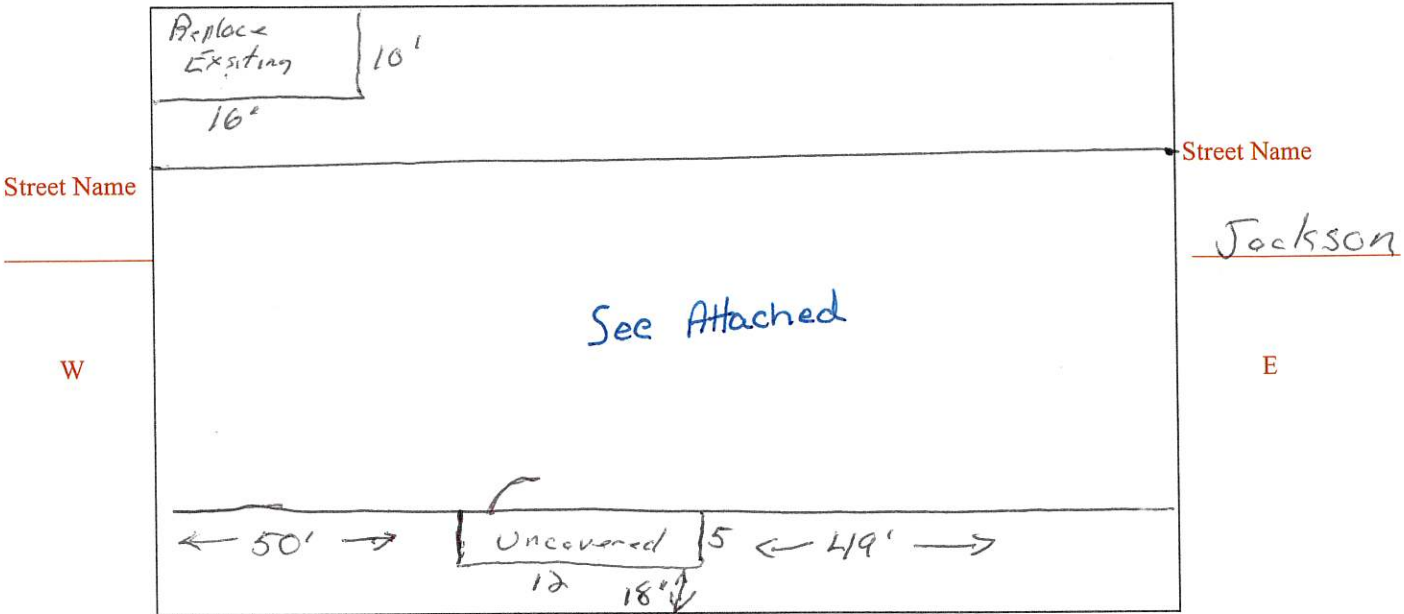
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____
 Does the proposed use meet all the required setback distances? YES NO _____
 Is a conditional use required for the proposed use? YES _____ NO
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
 If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____



South Street Name Custer

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

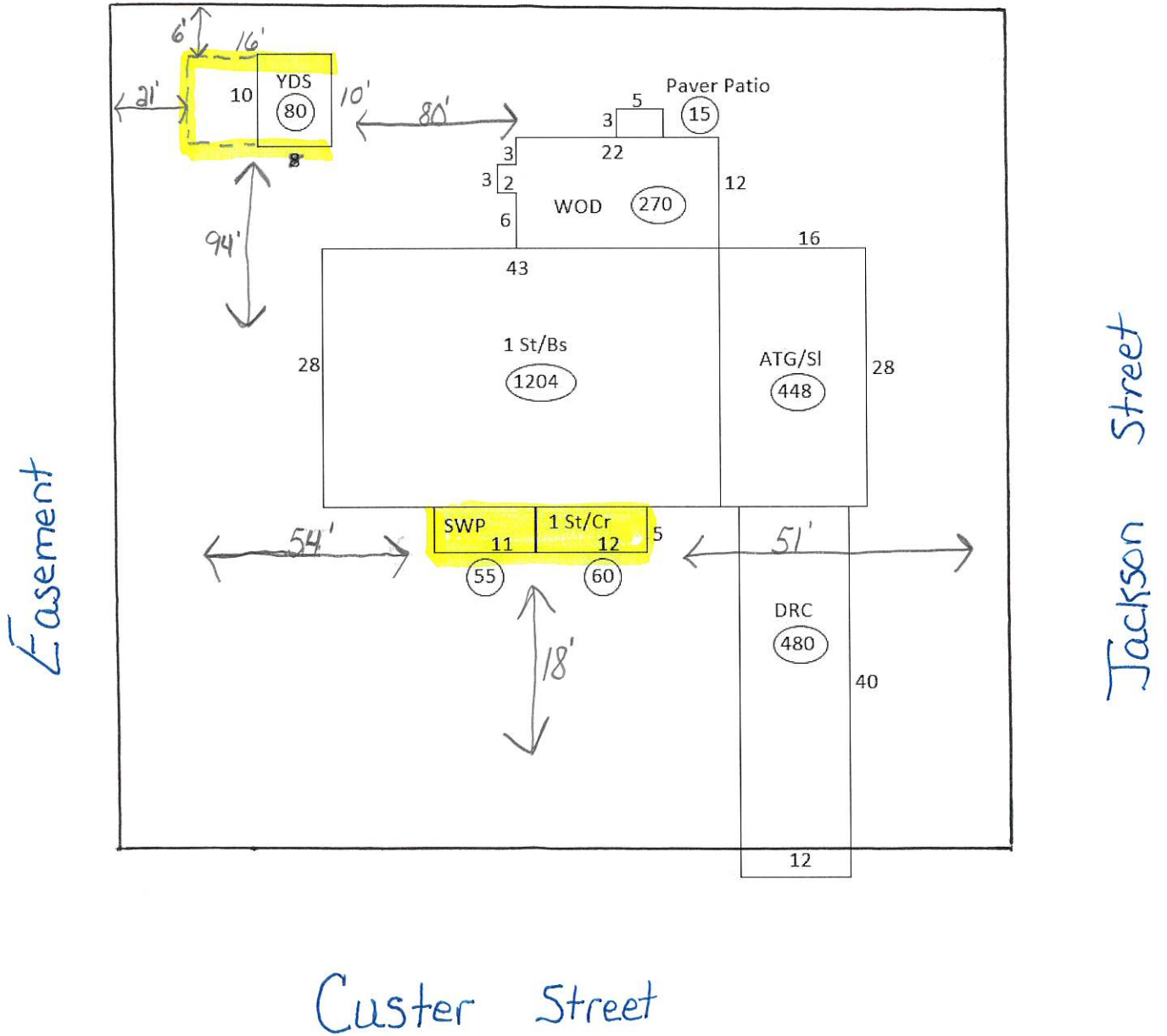
Signature of Applicant [Signature] Date 3/10/26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-5



Zoning Classification R-1 Value \$ 32,000 PERMIT NUMBER 2026-6
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 8858
Pd 3-11-26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Darin and Carla Uhlir Contractor Craftsman For Hire
 Address 1718 Custer Street Address Aurora, IA
 City, State, Zip St. Paul, NE 68873 Phone Number _____
 Phone Number 402-750-5447 Cell Phone 531-207-3510

Complete Legal Description of the Property Lot 7+8 Block 3 Kelly's Add^d St. Paul

Address of Construction Site 1718 Custer

(If none, one must be registered with City of St. Paul) In the Flood plain? NO
Remove playground structure, move utility shed to new location, replace front porch

Proposed Structure Addition to garage- 12'x34' Dimension of Structure 12'x34'

Distance from Front property line See Attached Distance from Rear Property Line See Attached

Distance from Side Property Line _____ Distance from Second Side Line _____

Is there a utility easement on any side of the property? East-Alley

Approximately when will construction Start April 2026 Finish July 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-12-26
 (Matt Helzer's signature)

Recommendations needed before approval: _____

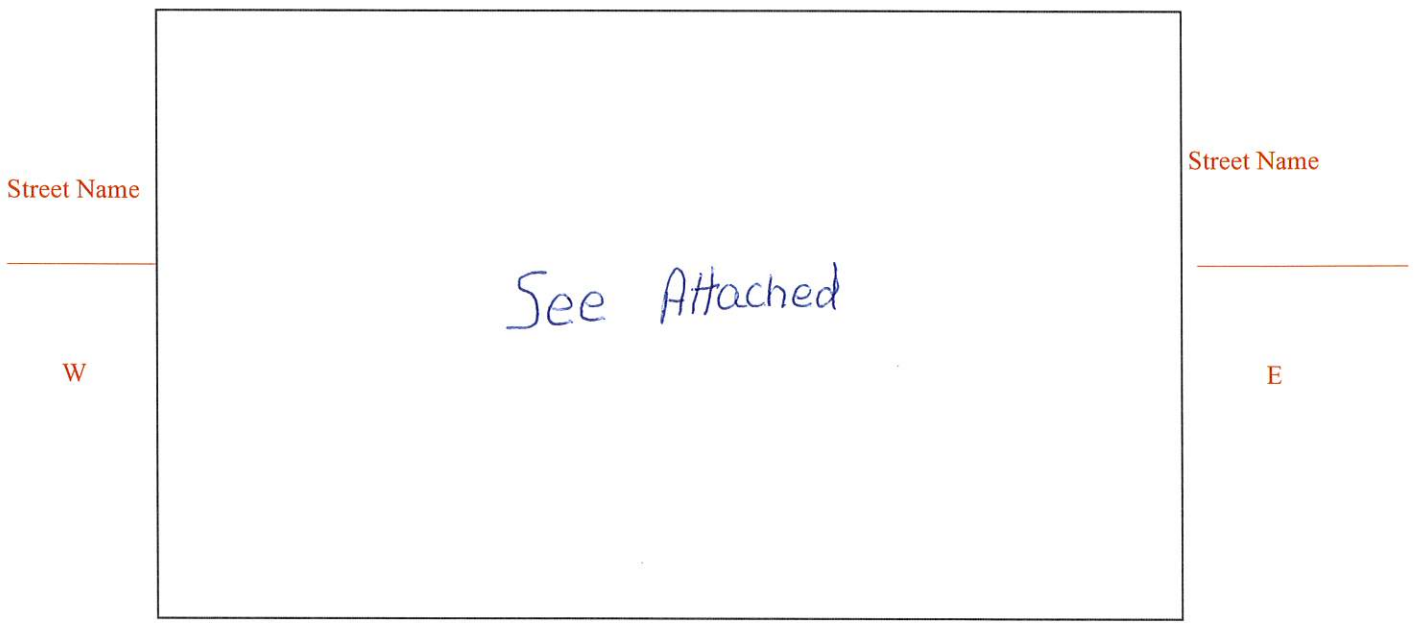
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES ✓ NO _____
 Does the proposed use meet all the required setback distances? YES ✓ NO _____
 Is a conditional use required for the proposed use? YES _____ NO ✓
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO ✓
 If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant _____ Date _____

For Office Use Only:

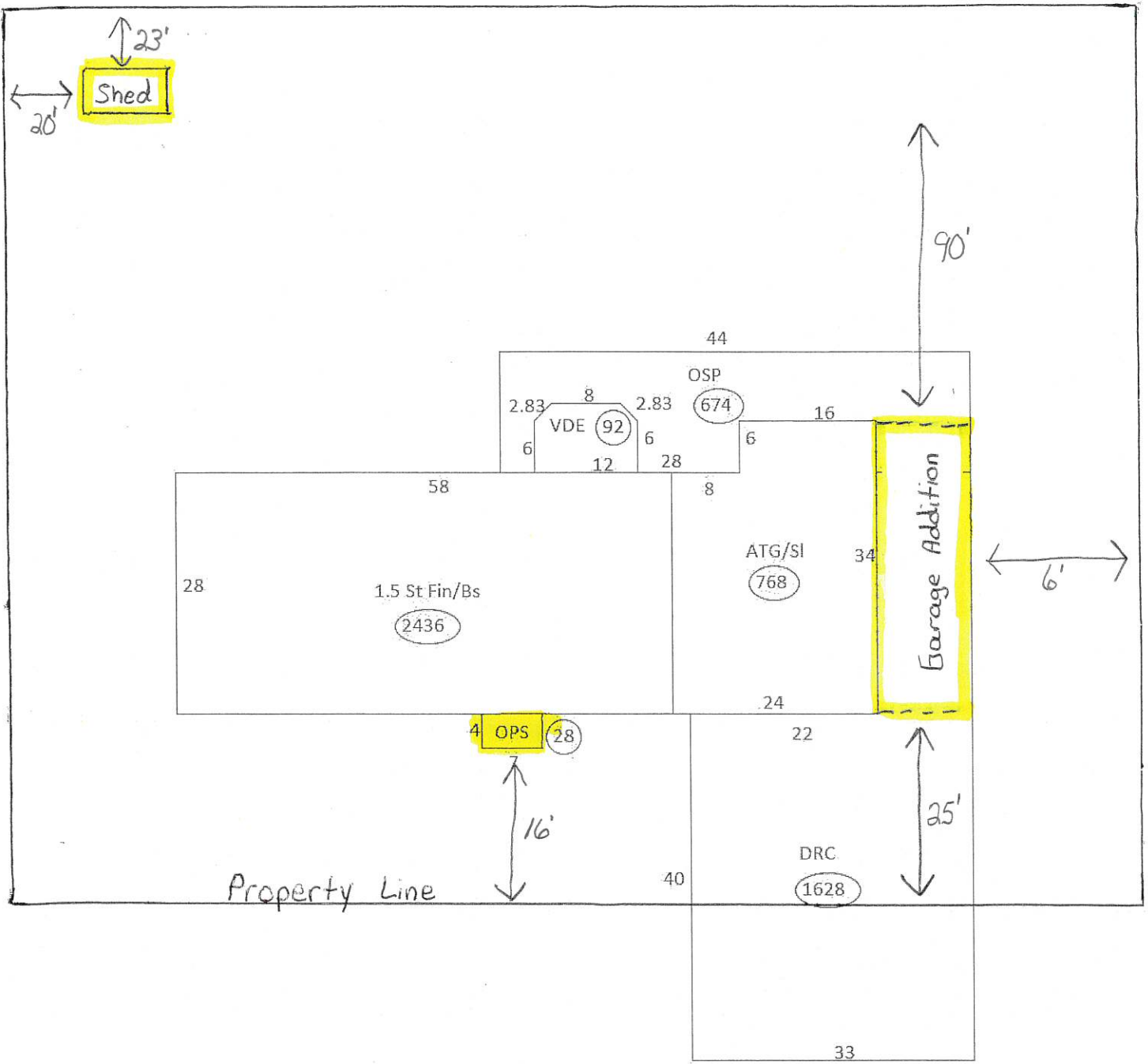
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

2026-6

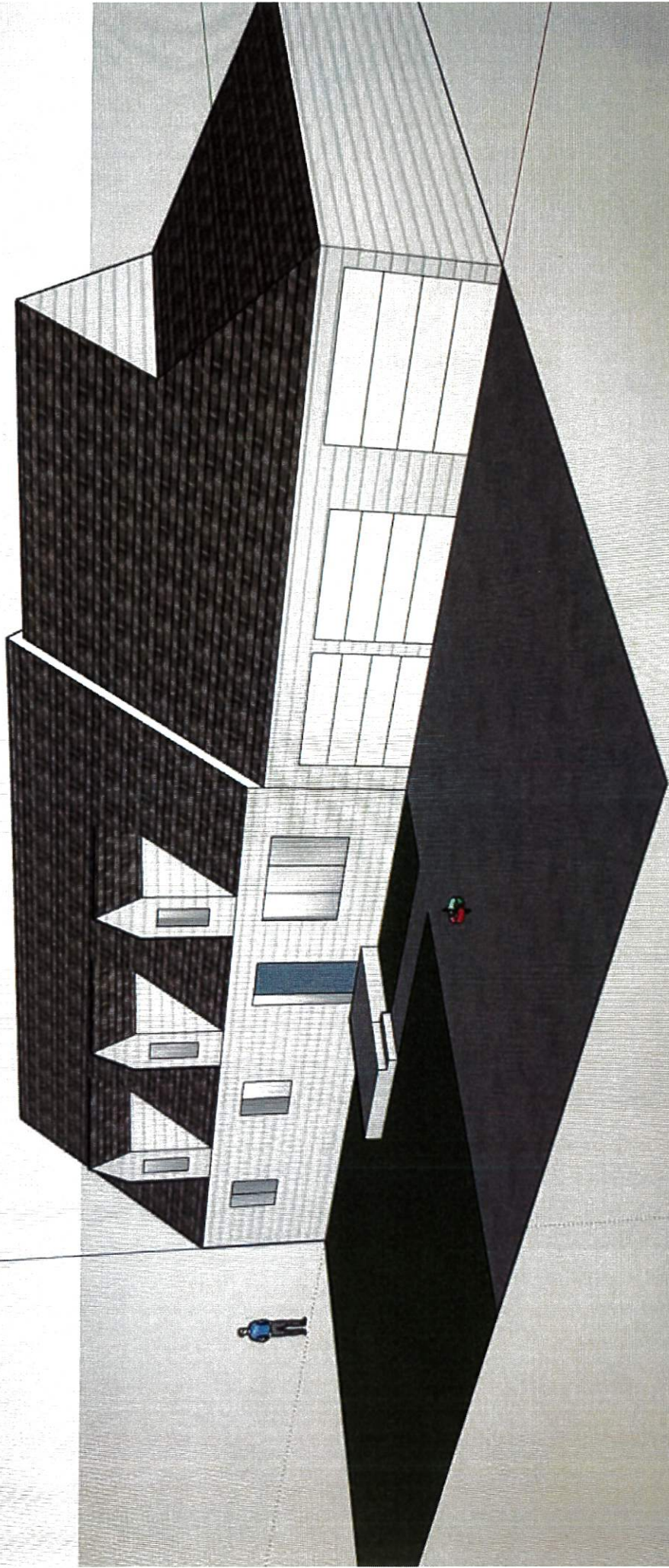
Taylor Street

Alley



Custer Street

2026-6



2026-7



N-LINE LAND SURVEYING
P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT

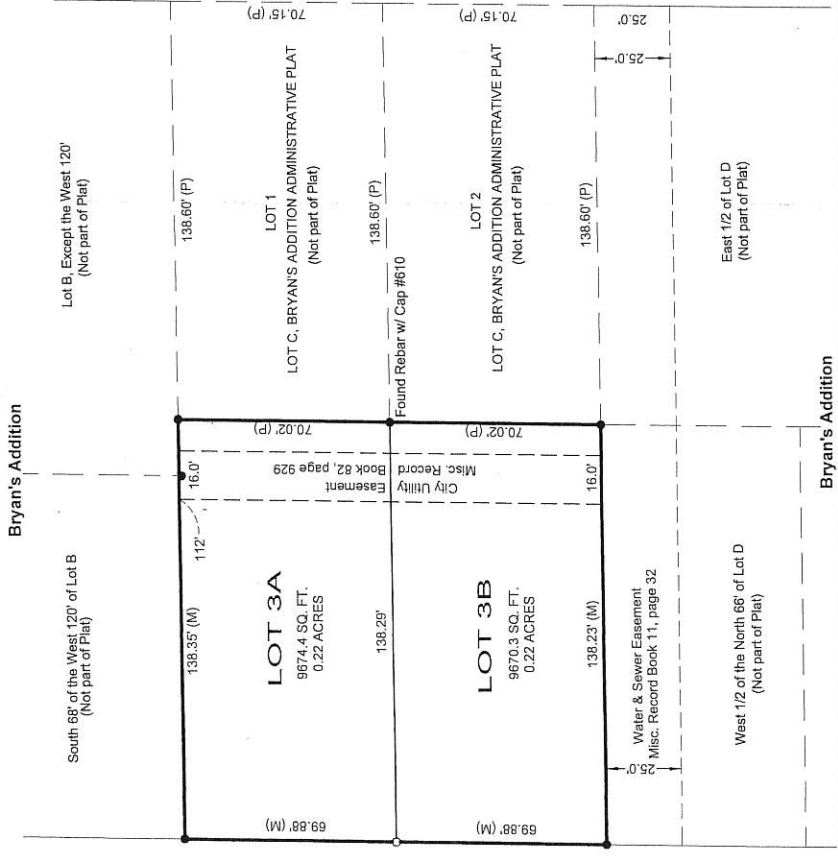
Sheet 1 of 2

A REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION, ST. PAUL, NEBRASKA
TO THE CITY OF SAINT PAUL, NEBRASKA

BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT DESCRIPTION:

All of Lot 3 in Lot C, Bryan's Addition Administrative Plat of Lot C, Bryan's
Addition to St. Paul, Howard County, Nebraska.

Nebraska
Survey Record Repository
RECEIVED
5. 00
OCT 20 2022
Howard
1589-290 1/2



RECORD DESCRIPTION:
Book 22, page 1072 and 1073: Lot 3 in Lot C, Bryan's Addition Administrative
Plat of Lot C, Bryan's Addition to St. Paul, Howard County, Nebraska.

Legend
○ = Corner Set 1/2" x 24"
Rebar w/ Cap #610
● = Corner Found
(5/8" Rebar or See Description)
(M) = Measured Distance
(D) = Deeded Distance
(R) = Record Distance

Scale: 1" = 40'

North

STATE OF NEBRASKA
HOWARD COUNTY
FILED FOR RECORD

MO _____ DAY _____ 20____
AT _____ O'CLOCK _____ M. RECORDED
IN SURVEY BOOK _____ OF PAGE _____
COUNTY CLERK _____
BY _____

Zoning Classification R2

Value \$ 5,000

PERMIT NUMBER 2026-8

FEE \$25.00 CASH CHECK# 5005 CC paid 3/12/26

APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner STS Construction Contractor Adam Prorak

Address 1410 Grant St. Address _____

City, State, Zip St. Paul, NE 68873 Phone Number _____

Phone Number 402 690 0854 Cell Phone _____

Complete Legal Description of the Property Lot 3A Replat of Lot 3 in Lot C, Bryan's Add Admin plat

Address of Fence Site same Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: 6' privacy, Vinyl

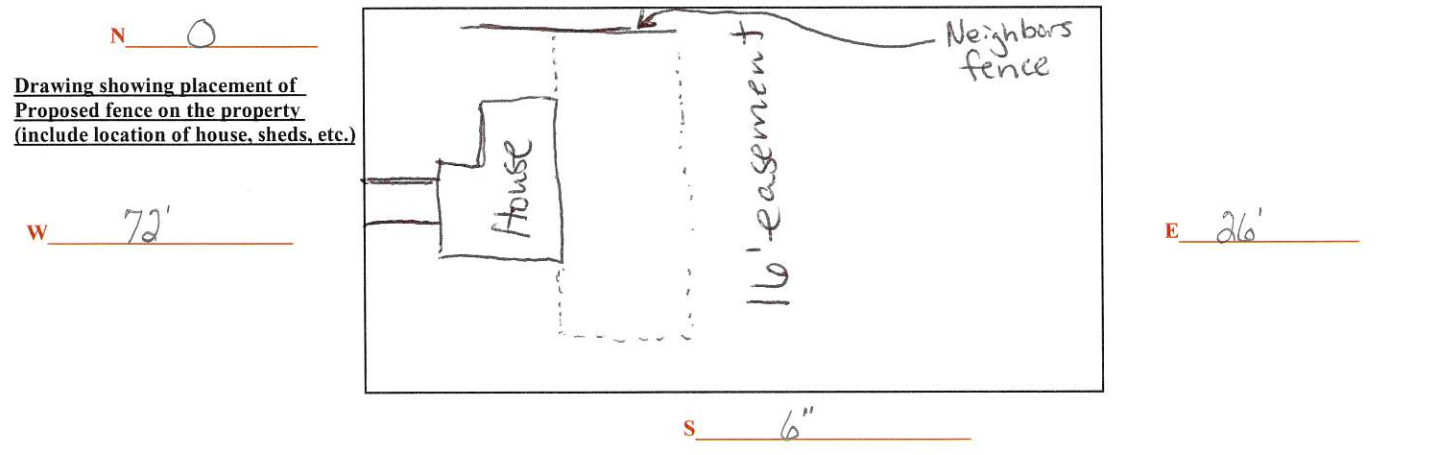
Approximately when will the construction: Start 3/26/26 Finish 3/27/26

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-12-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date. **The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.**

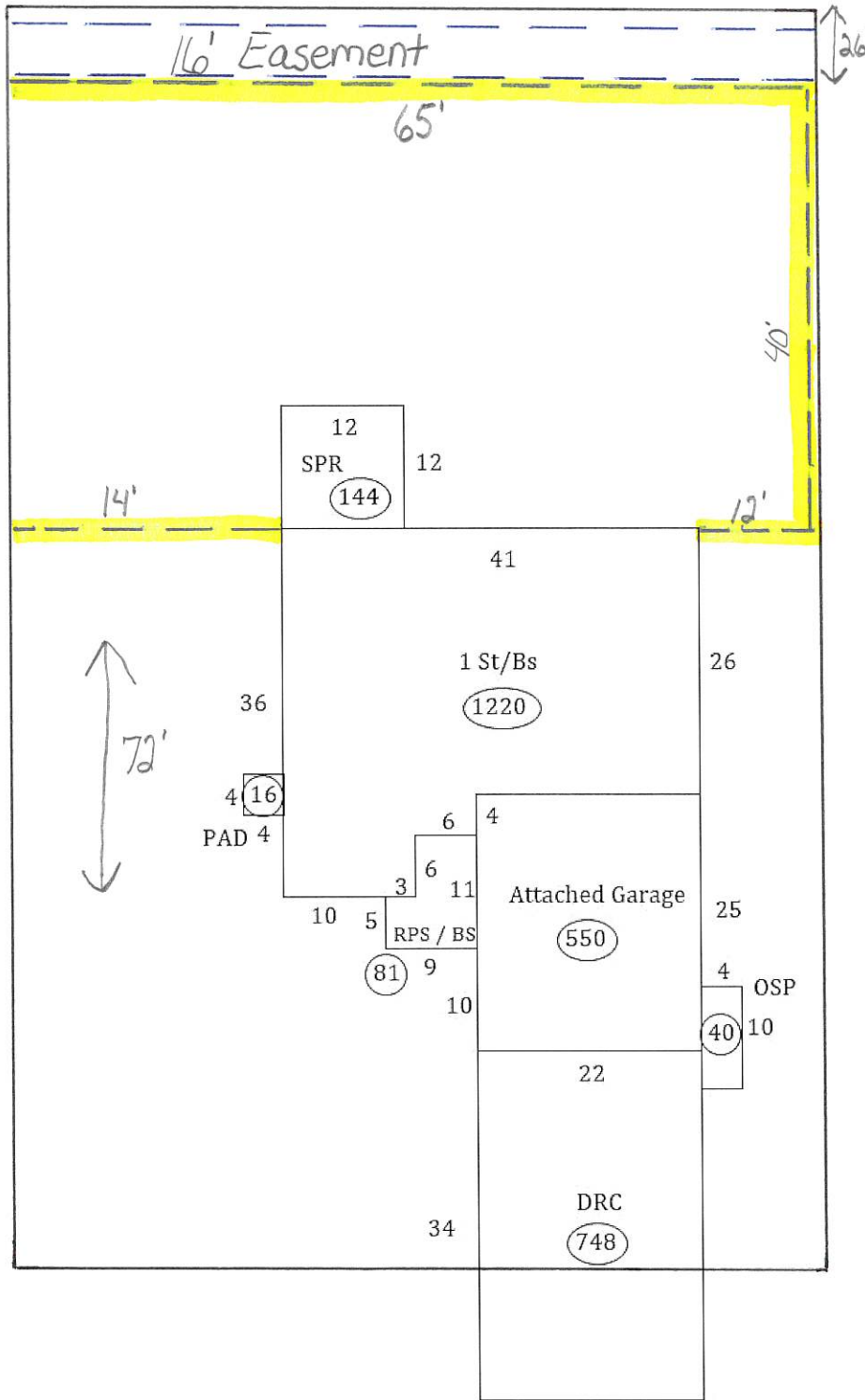
Signature of Applicant [Signature] Date 3/12/26



For Office Use Only:
Permit is Approved Denied Date _____
Zoning Administrator

Reasons for Denial: _____

2026-8



Grant Street

Zoning Classification R-2 Value \$ 2100 PERMIT NUMBER 2026-9
Please call 811 before completing form FEE \$50.00 CASH CHECK# 1033
paid 3/13/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Brandon Rasmussen Contractor Portable Shed (Premier)
Address 1617 Jay St. Address _____
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308-550-0636 Cell Phone _____

Complete Legal Description of the Property Lot 1 Dalton Meadows Sub St. Paul
Address of Construction Site 1617 Jay St
(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Portable Building Dimension of Structure 10X16
Distance from Front property line 104' from North Distance from Rear Property Line 10' from South
Distance from Side Property Line 78' from East Distance from Second Side Line 37' from west
Is there a utility easement on any side of the property? Yes
Approximately when will construction Start upon approval Finish 1 year

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-13-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

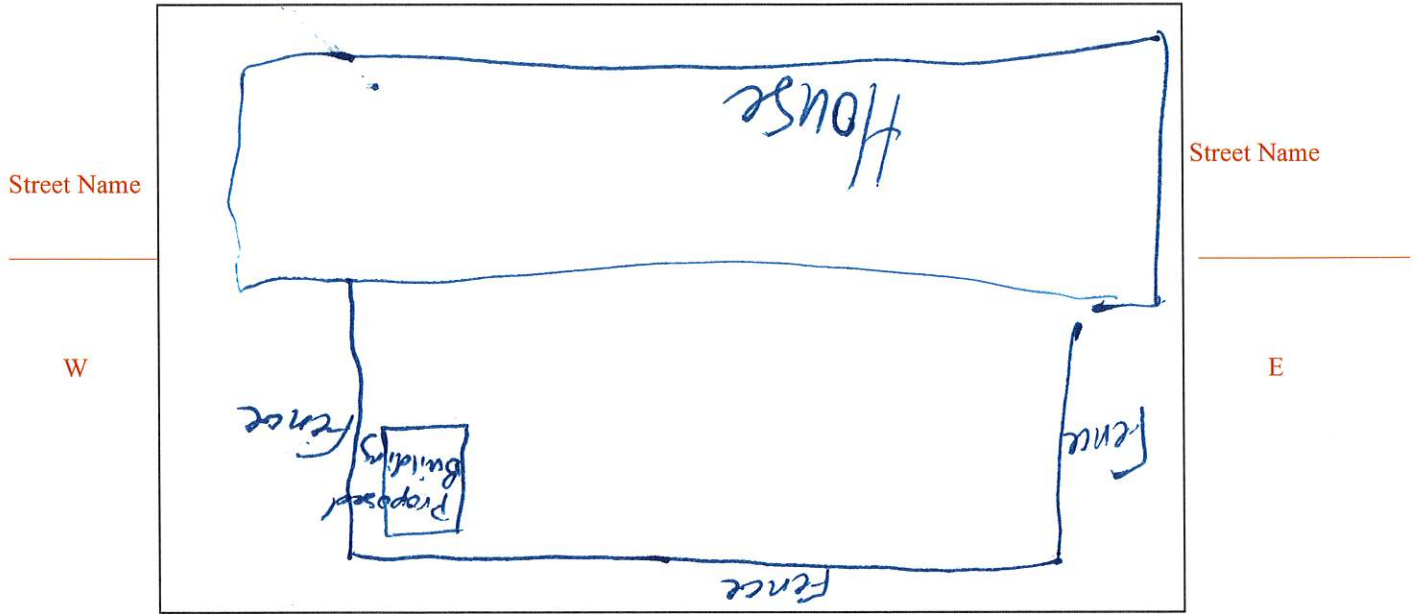
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____
Does the proposed use meet all the required setback distances? YES NO _____
Is a conditional use required for the proposed use? YES _____ NO
Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name Jay



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

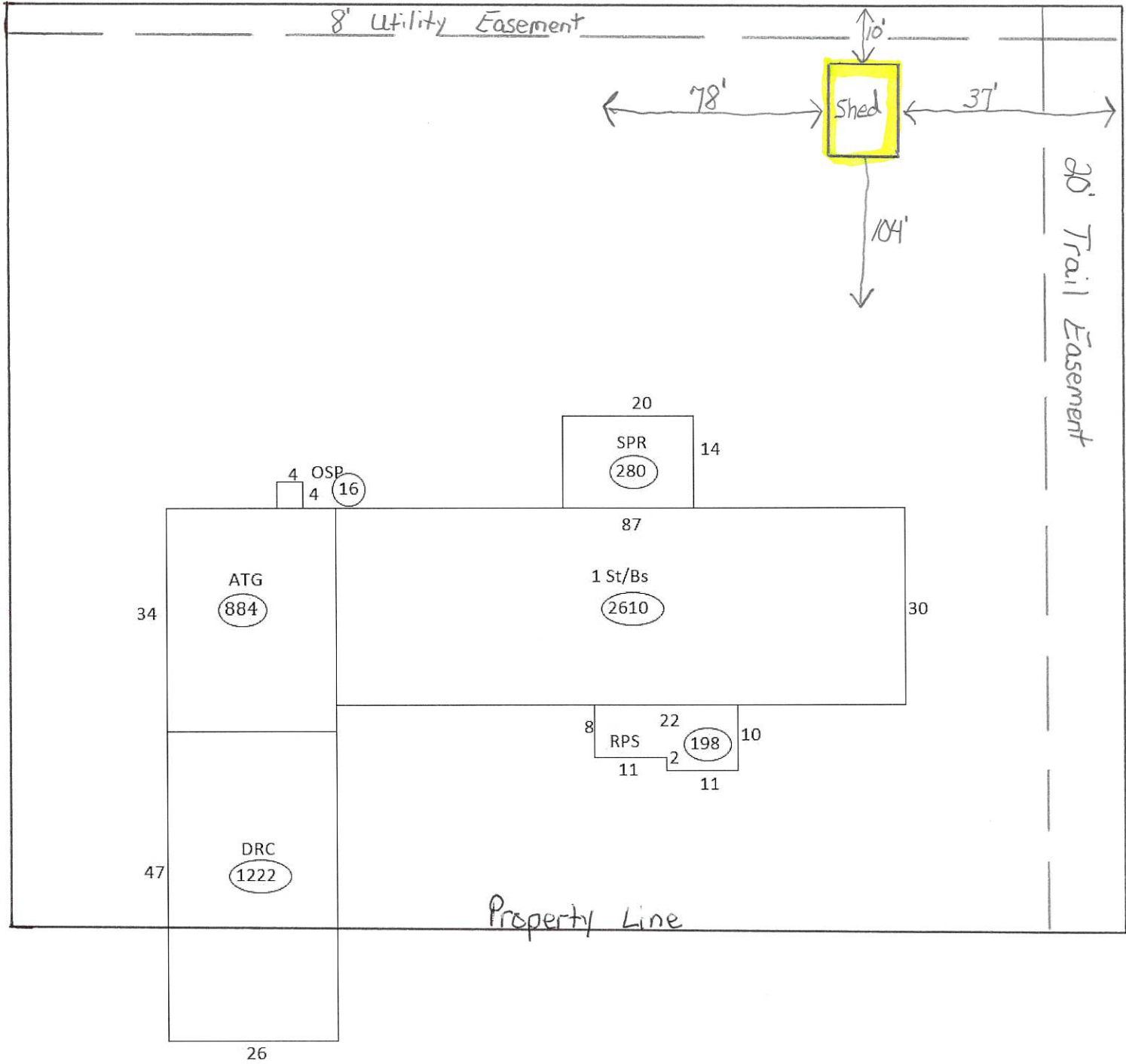
Signature of Applicant [Signature] Date 3-13-26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-9



Jay Street

MEMORANDUM

TO: CITY COUNCIL AND PLANNING COMMISSION
FROM: DREW GRAHAM
SUBJECT: RESIDENTIAL USE IN CENTRAL BUSINESS DISTRICT
DATE: MARCH 9, 2026

The purpose of this memorandum is to summarize the proposed updates to the City's zoning and parking regulations affecting the Central Business District. These updates are intended to:

1. Allow residential uses on the first floor of single-story buildings on a conditional basis, subject to supplemental regulations.
2. Establish a sidewalk obstruction permit process to manage temporary and permanent structures in the Central Business District.
3. Implement on-street parking limits to ensure availability for commercial patrons while accommodating residential uses.

1. Residential Uses in the Central Business District:

The proposed amendments to the B-1 zoning regulations are intended to update the intent statement and permitted/conditional uses to address the increasing interest in residential occupancy in the Central Business District. Key elements include:

- **Conditional First-Floor Residential:** Residential use on the first floor of single-story buildings will be permitted only as a conditional use. *First-floor residential is not allowed in multi-story buildings.*
- **Upper-Floor Residential:** Residential use above the first floor remains permitted.
- **Supplemental Regulations:** To maintain the pedestrian-oriented commercial character of the Central Business District, the following standards will apply:
 - **Trash and Waste:** No dumpsters or refuse on street-facing sides or in the public right-of-way. Screening of rear/side storage is not required, but trash cans would be required to be kept out of the alley right-of-way.
 - **Mailboxes:** Surface-mounted mailboxes allowed if they do not extend more than ___ inches; other mailboxes would require a sidewalk obstruction permit.
 - **Satellite Dishes:** Must not be visible from the street.

- **Outdoor Furniture, Grills, and Patio Equipment:** No temporary sidewalk use; permanent items require a sidewalk obstruction permit and may not impede pedestrians.
- **Dogs and Pet Waste:** Property owners and residents must promptly remove dog waste from sidewalks, streets, and public areas. *Enforcement of this requirement is expected to be challenging, as compliance can only be verified by direct observation by an officer or a witness.*
- **Window Screening:** First-floor street-facing windows must have permanent treatments applied to the glass (tinted, frosted, mirrored) or windows must have a bottom edge at least 7 feet above the sidewalk.

2. Sidewalk Obstruction Permit:

A new sidewalk obstruction permit process should be created under the Municipal Code to manage permanent and temporary structures (mailboxes, benches, planters, grills, patio furniture) on all sidewalks, but specific to this conversation, within the Central Business District sidewalk zone. This permit:

- Ensures safe pedestrian circulation.
- Provides oversight for permanent fixtures associated with residential or commercial uses.
- Establishes a clear review and approval process consistent with other City permitting practices.

3. Parking Regulations in the Central Business District:

To address concerns over on-street parking availability for commercial patrons in the Central Business District:

- **Four-Hour Limit:** On-street parking is limited to four (4) consecutive hours at a single location between 8:00 a.m. and 5:00 p.m., Monday through Friday.
- **Residential Compliance:** First-floor and upper-floor residential users are subject to the same time limits.
- **Off-Street Parking:** Residential units must provide or have access to adequate off-street parking to minimize reliance on on-street spaces. Theoretically, everyone can meet this requirement due to the number of public parking spaces in the City-owned lots.
- **Enforcement Considerations:** Enforcement of on-street parking is largely dependent on voluntary compliance. City officers may issue citations, but sustained

enforcement may be resource-intensive. Further, commercial occupants may object if parking restrictions limit their ability to park for extended periods; balancing turnover for customers with business needs will require careful monitoring.

- **Exceptions:** Temporary exemptions may be granted for deliveries, loading/unloading, or other special circumstances as approved by the City Council.

Conclusion:

The proposed amendments provide a balanced framework for:

- Supporting residential development in the Central Business District in a manner consistent with the City's pedestrian-oriented commercial character.
- Managing sidewalk obstructions safely and efficiently.
- Preserving downtown parking availability for commercial activity.

Practical enforcement considerations regarding dog waste and on-street parking should be reviewed carefully. The City Council and Planning Commission should recognize that:

1. Enforcement of dog waste regulations will be limited without direct observation or monitoring technology.
2. On-street parking limits will rely significantly on voluntary compliance; aggressive enforcement may strain staff resources and create friction with commercial tenants.

5.7 B-1 – CENTRAL BUSINESS DISTRICT

5.7.01 INTENT: This district is intended to provide a commercial area for establishments serving the general shopping needs of the trade area, particularly those oriented to the pedestrian shopper. The grouping of uses is designed to strengthen the central business area as the urban center of trade, service, governmental, and cultural activities, while also providing neighborhood commercial convenience. **Limited residential uses are intended to complement the commercial character of the district. These regulations are designed to ensure that residential activity is compatible with the pedestrian-oriented and commercial character of the district, supporting a vibrant and mixed-use downtown environment.**

5.7.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile services and service stations
2. Automotive wash facilities
3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic; social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services
18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries

22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Residential use above the first floor. (For purpose of this ordinance, "residential use" means the use of a building or portion of a building for dwelling purposes, including apartments, condominiums, townhomes, single-family dwellings, bed and breakfast guest homes, and short-term rental properties, whether occupied on a permanent or temporary basis. Residential use shall not include transient lodging uses such as hotels or motels unless otherwise specified in this ordinance.)
- ~~36. Bed and Breakfast guest home and/or short term rental properties (not on ground floor)~~
- ~~37. Apartments above stores/businesses (not on ground floor)~~

5.7.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 **CONDITIONAL USES:** A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;
2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums;
5. Residential uses on the first floor of a single-story building.

5.7.05 **PROHIBITED USES AND STRUCTURES:** All other uses and structures which are not specifically permitted, or not permissible as conditional uses, shall be prohibited from the B-1 Central Business District.

5.7.06 **HEIGHT AND AREA REGULATIONS:** The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.07 **PARKING REGULATIONS:** Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 **SIGN REGULATIONS:** Signs within the B-1 District shall be in conformance with the provisions of this ordinance.

5.7.09 SUPPLEMENTAL REGULATIONS FOR RESIDENTIAL USES IN THE CENTRAL BUSINESS DISTRICT

1. **Trash & Waste:** Trash dumpsters, refuse containers, and other waste storage shall not be located on any side of the property facing a public street. Trash storage located on non-street-facing sides or rear yards is permitted, shall not be maintained within the public right-of-way. Screening from public view in these locations is not required, provided the storage does not create a nuisance or violate other applicable codes.

2. Mailboxes: Mailboxes for residential uses may be mounted on the surface of building façades, provided they do not extend more than eight inches (8") from the façade. Any mailbox not mounted on the building façade in compliance with this regulation shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul.
3. Satellite Dishes and Similar Equipment: Satellite dishes, antennas, and other similar equipment shall not be visible from the public street. Such equipment must be located on non-street-facing elevations or otherwise screened so as to be concealed from street view.
4. Outdoor Furniture, Grills, and Patio Equipment: No temporary use of the public sidewalk for residential purposes shall be permitted. Permanent outdoor structures, including but not limited to benches, flower boxes, grills, and patio furniture, shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul, and shall not obstruct pedestrian circulation or violate any applicable public safety requirements.
5. Dogs and Pet Waste: All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas. Property owners are responsible for ensuring compliance with this requirement by tenants, occupants, or other persons under their control.
6. Window Screening: For residential uses on the first floor, street-facing windows shall be treated to obstruct views from the public street. This may be achieved through:
 - a. installation of permanent treatments directly on the window, such as mirrored, frosted, or tinted glass, that effectively obstruct views from the public street; interior curtains, blinds, or other removable coverings shall not satisfy this requirement; or
 - b. replacement or modification of windows such that the bottom edge of the window is at least seven feet (7') above the adjacent sidewalk elevation.

All window screening measures shall be approved by the City as part of the conditional use permit review to ensure compatibility with the pedestrian-oriented commercial character of the Central Business District.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA ADOPTING A NEW SECTION 5-925 OF THE MUNICIPAL CODE OF THE CITY OF ST. PAUL RELATED TO PARKING IN THE CENTRAL BUSINESS DISTRICT; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That a new Section 5-925 of the Municipal Code of the City of St. Paul are hereby adopted to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this ____ day of _____, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

**§ 5-925 PARKING; CENTRAL BUSINESS DISTRICT; TIME LIMITS;
RESIDENTIAL USES**

(A) *Purpose and Intent.* It is in the best interest of the City of St. Paul to manage parking in the Central Business District in a manner that ensures availability for commercial patrons while accommodating residential uses. The City Council has determined that unregulated use of on-street parking by residential tenants may create conflicts with commercial activity, reduce turnover, and impair the health, safety, and welfare of the community. Accordingly, this section establishes parking time limits for the Central Business District.

(B) *Definitions.* For purposes of this section, the following definitions shall apply:

CENTRAL BUSINESS DISTRICT. That area of the City of St. Paul zoned B-1 – Central Business District as defined in the Zoning Ordinance of St. Paul, Nebraska.

RESIDENTIAL USE. The use of a building or portion of a building for dwelling purposes, including apartments, bed and breakfast guest homes, or short-term rental properties, whether permanent or temporary.

COMMERCIAL USE. Any permitted or conditional use in the Central Business District primarily intended to provide goods or services to the public, including retail, office, restaurant, or service uses.

(C) *On-Street Parking Time Limit.* Except as otherwise provided in this section, no person shall park or allow a vehicle to remain parked on any street within the Central Business District for more than four (4) consecutive hours at any one location between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

(D) *Off-Street Parking Requirement for Residential Uses.* Residential uses located within the Central Business District shall provide or have access to adequate off-street parking, either on the same property or through public parking, a shared parking agreement, to reduce reliance on on-street parking and ensure commercial access. Off-street parking shall be provided in accordance with applicable City codes and as may be required as a condition of a residential conditional use permit.

(E) *Exceptions.* The City Council may, by resolution or written authorization, designate temporary exemptions for deliveries, loading/unloading, emergency situations, or other circumstances deemed necessary for the safe and efficient operation of the Central Business District.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA ADOPTING NEW SECTIONS 8-208 TO 8-213, INCLUSIVE, OF THE MUNICIPAL CODE OF THE CITY OF ST. PAUL RELATED TO SIDEWALK OBSTRUCTION PERMITS; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That new Sections 8-208 to 8-213, inclusive, of the Municipal Code of the City of St. Paul are hereby adopted to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this ____ day of _____, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

§ 8-208 SIDEWALK OBSTRUCTION PERMIT.

- (A) Prior to the placement of any obstruction on any public sidewalk, a permit shall be obtained from the City Clerk. Except as otherwise provided herein, such permit shall be required regardless of the length of duration of obstruction.
- (B) Application for the sidewalk obstruction permit shall be made at City Hall on a form provided by the City Clerk and shall contain:
- (1) a description of the obstruction, including the dimensions thereof, and a diagram of the placement of the obstruction on the sidewalk;
 - (2) written consent from each of the property owners, or the party in possession of the property, abutting the area in which the obstruction shall be located;
 - (3) a certificate of insurance showing the applicant has acquired liability and property damage insurance coverage for the diagramed sidewalk area and the proposed obstruction, which insurance may not be cancelled without providing thirty (30) days written notice to the city;
 - (4) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with placement of the obstruction; and
 - (5) payment of a fee of [REDACTED] dollars (\$ [REDACTED],00).
- (C) A representative of the City shall review all applications for compliance with the following criteria and shall recommend approval or denial to the City Clerk:
- (1) the proposed obstruction shall be located in the area immediately adjacent to the applicant's property;
 - (2) the proposed obstruction shall be located such that there is at least a [REDACTED]-foot wide passageway, clear and unobstructed, for pedestrians to pass on the sidewalk; and
 - (3) the proposed obstruction shall be located at least [REDACTED] ([REDACTED]) feet from any driveways and alleys, and at least [REDACTED] ([REDACTED]) feet from roadway intersections.
- (D) Upon compliance with the provisions of this article, the City Clerk shall issue the permit upon a determination that such permit is warranted based on the information in the application and recommendation of the representative of the City.
- (E) Each permit issued shall terminate the 31st day of December of the year in which it is issued. Issued permits shall be personal to the permittee and not transferable in any manner; and are limited to the area(s) and the item(s) approved as described in the application.
- (F) The City of St. Paul shall retain the right to repeal or amend this article and thereby terminate or modify all sidewalk obstruction operations. No permittee shall gain any property right in the continued private commercial use of the public sidewalk.
- (G) Any fees collected under the provisions of this section shall be credited to the general fund of the City to be used to defray the costs and expenses of administering this article and thereafter for general purposes.

§ 8-209 SIDEWALK OBSTRUCTION PERMIT; DENIAL, REVOCATION, SUSPENSION OR NONRENEWAL.

The City may deny, revoke, suspend, or not renew any permit upon finding that any provision of this article has not been met for issuance of the permit or the conditions under which the permit was approved no longer exist. Such actions shall be effective immediately.

Upon such denial, revocation, suspension, or nonrenewal the City shall give written notice of such action to the applicant or permittee. Such written notice shall include a statement of the action which has been taken and the reason therefore; and also advise the applicant or permittee of their right to make a written request for a hearing before the City Council on the action.

A request for hearing shall be submitted to the City Clerk within ten (10) calendar days of the service of written notice of the denial, revocation, suspension, or nonrenewal and upon hearing the matter, the City Council shall render a final decision concerning the permit.

§ 8-210 SIDEWALK OBSTRUCTION PERMIT; RENEWAL.

A sidewalk obstruction permit holder must apply for a renewal of the permit prior to its expiration if the obstruction which required a sidewalk obstruction permit is still present and will continue to be present. Application for the permit renewal shall be made at City Hall on a form provided by the City Clerk and shall contain:

- (A) a statement that the sidewalk obstruction and its location have not changed from that described in the initial permit;
- (B) any known written complaints made against the sidewalk obstruction during the permitted year;
- (C) verification of valid insurance as required herein;
- (D) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with any activity carried on under the terms of the renewed permit; and
- (E) payment of a fee of [redacted] dollars (\$ [redacted]00).

§ 8-211 SIDEWALK OBSTRUCTION PERMIT; EXEMPTION.

(A) The commercial property owners in the B-1 – Central Business District, may be granted an exemption to the permit required herein. Such applicant shall submit an application to request exemption from holding a sidewalk obstruction permit. An applicant may request an exemption from the sidewalk obstruction permit for the following types of obstructions:

- (1) flower pots or other planter boxes;
- (2) benches;
- (3) removable signs;
- (4) other obstructions of a similar nature that have been expressly manufactured for outside use.

(B) The application to be submitted shall be provided by the City Clerk. An applicant requesting an exemption is required to complete the application and provide:

- (1) a certificate of insurance showing the applicant has acquired liability and property damage insurance coverage for the diagramed sidewalk area and the proposed obstruction;
- (2) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with placement of the obstruction; and
- (3) payment of a fee of [REDACTED] dollars (\$ [REDACTED],00).

(C) Exemptions granted pursuant to this section shall be perpetual in nature, without a need to renew on an annual basis. Exempted obstructions shall conform to the following restrictions:

- (1) The area in front of the property, specifically the exempted obstruction, shall be cleaned regularly, including the removal of trash and other debris.
- (2) At least a [REDACTED]-foot wide passageway, clear and unobstructed, for pedestrians to pass on the sidewalk at all times.
- (3) Benches must be a minimum length of [REDACTED] ([REDACTED]) feet and must be constructed of solid materials.
- (4) Plants and plant material in planter boxes shall be maintained during the growing season and dead plant materials shall be removed at the end of the season.
- (5) Each face of a removable sign shall not exceed ten (10) square feet. Further, one (1) removable sign shall be allowed for each twenty-four (24) linear feet of building frontage; and no sign shall be permanently affixed to the sidewalk. No offensive or abusive language shall be displayed on the signs in the designated area.

§ 8-212 SIDEWALK OBSTRUCTION PERMIT; DENIAL, REVOCATION, OR SUSPENSION OF AN EXEMPTION.

The City may deny, revoke, or suspend an exemption upon finding that the provisions herein have not been met for issuance of the permit exemption. Such action shall be immediately effective.

Upon such denial, revocation, or suspension the City shall give written notice of such action to the applicant or permittee. Such written notice shall include a statement of the action which has been taken and the reason therefore; and also advise the applicant or permittee of their right to make a written request for a hearing before the City Council on the action.

A request for hearing shall be submitted to the City Clerk within ten (10) calendar days of the service of written notice of the denial, revocation, or suspension and upon hearing the matter, the City Council shall render a final decision concerning the permit.

§ 8-213 SIDEWALK OBSTRUCTION PERMIT; WAIVER.

The City Council may, upon written request, temporarily waive the requirements for the issuance of a sidewalk obstruction permit for a special event. Such request shall include a

detailed description of the event or purpose for which the waiver is sought, as well as the specific duration of the requested waiver. No waiver granted under this section shall exceed seven (7) consecutive days.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA AMENDING SECTION 5.7 OF THE ST. PAUL ZONING REGULATIONS RELATED TO REGULATION OF THE CENTRAL BUSINESS DISTRICT TO ALLOW FOR RESIDENTIAL USES ON THE FIRST FLOOR OF SINGLE-STORY BUILDINGS, AND TO IMPOSE SUPPLEMENTAL REGULATIONS; TO REPEAL ANY ORDINANCE, OR PARTS OF ANY ORDINANCE IN CONFLICT WITH THIS ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That Section 5.7 of the St. Paul Zoning Regulations is hereby repealed and replaced in its entirety to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this ____ day of _____, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

5.7 B-1 – CENTRAL BUSINESS DISTRICT

5.7.01 INTENT: This district is intended to provide a commercial area for establishments serving the general shopping needs of the trade area, particularly those oriented to the pedestrian shopper. The grouping of uses is designed to strengthen the central business area as the urban center of trade, service, governmental, and cultural activities, while also providing neighborhood commercial convenience. Limited residential uses are intended to complement the commercial character of the district. These regulations are designed to ensure that residential activity is compatible with the pedestrian-oriented and commercial character of the district, supporting a vibrant and mixed-use downtown environment.

5.7.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile services and service stations
2. Automotive wash facilities
3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic; social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services
18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries

22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Residential use above the first floor. (For purpose of this ordinance, "residential use" means the use of a building or portion of a building for dwelling purposes, including apartments, condominiums, townhomes, single-family dwellings, bed and breakfast guest homes, and short-term rental properties, whether occupied on a permanent or temporary basis. Residential use shall not include transient lodging uses such as hotels or motels unless otherwise specified in this ordinance.)

5.7.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;

2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums;
5. Residential uses on the first floor of a single-story building.

5.7.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted, or not permissible as conditional uses, shall be prohibited from the B-1 Central Business District.

5.7.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.07 PARKING REGULATIONS: Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 SIGN REGULATIONS: Signs within the B-1 District shall be in conformance with the provisions of this ordinance.

5.7.09 SUPPLEMENTAL REGULATIONS FOR RESIDENTIAL USES IN THE CENTRAL BUSINESS DISTRICT

1. Trash & Waste: Trash dumpsters, refuse containers, and other waste storage shall not be located on any side of the property facing a public street. Trash storage located on non-street-facing sides or rear yards is permitted, shall not be maintained within the public right-of-way. Screening from public view in these locations is not required, provided the storage does not create a nuisance or violate other applicable codes.
2. Mailboxes: Mailboxes for residential uses may be mounted on the surface of building façades, provided they do not extend more than eight inches (8") from the façade. Any mailbox not mounted on the building façade in compliance with this regulation shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul.

3. **Satellite Dishes and Similar Equipment:** Satellite dishes, antennas, and other similar equipment shall not be visible from the public street. Such equipment must be located on non-street-facing elevations or otherwise screened so as to be concealed from street view.
4. **Outdoor Furniture, Grills, and Patio Equipment:** No temporary use of the public sidewalk for residential purposes shall be permitted. Permanent outdoor structures, including but not limited to benches, flower boxes, grills, and patio furniture, shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul, and shall not obstruct pedestrian circulation or violate any applicable public safety requirements.
5. **Dogs and Pet Waste:** All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas. Property owners are responsible for ensuring compliance with this requirement by tenants, occupants, or other persons under their control.
6. **Window Screening:** For residential uses on the first floor, street-facing windows shall be treated to obstruct views from the public street. This may be achieved through:
 - a. installation of permanent treatments directly on the window, such as mirrored, frosted, or tinted glass, that effectively obstruct views from the public street; interior curtains, blinds, or other removable coverings shall not satisfy this requirement; or
 - b. replacement or modification of windows such that the bottom edge of the window is at least seven feet (7') above the adjacent sidewalk elevation.

All window screening measures shall be approved by the City as part of the conditional use permit review to ensure compatibility with the pedestrian-oriented commercial character of the Central Business District.