

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
March 23, 2015

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

2. Roll Call

3. Special Order of Business

3.A. February 23, 2015 Minutes

3/23/15 Approve minutes as presented Carried with a motion by Scott Kuncl and a second by Ryan Jindra.
Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye
Aye: 6, No: 0

3.B. Public Hearing Comprehensive Plan

2/23/15 Set a public hearing on the new comprehensive plan and the revised zoning regulations for March 23, 2015 at 7:00 PM Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dimas Adame: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye
Aye: 8, No: 0

3/23/15 Open public hearing at 7:02 PM Carried with a motion by Scott Kuncl and a second by Harold Jones.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye
Aye: 6, No: 0

3/23/15 Close public hearing at 7:51 PM Carried with a motion by Ryan Jindra and a second by Shirley Siedhoff.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye
Aye: 6, No: 0

3/23/15 Forward the new Comprehensive Plan to the City Council Carried with a motion by Shirley Siedhoff and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye
Aye: 6, No: 0

3/23/15 Forward the revised Zoning Regulations to the City Council with the corrections discussed and the Subdivision and Community Unit Plan removed for future revision Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye
Aye: 6, No: 0

3.C. Annexation Plan for Tabitha First Addition

3/23/15 Set a public hearing for April 27, 2015 at 7:00 PM on the annexation Carried with a motion by Shirley Siedhoff and a second by Scott Kuncl.

Dave Hansen: Aye, Ryan Jindra: Aye, Harold Jones: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Shirley Siedhoff: Aye

Aye: 6, No: 0

4. Officers' Reports

5. Adjournment

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)

CITY OF CRETE, NEBRASKA
Planning Commission
February 23, 2015

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska, in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

The Planning Commission meeting was called to order by Chairman Hansen at 7 p.m.

Roll Call

Planning Commission members present: Jennifer Robison, Harold Jones, Scott Kuncl, Sharon Scusa, Drew Rische, Dimas Luna, Ryan Jindra and Dave Hansen. Planning Commission members absent: Shirley Siedhoff. Also present: City Clerk Jerry Wilcox, Building Inspector Ray Sueper, Economic Development Director Max Kathol, Jim White, Lonnie Dickson and Keith with H: K, and Andy with the Crete News.

Approval of January 26, 2015 Minutes

Kuncl made a motion to approve the revised January 26, 2015 minutes, with Jindra seconding the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed.

Public Hearing on Property Subdivision

A motion was made by Kuncl to open the public hearing on the subdivision of property at 13th and Iris. Jones seconded the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed. The property owned by Crete Lumber and Farm Supply is currently two separate pieces of property. They are administratively putting the two pieces of property at 13th & Iris together as one, making the result more than ½ acre, which requires approval by the City. Tabitha is planning on building three, “green”, eldercare structures on the property instead of a single institutional facility. Kuncl made a motion to close the public hearing, seconded by Jindra. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed, and the hearing was closed. A motion was made by Jindra to approve the proposal of the subdivision at 13th and Iris, and forward it to City Council. Robison seconded the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed.

Public Hearing on the 1 & 6 Year Street Plan

A motion was made by Kuncl, seconded by Jindra to open the public hearing. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed. There were no changes to the 1 year plan since last month’s presentation. A mill and overlay on north Main Street was added to the 6 year plan, though. There were questions on the Westwood project regarding streets and sewer lines. Jindra made a motion to close the public hearing. Jones seconded the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed, and the hearing was closed. A motion was made by Jindra to approve the 1 and 6 Year plans and forward them to City Council. Robison seconded the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed.

Continued on page 2
Planning Commission
February 23, 2015
Page 2

Comprehensive Plan Review

Lonnie Dickson with Hanna:Keelan informed the Commissioners that a draft Comprehensive Plan will be available via a link this Wednesday, February 25, 2015, on the City's website. A draft of the Zoning Regulations will also be available for review Monday, March 9, 2015 via a link. Chairman Hansen also requested that 2 copies each be made available for public review at the City Library and City Hall. Kuncl made a motion to set the public hearing for 7:00 p.m. on March 23rd. Jindra seconded the motion. Voting yes: Robison, Jones, Kuncl, Scusa, Rische, Luna, Jindra and Hansen. Voting no: None. Absent: Siedhoff. Motion passed.

Kearney Planning Conference

Commissioners were reminded that the workshop for City Planning will be held on March 11-13th at Kearney, Nebraska.

Meeting adjourned.

Crete, Nebraska



COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN & ZONING & SUBDIVISION REGULATIONS & COMMUNITY HOUSING STUDY.

Funded In Partnership By The City of Crete &
Nebraska Investment Finance Authority.

COMPREHENSIVE PLAN – 2024-2039. “A 10-Year Plan, 25-Year Vision.”

Prepared By:

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 * www.hannakeelan.com *

DECEMBER, 2014

CITY OF

CRETE

NEBRASKA

CRETE, NEBRASKA
COMPREHENSIVE PLAN – 2024-2039.
“A 10-Year Plan, 25-Year Vision.”

MAYOR
Roger Foster

CITY ADMINISTRATOR
Tom Ourada

CITY CLERK
Jerry Wilcox

CRETE CITY COUNCIL
Travis Sears, President
Jack O. Oelschlager
Charles Vyhnalek
Judy Henning
David Bauer
Dale Strehle

CITY OF CRETE
ECONOMIC/COMMUNITY DEVELOPMENT
Max Kathol,
Director of Economic Development

CITY OF CRETE PLANNING COMMISSION
David Hansen, President
Dimas Luna
Ryan Jindra
Drew Rische
Janet Bonneau (former)
Sharon Scusa
Shirley Siedhoff
Scott Kuncl
Harold Jones
Jennifer Robison

ZONING ADMINISTRATOR/BUILDING INSPECTOR
Ray Sueper

Aaron Kloke, Planning Intern

PLANNING STEERING COMMITTEE MEMBERS

Crystal Alarcon	Ron Fink	Judy Henning	Guy Jones
Drew Amen	Marty Fye	Steve Hensel	Tom King
Dave Bauer	Jay Gilbert	Janet Jeffries	Kyle McGowan
Luz Decharme	Ann Hardenburger	Brad Jenny	Mike Pavelka
Jennifer Robison	Zoraida Ramos	Ron Sack	Blaine Spanjer
Ann Teget			

The **Comprehensive Plan** was funded by the **Nebraska Investment Finance Authority**, with matching funds from the **City of Crete**. The **Comprehensive Plan Study** was completed with the guidance and direction of the **Crete Planning Commission** and **Crete Planning Steering Committee**.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
 DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
 CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

Lincoln, Nebraska 402.464.5383 *

Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl



TABLE OF CONTENTS

PARTICIPANTS..... i

TABLE OF CONTENTSii

LIST OF TABLES.....vi

LIST OF ILLUSTRATIONS..... vii

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 1	THE CRETE PLANNING PROCESS	1.1
	- Introduction	1.1
	- Planning Period	1.1
	- Planning Jurisdiction	1.1
	- Authority to Plan	1.1
	- The Plan as a Community & Economic Development Tool.....	1.3
	- Organization of the Plan	1.4
	-Element 1	1.5
	-Element 2	1.5
	-Element 3	1.5
	- Crete Planning Steering Committee	1.5
	- Crete Citizen Survey	1.10
SECTION 2	COMMUNITY PLANNING GOALS & ACTION STEPS	2.1
	- Introduction	2.1
	- Community Growth, Land Use & Zoning	2.2
	- Housing & Neighborhood Redevelopment.....	2.9
	- Education & Economic/Community Development	2.15
	- Public Facilities/Utilities, Energy & Transportation	2.20
SECTION 3	POPULATION, INCOME & ECONOMIC PROFILE	3.1
	- Introduction	3.1
	- General Population Trends And Projection	3.2
	- Income Trends And Projections	3.6
	- Employment/Economic Trends And Projections	3.11

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 4	LAND USE, GROWTH & DEVELOPMENT	4.1
	- Introduction	4.1
	- Proper Land Use Practices.....	4.1
	- Identification of Future Growth Areas	4.2
	- Location.....	4.2
	- Historical Development.....	4.2
	- Population Growth.....	4.2
	- The Natural Environment	4.4
	- Soil Associations	4.4
	- Watersheds.....	4.8
	- Wellhead Protection Program	4.8
	- Climate	4.9
	- Existing Land Use Profile.....	4.10
	- The Built Environment	4.10
	- Parks/Recreational	4.11
	- Public/Quasi-Public	4.11
	- Residential	4.11
	- Commercial	4.15
	- Industrial	4.15
	- Future Land Use	4.16
	- Parks And Recreation.....	4.17
	- Public/Quasi-Public	4.17
	- Residential Areas.....	4.17
	- Commercial	4.22
	- Industrial	4.22
	- Intensive Agricultural Uses	4.23
	- Land Use Plan/Implementation.....	4.23
	- Annexation Policy	4.25
	- Neighborhood Analysis	4.26
	- Neighborhood Preservation & Development Priorities	4.32
	- Community Image & Preservation of Attributes.....	4.33

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 5	PUBLIC FACILITIES, UTILITIES & TRANSPORTATION	5.1
	- Introduction	5.1
	- Schools/Education.....	5.3
	- Parks/Recreation	5.7
	- Health, Wellness & Elderly Services.....	5.9
	- Public Safety & Government	5.10
	- Public Utilities.....	5.12
	- Water Distribution System	5.12
	- Water Storage	5.12
	- Water Supply	5.15
	- Water Treatment	5.15
	- Wastewater Collection System.....	5.16
	- Wastewater Treatment System	5.17
	- Storm Sewer.....	5.17
	- Existing Systems	5.17
	- Drainage Problems	5.21
	- Future Considerations.....	5.23
	- Transportation (Gilmore).....	5.25
	- Streets	5.25
	- Safety and Accident.....	5.28
	- Future Design Standards	5.29
	- Future Roadway Classification Map.....	5.29
	- Bridges	5.31
	- Recommended Street Improvements	5.32
	- Sidewalks	5.32
	- Trail System.....	5.34
	- Mass Transit	5.37
	- Access Management	5.38
	- Street Spacing.....	5.38
	- Driveways	5.38
	- Traffic Signals.....	5.38
	- Railroad.....	5.39

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 6	ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.....	6.1
	- Introduction	6.1
	- Existing Conditions	6.1
	- Economic & Community Development Initiatives.....	6.2
	- Housing Rehabilitation	6.4
	- Downtown/Highway Commercial Areas	6.4
	- Historic Preservation.....	6.7
	- Heritage Nebraska “Main Street” Program	6.8
	- Nebraska State Historic Preservation Tax Credit Program	6.8
	- Nebraska Community Development Law.....	6.9
	- Economic Expectations.....	6.10
	- Housing & Economic Development.....	6.11
	- Business & Industrial Development.....	6.12
	- Job Creation.....	6.12
	- The Economic & Community Development Strategy	6.13
SECTION 7	ENERGY ELEMENT	7.1
	- Introduction	7.1
	- Public Power Distribution.....	7.1
	- Renewable Energy Projects	7.2
	- “Net Metering”	7.2
	- Electrical Energy Consumption.....	7.3
	- State-Wide Trends in Energy Consumption.....	7.5
	- Nebraska Energy Consumption By Sector.....	7.6
	- Energy Conservation Policies	7.7
APPENDIX	CRETE CITIZEN SURVEY RESULTS.	

LIST OF TABLES

<u>TABLE</u>	<u>TITLE</u>	<u>PAGE</u>
3.1	Population Trends & Projections.....	3.2
3.2	Race & Hispanic Origin	3.3
3.3	Population Age Distribution	3.4
3.4	Specific Household Characteristics	3.5
3.5	Household Income By Age Group	3.7
3.6	Per Capita Income	3.2
3.7	Estimated Owner Households By Income Cost Burdened With Housing Problems.....	3.9
3.8	Estimated Renter Households By Income Cost Burdened With Housing Problems.....	3.10
3.9	Estimated Elderly (62+) Renter Households By Income Cost Burdened With Housing Problems.....	3.10
3.10	Employment Data Trends And Projections.....	3.12
3.11	Workforce Employment By Type	3.13
4.1	History of Population	4.3
4.2	Existing & Future Land Use Capacity Matrix	4.10
5.1	Principal Arterial Road Conditions	5.27
5.2	Minor Arterial Road Conditions	5.27
5.3	Collector Road Conditions	5.27
5.4	Intersection & Roadway Segments	5.28
5.5	Future Design Standards	5.29
5.6	Bridge Locations & Conditions	5.31
5.7	Grade Crossing Traffic Control.....	5.39
7.1	Monthly Energy Sales (kw/h) ₁₁	7.4

LIST OF ILLUSTRATIONS

<u>ILLUSTRATION</u>	<u>TITLE</u>	<u>PAGE</u>
2.1	Future Land Use Map Corporate Limits - 2024-2039	2.5
2.2	Future Land Use Map Corporate Limits & Adjacent - 2024-2039	2.6
2.3	Future Land Use Map Two-Mile Planning Jurisdiction - 2024-2039	2.7
2.4	Redevelopment Area #1 – Future Land Use Map - 2014	2.13
4.1	General Soil Associations Map - 2014.....	4.5
4.2	Existing Land Use Map Corporate Limits - 2014.....	4.12
4.3	Existing Land Use Map Corporate Limits& Adjacent - 2014	4.13
4.4	Existing Land Use Map Two-Mile Planning Jurisdiction - 2014.....	4.14
4.5	Future Land Use Map Corporate Limits - 2024-2039	4.18
4.6	Future Land Use Map Corporate Limits & Adjacent - 2024-2039	4.19
4.7	Future Land Use Map Two-Mile Planning Jurisdiction - 2024-2039	4.20
4.8	Redevelopment Area #1 – Future Land Use Map - 2014	4.24
4.9	Neighborhoods Map - 2014.....	4.26
5.1	Public Facilities Map - 2014.....	5.2
5.2	West Side Water Improvements.....	5.13
5.3	East Side Water Improvements	5.14

LIST OF ILLUSTRATIONS (Continued)

<u>ILLUSTRATION</u>	<u>TITLE</u>	<u>PAGE</u>
5.4	Drainage Basins.....	5.18
5.5	Existing Primary Storm Sewer Locations	5.20
5.6	Storm Drainage Problem Areas	5.22
5.7	Existing Functional Classification of Roadways	5.26
5.8	Recommended Future Functional Classifications.....	5.30
5.9	Bridge Locations	5.33
5.10	Recommended Sidewalk Improvements	5.35
5.11	Proposed Greenway Trail	5.36
5.12	Railroad Crossing Locations.....	5.40

SECTION 1
THE CRETE
PLANNING PROCESS.



SECTION 1 THE CRETE PLANNING PROCESS.



INTRODUCTION.

This **Crete, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the City and the respective Two-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the City, including population, land use, public facilities, utilities and transportation. This **Plan** replaces the current **Comprehensive Plan**, prepared in 2006.

The Crete planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “Goals” and “Action Steps” in the areas of **Community Growth, Land Use & Zoning; Housing & Neighborhood Redevelopment, Transportation Systems, Education & Economic/Community Development and Public Facilities, Utilities and Transportation.**



The **Comprehensive Plan** was prepared under the direction of the **Crete Planning Commission**, with the assistance of a **Planning Steering Committee, the City Council, City Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska, and **Gilmore & Associates**, an engineering firm located in Columbus, Nebraska. The **Comprehensive Plan** was funded by a **Housing Study Grant** through the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the City of Crete.

PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 years**. **In addition, the Plan includes broad based community and economic development activities forecasted for a 25-year period.** This approach allows the Community of Crete to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The City of Crete Planning Jurisdiction includes the land areas within the Corporate Limits and the area within two miles of the City. The City enforces planning, zoning and subdivision regulations within the two-mile limit, in accordance with Nebraska State Statutes.

AUTHORITY TO PLAN

This **Comprehensive Plan** for the City of Crete is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

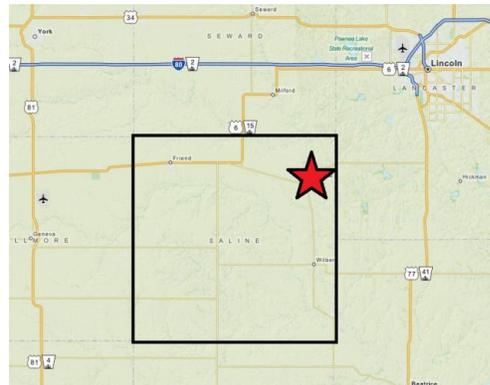
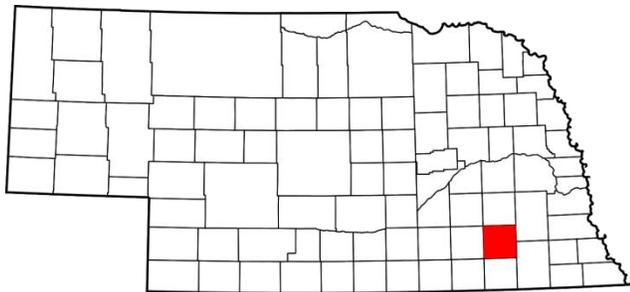
COMMUNITY SUMMARY

The City of Crete, the largest Community in Saline County, is located in southeastern Nebraska, approximately 35 miles southwest of Lincoln, Nebraska. The City is serviced by U.S. Highways 33 and 103, as well as Burlington Northern Santa Fe Railroad and the Crete Municipal Airport. Currently (2014), an estimated 7,196 residents live in Crete.

The City is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Crete offers a variety of amenities including Public and Parochial Schools, a full college campus, restaurants, governmental services, grocery and convenience stores, senior center, hospital, etc.

Downtown Crete is located south of the Highway 33/103 Corridor, and southward along Main Avenue. Downtown consists mostly of professional offices, specialty stores, banks and restaurants. The City Offices are located in the Crete City Hall east of the Downtown, adjacent Crete City Park.

Most of the major employers in Crete are located along the Highway 33/103 Corridor, including **Nestle Purina, Smithfield Farmland, Bunge Milling and Crete Area Medical Center.** The Community has the unique advantage of being located in close proximity to the Lincoln Metropolitan Statistical Area, allowing for expanded access to nearby amenities.



RESPONSIBLE GROWTH AND DEVELOPMENT

The Crete Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Crete, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the Two-Mile Planning Jurisdiction of Crete will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10- and 25-year planning periods.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Crete. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Crete Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize both Tax Increment Financing and LB840 sales tax for economic development will play an important role in growth opportunities for Crete. Citizen input will be needed to assist and enhance this political decision making process.

The City of Crete has an Economic Development Department and a Community Development Agency to serve as a vehicle to plan and implement residential, commercial, and industrial redevelopment activities in the City. The City has one officially designated Redevelopment Area, which includes the Downtown, eastern portions of the Highway 33/103 Corridor and adjacent industrial and commercial uses.

The **Future Land Use Maps** for the City of Crete included in this **Comprehensive Plan** encourages growth and expansion of the City during the 10- and 25-year planning periods. The City must improve and enhance the older sections of Crete, including the Downtown and surrounding neighborhoods. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as LB840 sales tax, Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized by the Community to achieve the goals contained within this **Comprehensive Plan**.

Providing safe, modern and affordable housing in Crete, during the next 25 years, will ensure a population base capable of supporting various important businesses and services in the Community.

Under the direction of the City of Crete Planning Commission, a new **Community Housing Study** was completed in 2014. The Study includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. The **Housing Study** also includes a "Downtown Housing Initiative" to encourage the development of additional housing in the City's Central Business District.

Housing development and rehabilitation activities in Crete, coupled with new housing opportunities for both elderly and young families, should be an ongoing process. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.



ORGANIZATION OF THE PLAN.

The creation of the **Crete Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of Planning Commission and Planning Steering Committee meetings and the implementation of a Community Survey in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Censuses, the 2007-2011 American Community Survey and information from other pertinent Local, State and Federal Agencies.

The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

Combining the results of these two important research approaches produced this Comprehensive Plan. This Comprehensive Plan includes the following Sections:

- ❖ **The Crete Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Community & Economic Development Profile & Plan.**
- ❖ **Energy Element.**

Future Public Utilities and Transportation needs for the City of Crete were provided by Gilmore & Associates, a professional engineering firm based in Columbus, Nebraska.

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

This **Comprehensive Plan** is organized into three elements as summarized below.

ELEMENT 1

The **first** element of the Comprehensive Plan is the **Goals and Action Steps**. The **Goals and Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals and Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals and Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Crete. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

CRETE PLANNING STEERING COMMITTEE.

The **Crete Planning Steering Committee** was sponsored by the Planning Commission. The Committee was comprised of City of Crete elected leadership, business owners, community stakeholders and the general citizenry. A series of meetings were conducted to gather opinions on what activities need to take place in the Community in order to create a vibrant, sustainable quality of life for all residents. The Committee was divided into four "**Sub-Committees**" to address specific issues. The following highlights the issues and opportunities addressed by the Planning Steering Committee.

Economic/Community Development & Downtown Crete Sub-Committee.

- Reassemble local economic development partners (business and industry, education, health, City, etc.) to market the Community.
- Need for additional/more modern restaurants.
- **Need for improved lodging facilities/convention center.**
- Improved retail sector, to stop the drain of dollars to Lincoln.
- **Entertainment District for Downtown Crete, complete with public venue spaces and new and improved eateries.**

- Stop the trend of “disinvestment” in the Downtown by property owners. Provide incentives (TIF, etc.) for owners to upgrade and modernize their buildings.
- **Downtown needs to be “fresh”, “safe” and “interesting”. A “Vision” committee needs to be organized to pursue a long-term plan for redeveloping Downtown Crete.**
- Continued pursuit of light manufacturing, as well as professional services.
- Local college student intern programs, to serve the future of both the student and Community of Crete.
- Community leadership building. Prepare the future Vision of Crete.

Community Growth & Land Use/Zoning Sub-Committee.

- Crete needs to focus on Economic Development potentials to market the Community to new businesses and new residents.
- The proximity of Lincoln to Crete and short commute times makes living in Lincoln more attractive to workforce families employed in Crete. Lincoln has a large variety of rental and owner housing, along with shopping and entertainment resources.
- **There is a lack of middle-income housing in Crete that would support new workforce families. Crete needs to work more aggressively to retain new employees as future residents.**
- The majority of houses that are sold in Crete are older two bedroom homes. Workforce families generally want larger 3+ bedroom houses.
- **Crete needs to market its quality schools, new Hospital and a smaller town quality of life. Crete is “under-promoted.”**
- Crete needs more housing options for retirees and the elderly. A large percentage of older Crete residents move to Lincoln where the housing types they desire are available and closer to a wide variety of medical facilities.
- Housing opportunities in Downtown Crete would bring an additional type of housing to the City, but the lack of off-street parking would be a detriment to its success.
- Many commercial buildings are deteriorating and need extensive improvements to be viable into the future, let alone support upper-story housing or office development.

- **Downtown Crete is the economic, social and entertainment center of the City. The Downtown Commercial Buildings exhibit the history and character of the Community that makes Crete unique and gives the City its identity.**
- Crete needs to establish a long-term Vision of what the City will be like in 40 years, and beyond.
- Residential subdivisions in east-central Crete need “Model Homes” or vacant available spec homes for people to look at and walk through. Typical families don’t want to wait six to eight months to build their own homes. This is why younger workforce families too often decide to live in Lincoln.
- **The future of Tuxedo Park needs to be evaluated. Should the County Fairgrounds stay and the Ball Fields move to a new location? Or should Crete make a commitment to redeveloping the Baseball / Softball Complex at the current site?**
- Crete should consider developing a new “YMCA” type of recreation facility in eastern Crete, perhaps to the south of the Hospital. An indoor/outdoor facility with soccer, baseball and softball fields, tennis and basketball courts would be ideal in this location. A future swimming pool facility could also be developed in this location as a partnership with Doane College.
- **The best directions for residential growth in Crete are to the east and southeast of the City.** There are several areas in the eastern portion of Crete that are directly adjacent the Corporate Limits on two or more sides by the incorporated areas of the City that are in need of annexation.

The Subcommittee also discussed the extreme northeastern portion of the City, areas to the north of Highway 33 and west of Highway 103 that are above the 100-year Flood Plain of the Big Blue River. Lands generally located between Boswell Avenue and Highway 103 to the north of the Burlington Northern Santa Fe Railroad Corridor. This area was discussed as potentially attractive to future residents, but the lack of available infrastructure, water, sewer and streets would make this area more difficult to develop in comparison to the east of Crete.

- **Stronger connections between Doane College and Downtown Crete were stated as an important factor for Community growth and development opportunities. The 11th Street Corridor was stated as the preferred connector street for improved pedestrian connections.**
- Crete should establish a long-term plan for Downtown Crete and the City park system. **A trail system could be used to connect the City parks, local schools, and Doane College to the Downtown and Big Blue River.**

- The high cost of installing infrastructure in new Subdivisions needs to be studied. The Subcommittee felt that the City should be more proactive in establishing public/private partnerships with Developers to share the cost and coordinate the use of additional funding sources such as TIF, Community Development Block Grants (CDBG), Bonds, etc.
- **Zoning discussion focused on older single family neighborhoods that are located within R-2 through R-4 Zoning Districts.**
 - **R-1 permits single family dwellings and excludes all other housing types.**
 - **R-2 allows single family dwellings and duplexes.**
 - **R-3 and R-4 allow single family, duplexes and multifamily uses.**

Residents of these older Neighborhoods would like to prevent houses from being demolished and replaced with a duplex or apartment building. The problem is that these districts allow the housing types that residents would like to prevent from being constructed.

Housing and Neighborhood Redevelopment Sub-Committee.

- **Lothrop Heights – The City needs to promote the development of additional Subdivisions similar to this one, but with the inclusion of neighborhood parks.**
- “Newer” subdivisions need to maintain and add additional street trees and other amenities to keep Neighborhoods family friendly.
- **Crete needs more townhouses comprised of two, three and four bedrooms.**
- The development of new affordable housing will be difficult due to the lack of available land.
- **Housing development efforts should also focus on the infill of vacant lots and the condemnation and demolition of dilapidated houses to make lots available in the central portion of the Community.**
- Crete needs to establish pedestrian and bike trails to develop safe connections between the neighborhoods of the City and its parks, schools etc.
- **The City needs to enforce the requirement of sidewalks in new subdivisions and throughout the City.**
- The highest need is new owner and renter occupied housing with three and four bedroom units.

- Need more residential options for older adults, both owner and rental (Similar to those on Iris Avenue.).

Priority Population Groups:

- Entry level – Lack of available units.
- \$150 to \$250,000 – Marketed to Professionals.
- **Workforce Owner Occupied Housing for all income groups.**
- **Owner Rehabilitation Program.**
- **First Time Homebuyer Down Payment Program with rehabilitation funds.**

Public Facilities/Utilities, Energy & Transportation Sub-Committee.

- **Sidewalks are a major need in several Crete neighborhoods. A major area of concern is around the High School and Middle School, specifically, along Iris Avenue. The City has a sidewalk ordinance to address this and future issues.**
- **Sub-Committee members expressed interest in developing a City-wide trails system.**
- The top public facilities include:
 - City Water System.
 - Street Paving.
 - Wastewater Treatment.
 - Electric System.
- The sustainability of Crete can be improved through the following activities.
 - Burying overhead utility lines (currently done on an as-needed basis).
 - Business Retention.
 - Renewable Energy Ordinances.
- The Sub-Committee did not feel a highway bypass would serve the Community in a positive way. Approximately 10,000 vehicles travel along the Highway 33/103 Corridor (Main Avenue) each day. Removing these vehicles from the Community could potentially threaten the viability of Crete’s Downtown Business District and highway commercial businesses.
- City officials have discussed ideas of rebuilding the 13th & Hawthorne intersection to better accommodate traffic and pedestrians.
- Sub-Committee members highlighted speed limits as being too slow along 13th Street

- **Stoplights at the intersection of 13th & Iris Streets were suggested as a safety improvement project, once construction of the new High School is completed.**
- Sub-Committee members discussed storm water runoff issues.
- Tuxedo Park was highlighted as a needed improvement in the Community, with ideas including total relocation of the park to an area south of Crete.

CRETE CITIZEN SURVEY.

Residents of Crete participated in a **Citizen Survey**, available at strategic Community locations and on social media websites, to voice their opinion on what is needed in the Community. A total of **316 Surveys** were completed and returned. Participants provided invaluable input towards the future of the City. The following summarizes the results of the Survey. Complete results are available in the **Appendix** of this **Comprehensive Plan**.

- 230 participants, or 72.7 percent of the total 316 participants, recommend Crete public/parochial schools to parents, while 48.4 percent of participants feel there are sufficient, safe routes to school for children. Recommended improvements include street crossings, traffic congestion reduction and improvements to sidewalks.
- Churches, pharmacy, City offices, library, post office, police protection and schools were identified as the community services with “excellent” quality.
- Transportation items needing to be addressed included school traffic circulation, improved truck routes, highway corridor enhancement and pedestrian/trails connections.
- Participants would like to see the appearance and sustainability of Crete be improved with street & pedestrian lighting, crosswalk enhancements, street trees, benches and landscaping, business retention, recruitment & expansion, increased marketing of vacant buildings and reducing utility costs with alternative energy sources.
- Crete should encourage new commercial and entertainment facilities to locate in the Downtown. Participants also suggested Boswell Street, south of Highway 33 along Iris Street and along the Highway 33/103 Corridor.
- Participants expressed support in actively enforcing City ordinances regarding parking, junk vehicles and property maintenance.
- 114 participants rated the condition of their home as “Excellent,” while an additional 37 participants rated their home as being in “Fair” or “Poor” condition. Participants living in homes needing minor or major repairs identified foundation issues and cosmetic improvements as major issues with their housing unit.

- Participants identified the following housing types as “Greatly Needed” in the City of Crete:
 - Housing for Lower- and Middle-Income Families.
 - Housing for Existing/New Employees.
 - Single Family Housing.
 - Rehabilitation of Owner- and Renter-Occupied Housing.
 - Housing Choices for First-Time Homebuyers.
 - Three-Bedroom Apartment or House.
- 83 percent of the Survey respondents favored the City of Crete establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.
- 80 percent of the Survey respondents supported the City of Crete using grant dollars to purchase, rehabilitate and resell vacant housing in the Community.
- A total of 120 participants identified eastern Crete as being the most ideal location for future residential growth and development.

**Crete, Nebraska
Comprehensive Planning Program
CITIZEN SURVEY**

The City of Crete Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10- and 25 years. An important part of this Program is to ask you about the needs and wants of the Community. It will take a few minutes to complete and return the following questionnaire on WEDNESDAY, MARCH 19TH.

POPULATION CHARACTERISTICS

1. How long have you lived in Crete?

Less than 1 Year (14) 11 to 20 Years (6)

1 to 5 Years (49) 21+ Years (108)

6 to 10 Years (35) I do not live in Crete

2. Including yourself, how many persons are there in your household?

One (28) Four (67)

Two (66) Five (35)

Three (48) Six or More (32)

3. How many persons in your family are in each of the following age groups?

225 Less than 18 Years ___ 101 45 to 54 Years

116 18 to 24 Years ___ 95 35 to 64 Years

108 25 to 34 Years ___ 59 65 to 74 Years

117 35 to 44 Years ___ 40 75+ Years

EDUCATION

4. Check all that apply.

I am a graduate of Crete Public/Parochial Schools. (9)

I have children attending Crete Public/Parochial Schools.

Crete Public/Parochial Schools were a factor in my decision to live in Crete.

5. Are there sufficient and safe routes to school for children?

Yes (153) No (100)

If No, what could be done to improve the safety of routes to school?

Top Responses: improvements to sidewalks, improve street lighting, and congestion reduction.

TRANSPORTATION

	Greatly Needed	Somewhat Needed	Not Needed	Comments
13. Which Transportation items need to be addressed in Crete?				
• Traffic Safety Improvements	72	111	40	
• Pedestrian/Trails Connections	150	55	25	
• School Traffic Circulation	135	70	18	
• Improved Traffic Control	69	105	41	
• Improved Truck Routes	99	67	49	
• Highway Corridor Enhancement	95	71	44	
• Access Management Improvement	31	96	51	
• Reduce Railroad/City Conflicts	61	96	30	
• More Parking	65	76	58	
• Control Storm Water Run-off	54	102	47	
• Congestion Reduction	40	92	64	

COMMUNITY GROWTH/LAND USE/ZONING

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
14. The appearance of the City of Crete can be improved with...					
• Street & Pedestrian Lighting	92	41	7	4	4
• Special Sales, Events and Welcome Banners	54	103	46	11	4
• Crosswalk Enhancements	96	85	27	8	5
• Street Trees, Benches and Landscaping	92	78	38	17	4
• Pedestrian Seating Areas and Sidewalk Cafes	80	85	39	16	4
• Vehicular Traffic Safety	49	89	61	12	4
• Coordinated Traffic Control Lighting	37	84	66	15	3
• Directional Signage	66	90	65	15	4
• Restoration/Preservation of Historic Buildings	85	90	36	6	6
• Gateway Entrance Signage and Advertising	61	83	53	15	6
• Design Guidelines for Facades, Awnings, etc.	85	75	48	7	5
• Safer Railroad Crossings	55	88	55	11	7
• Other (Specify):					
15. The sustainability of the City of Crete can be improved with...					
• Water, Sewer & Utility Replacement	65	94	43	3	6
• Improved Streets, Sidewalks & Alleys	49	91	25	2	2
• Additional Pedestrian Safety Measures	65	88	56	3	4
• Additional Parking for Businesses in Downtown	46	79	57	27	4
• Burying Overhead Utility Lines	47	75	66	12	3
• Business Retention, Recruitment & Expansion	113	56	30	2	3
• Marketing of Sales & Festivals	65	104	26	11	4
• Coordinated Business Hours	39	85	65	13	5
• Designation of "Historic Districts"	46	68	64	14	7
• Increased Marketing of Vacant Buildings	82	78	34	5	5
• Development of an Incubator Business Program	36	74	82	6	5
• Reducing utility costs w/alternative energy sources	91	76	36	7	6
• Other (Specify):					

SECTION 2
COMMUNITY PLANNING
GOALS & ACTION STEPS.



SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.



INTRODUCTION.

The **Crete Comprehensive Plan** is an essential and most appropriate tool to properly guide the development of the City. The ***Community Planning Goals and Action Steps***, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning; Housing & Neighborhood Redevelopment, Education & Economic/Community Development and Public Facilities/ Utilities, Energy & Transportation.**

“Goals” are long-term in nature and, in the case of those identified for the **Crete Comprehensive Plan**, will be active throughout the 10- and 25-year planning periods.

“Action Steps” help to further define the meaning of goals and represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.



COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The City of Crete is projected to increase from the current (2014) population of 7,196, to 7,959 by 2024, representing an estimated annual increase of 1.06 percent. The Community has the potential to reach a population of 8,797 within the next 25 years, an increase of 1,601 persons. This population increase needs to be correlated with land availability and suitability for all types of developments.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Crete. Approximately 258 acres of vacant land exists within the Corporate Limits of the City of Crete. Only an estimated 65 percent of this vacant land is developable. Approximately 90 acres of vacant lands are located within the floodplains of the Big Blue River.
- **Action Step 2:** Designate a minimum of **185 acres** of land to support **future residential development**. The City has a current shortage of land areas designated for rental housing. The City will need to dedicate 127 acres for this residential land use type by 2024. Future residential growth areas are recommended to be concentrated to the east, southeast and northeast of the Community. **The Land Use Plan includes:**

- **Eastern Growth Areas** are intended to infill large vacant tracts of land between Iris Avenue and County Road 2400. Current and planned public facilities, including the new Crete Area Medical Center and the new Crete Senior High School, will attract a variety of single and multifamily residential building types to this region of the City.

Approximately 49 percent of Survey respondents identified the eastern portions of Crete as the most favorable location for future residential growth.

- **South/Southeastern Growth Areas** extend from the College Heights Golf Course and adjacent residential neighborhoods, including Country Club Estates and the Ridge Additions. A multifamily residential area is located to the south of the Golf Course that would support a variety of moderate- to upper income housing types including single family dwellings, duplex, patio homes and three- and four-plex town homes and, potentially, retirement housing including, both, assisted and independent living facilities.
- **Northern/Northeast Growth Areas** are identified beyond the Corporate Limits, generally north of Martell Road. North Main and Boswell Avenues provide access to these areas. Multifamily housing is located to buffer single family developments from industrial land uses to the east of Boswell Avenue. Low density single family uses extend around the Burlington Northern Santa Fe Railroad Corridor and along each side of Highway 103.

- Action Step 3: Continue the development of Commercial and Industrial Land in Crete.** An analysis of existing land uses in Crete, correlated with population growth identifies a need for an additional **110 acres of commercial** and **134 acres of industrial land** thru 2039, to meet modern National Planning Standards. The location of future highway-oriented commercial uses is recommended along the Highway 33/103 Corridor through the City. Future personal services and specialty retail outlets are recommended to remain in Downtown Crete. Light industrial uses and manufacturing companies should be located in designated industrial zoned areas, primarily, south of and along the Burlington Northern Santa Fe Railroad Corridor. A second industrial growth area is located southwest of the City, along each side of the southern spur of the Burlington Northern Santa Fe Railroad, to the east of Highway 103, south of the City of Crete.
- Action Step 4: Expand existing and identify new areas for Parks, Open Space and Public/Quasi-Public Land in Crete.** The Community of Crete is currently developing a new High School and seeking appropriate funding sources to expand or construct a new municipal Library, new City swimming pool and a new Community recreation/wellness center. By National Planning Standards, the City would need to designate **an additional 22 acres of park land.**

Current public/quasi-public land uses in Crete exceed recommended standards by 74 percent. This is due, primarily, to the large amount of land occupied by the Doane College campus.

Lands areas adjacent the Big Blue River and associated tributary Walnut Creek, within the 100-year flood plain would be ideal to accommodate an expanded hiking and biking trail system. A new City Park, with provisions for soccer, baseball, softball, tennis and basketball facilities has also been identified as a needed Community facility within the next 10 years. The new Park could potentially be located adjacent to a new Community recreation/wellness center. This proposed Park could replace Tuxedo Park which, in turn, would allow for the expansion of the Saline County Fairgrounds.



Goal 2 – Land Use Plan. Adopt and retain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Crete. The Plan should encourage the preservation and protection of environmental resources while supporting development in the Two-Mile Planning Jurisdiction of Crete.

- **Action Step 1:** Develop solutions to **correct development barriers** in Crete, including the prohibition of intensive agricultural uses, such as feedlot operations, from developing or expanding within the Two-Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond designated floodplains and sensitive soil areas.
- **Action Step 3:** Establish **Neighborhood Plans** that reflect development trends, as well as features and characteristics unique to each neighborhood. Standards should be established for infill development that complement architectural styles and materials of a particular neighborhood.
- **Action Step 4:** All future, major developments in Crete should be accompanied with a **modern utility and infra-structure system** of public and/or private utilities and a storm water drainage plan.

Goal 3: Ordinances and Regulations. Maintain proper **land use development ordinances** and **regulations** in Crete. Utilize the City Zoning and Subdivision Regulations to implement the development provisions in the Land Use Plan.

- **Action Step 1:** Adopt revised **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Crete. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope. The **Crete Floodplain Regulations** should be strictly enforced for all proposed developments in the City, especially in the northern portion of the City and along the Big Blue River southwest of Downtown Crete. Identified residential growth areas to the north, east and southeast of the Community are in regions that are not affected by 100-year floodplains.

Action Step 3: Enforce modern construction and property standards by including the International Building Code and Uniform Housing Code with the City’s current municipal codes. Such action will ensure that the residents of the City of Crete can live and work safely in structures that are built and maintained to modern safety standards.

FUTURE LAND USE MAP

CORPORATE LIMITS

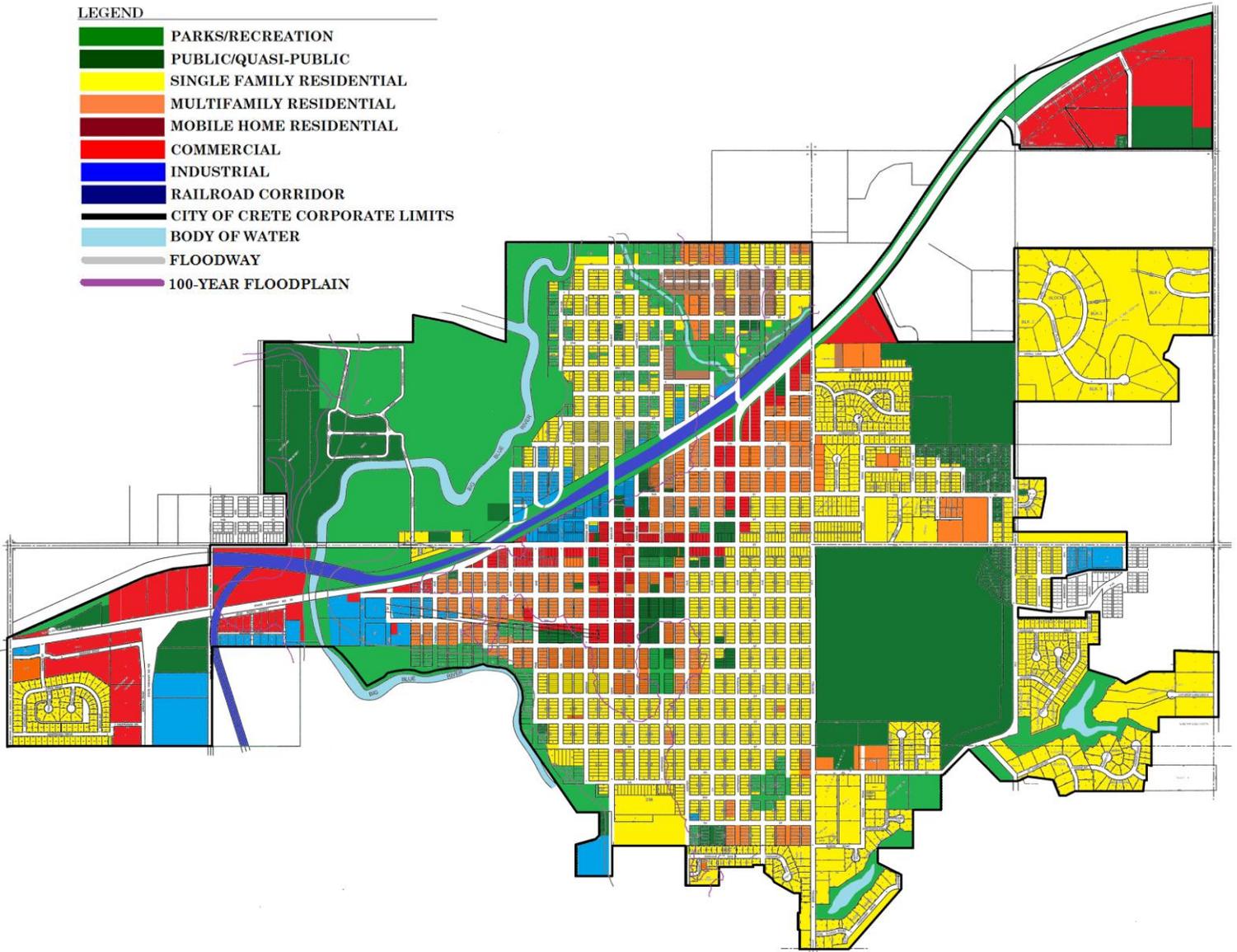
CRETE, NEBRASKA

2024-2039



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER
- FLOODWAY
- 100-YEAR FLOODPLAIN



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ILLUSTRATION 2.1

FUTURE LAND USE MAP

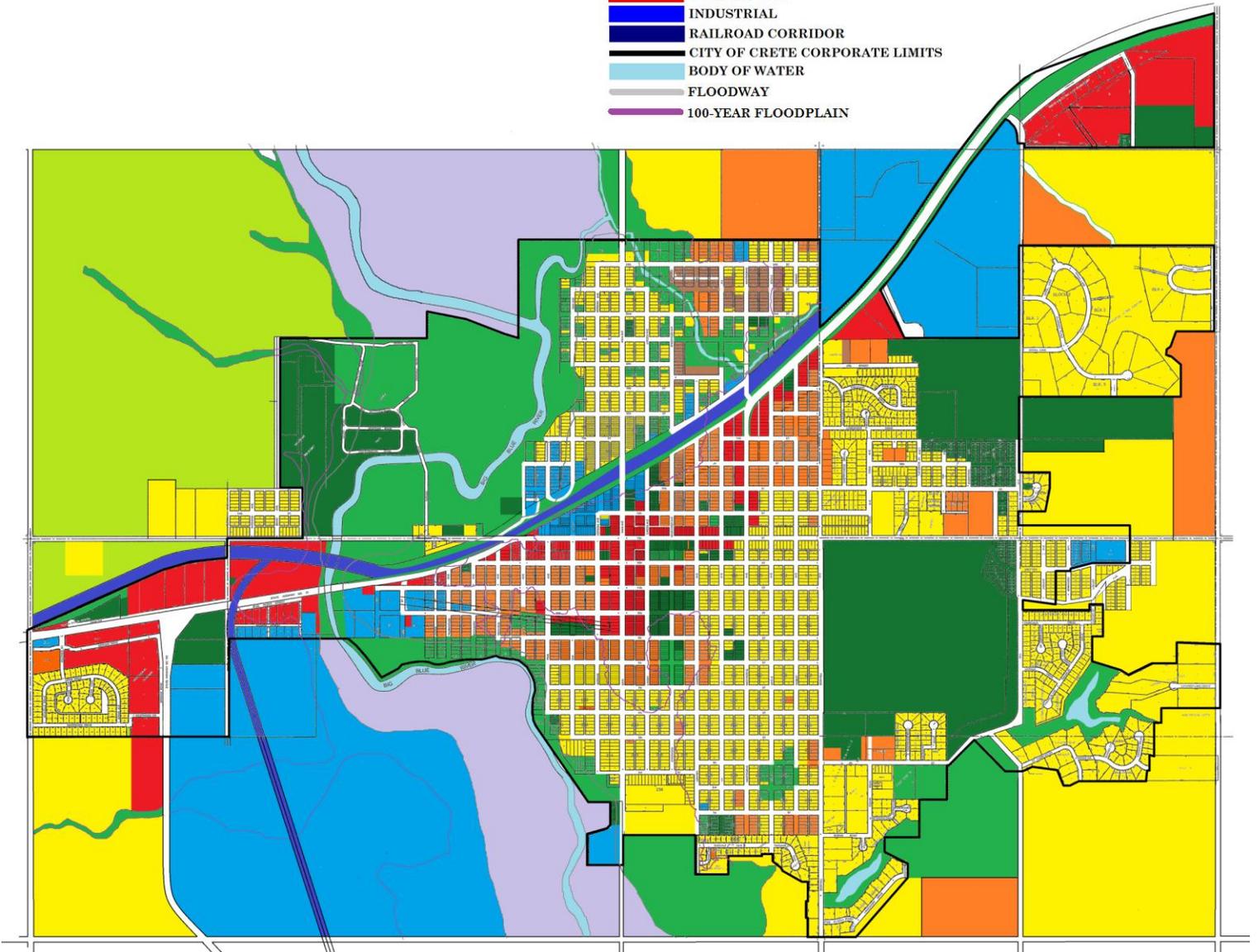
CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2024-2039



- LEGEND
- PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - MOBILE HOME RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RAILROAD CORRIDOR
 - CITY OF CRETE CORPORATE LIMITS
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN



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ILLUSTRATION 2.2

FUTURE LAND USE MAP

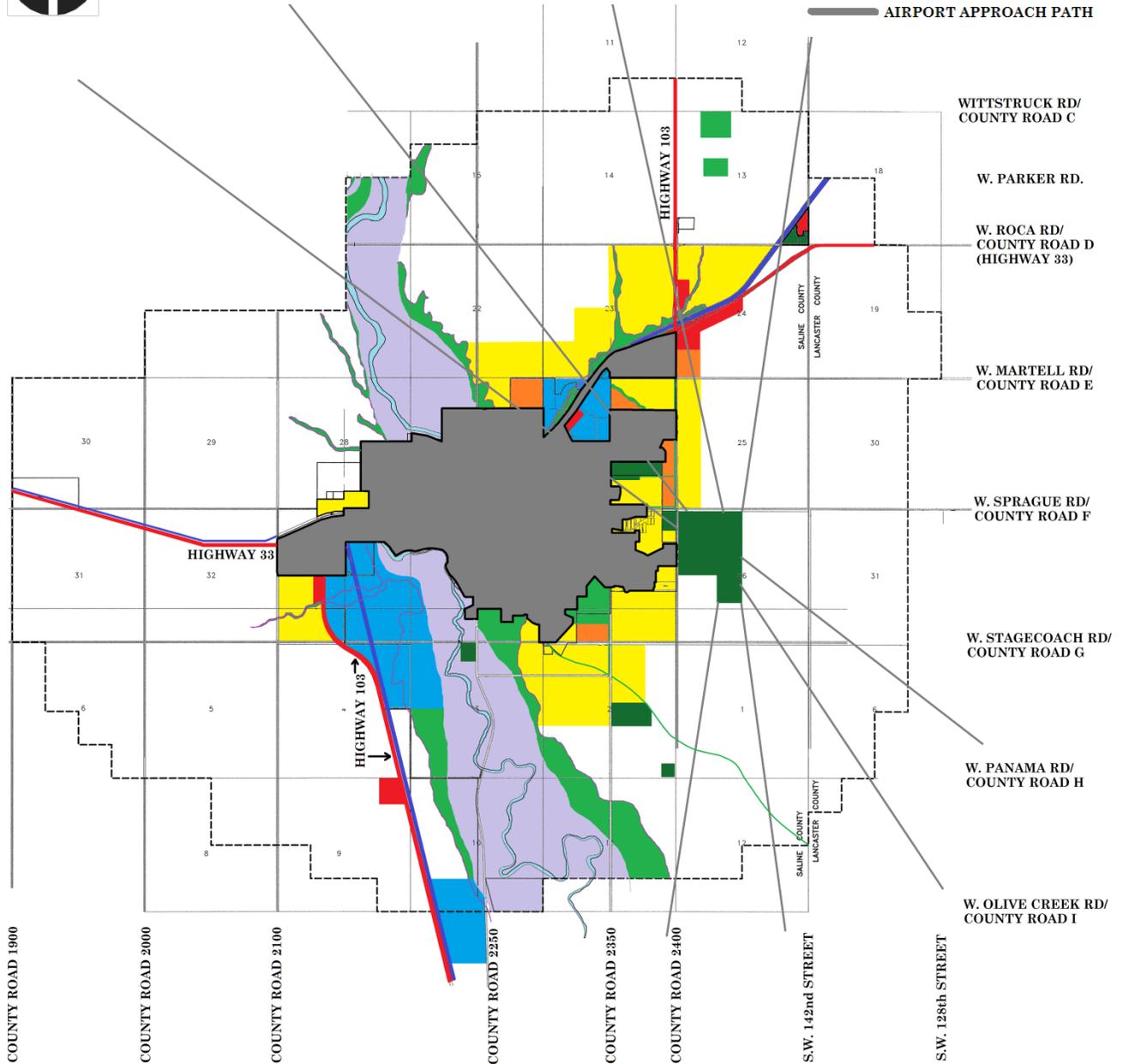
TWO-MILE PLANNING JURISDICTION

CRETE, NEBRASKA

2024-2039



- LEGEND**
- VACANT/AGRICULTURE
 - PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - HIGHWAY CORRIDOR
 - RAILROAD CORRIDOR
 - CITY OF CRETE, NEBRASKA
 - TWO-MILE PLANNING JURISDICTION
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN
 - AIRPORT APPROACH PATH



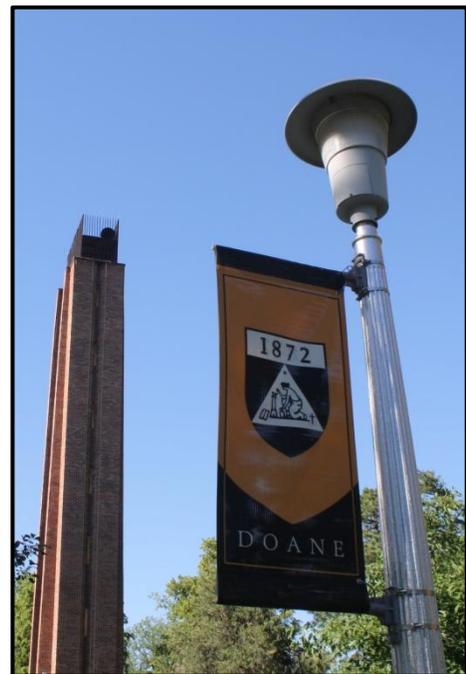
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ILLUSTRATION 2.3

Goal 4: Appearance and Sustainability. Continue to implement Community improvement projects that enhance the quality of life and aesthetic appearance of the City of Crete.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Crete. Target areas should include, but not be limited to, the Downtown, highway corridors, Doane College, City parks and historically significant residential neighborhoods. **Citizen Survey participants strongly agreed with improving the appearance of the Community through improved street and pedestrian lighting, crosswalk enhancements, street trees, public benches, landscaping and the incorporation of design guidelines for facades, awnings and other building accessories.**
- **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Crete. **Citizen Survey participants strongly agreed with improvements to streets, sidewalks and alleys, along with business retention/recruitment/expansion programs, vacant building marketing and the use of alternative energy sources as methods to improve the sustainability of the Community.** Local churches, Fire and Police Protection and Schools were identified as high-quality community services/ facilities in Crete.



HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community Housing Initiative. The City of Crete should implement a **Housing Initiative** as a primary economic development activity. This Community Housing Initiative should include the development of up to **314 new housing units by 2024**, including an estimated **184 owner housing units** and **130 new rental units**. The development of up to 314 new housing units would add an estimated \$61 Million to the Crete property tax base. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families and individuals of all age, household size and income sectors.

- **Action Step 1:** Support the efforts of the City of Crete Economic/Community Development Department and the Crete Housing Authority to encourage and monitor housing development in the City of Crete. The City of Crete should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. **By 2024, the City of Crete will need to develop up to 120 owner units and 85 rental housing units for households, age 18 to 54 years, and 64 owner and 45 rental units for elderly households, 55+ years of age.**

The City of Crete has established memberships with regional economic and housing development organizations such as Southeast Nebraska Development District, Southeast Nebraska Affordable Housing Council and Blue Valley Community Action Partnership. The programs provided by these organizations are vital to the successful implementation of future housing activities in Crete.

- Design and implement a **Workforce Housing Assistance Program** for local employees and a **Continuum of Residential Retirement Program** for older adults in the City.
- **Action Step 2:** Plan and implement an **Employer's Housing Assistance Program** to encourage major employers in the Crete area to become directly involved with assisting their employees in becoming homeowners in the Community of Crete. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.

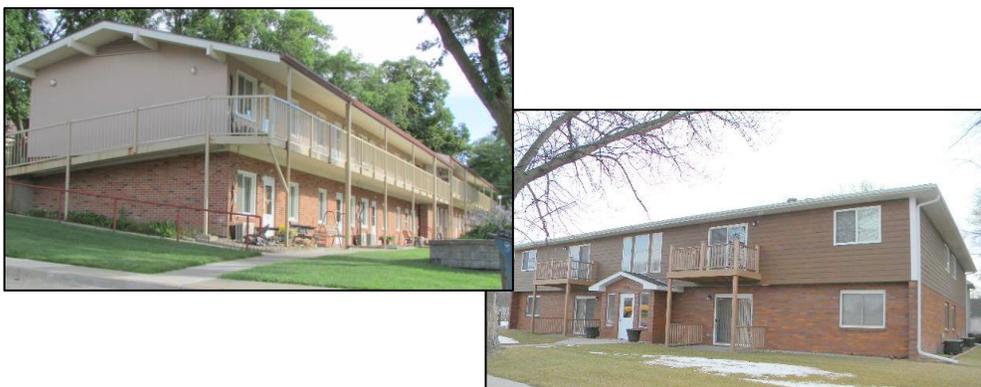
Two or more major employers should consider forming a limited partnership to develop affordable housing projects in Crete, utilizing available public and private funding sources.

- **Action Step 3:** Design and Implement a **Continuum of (Housing) Residential Care Program** in the Community of Crete directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in Crete, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.

Goal 2: New Housing Developments. New housing developments in the City of Crete should address the needs of both owner- and renter households, of all age and income sectors, of varied price products. **Citizen Survey participants identified housing for low- to moderate income families, existing/new employees and first-time homebuyers, consisting of three+-bedroom, single family housing as a great need for the Community.**

- **Action Step 1:** Identify up to **185 acres of land for new residential development** to meet the estimated need for **314 additional housing units by 2024.** The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated 32 units of owner housing for households of low- to moderate-income, 104 units for moderate income households and an estimated 48 owner units for families and individuals of moderate- to upper income. Special attention should be given the construction of single family housing units for younger households and single family and patio and town home units for older adults. **New owner housing price products should range between \$134,000 to \$230,000, depending on the type of housing units and the household income sector being targeted.**
- **Action Step 3:** Build an estimated 70 rental housing units for persons and families of very-low- to moderate-income and an estimated 58 rental units for households of moderate- to upper-income.

The elderly household population should be targeted for both the upper-income and very-low income rental units. Low- to moderate-income rental housing should be constructed for families. **Participants of the Crete Continuum of Care for Elderly Persons Household Survey identified nursing home/long-term care and assisted living housing as a need in the Community.**



Rental housing price products in Crete should range in monthly rents from \$545 to \$795, depending on the size, number of bedrooms and the household income sector being served. Rental units of all types should be constructed in Crete, with emphasis on duplex rental units for both the elderly and younger households and single family units for younger, larger families. A rent to purchase option should be made available with new single family rental units.

- **Action Step 4:** Additional **rental housing projects** are recommended for the City of Crete, by 2024, to meet the needs of young, single workers in the Community. These projects should be designed and developed in a size and scale suitable for the neighborhood location. The development of a SRO (Single Room Occupancy) facility of 18 to 20 units should be given consideration to house single persons in the local workforce.
- **Action Step 5:** Provide a variety of new retirement and elderly housing types in order to retain these groups in the City. Supporting efforts of Tabitha Living Communities in Crete to construct a new “green house model” nursing facility is an example.
- **Action Step 6:** Future housing development programs in Crete should be concentrated in the eastern portion of City, between Iris Avenue and County Road 2400; south and southeast of the College Heights Golf Course and the Ridge Addition, and north/northeast of the Highway 33/103 Corridor generally north of Martell Road (County Road E). Consider new, modern housing development types, such as housing in the Downtown and new subdivisions utilizing New Urbanism planning concepts.
- **Action Step 7:** Adapt and retro-fit selected Downtown commercial buildings for upper-story housing. This would diversify the local housing market and aid the Downtown in becoming a more vibrant commercial and residential center. **A total of 26 units, 8 owner and 18 rental units, should be developed in Downtown Crete, by 2024.**
- **Action Step 8:** New housing developments in the City of Crete should include the construction of housing that focuses on accessibility and use by persons and families with special needs.
- **Action Step 9:** As needed, the City should establish a policy of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a City-Wide Land Trust/Land Bank program to be used for future owner and rental housing development needs.**



Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of Crete should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Crete should establish a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families, college students and housing occupied by persons with special needs. **The top “Greatly Needed” housing types/activities, as per the Crete Citizen Survey, included single family housing for middle-income families and first-time homebuyers and rehabilitation of owner- and renter-occupied housing units.**
- **Action Step 2:** The Community of Crete should continue to preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Crete neighborhoods.
- **Action Step 3:** Establish a local “**Rental Recycle**” program, providing financial incentives to sellers/purchasers of existing older, single family homes that were converted into two+ rental units, for conversion back to owner units.

Goal 4: Financing Housing Development. The City of Crete and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers programs. The City and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development. **Over 80 percent of Citizen Survey respondents expressed support for the City in using State or Federal grant funds for housing programs, including owner/renter housing rehabilitation, purchase/rehab/resale or re-rent programs.**
- **Action Step 2:** The City of Crete should utilize Tax Increment Financing (TIF) to assist in the financing of new housing developments, specifically public facility and utility requirements. Recently, the City of Crete approved “Redevelopment Area #1” for the utilization of TIF. This Area, identified with future land uses in the **Illustration on Page 2.13**, consists of the Downtown, land uses adjacent the Highway 33/103 Corridor east of the Downtown and vacant, developable land east of the eastern Corporate Limits.



REDEVELOPMENT AREA #1 - FUTURE LAND USE MAP

CORPORATE LIMITS & ADJACENT

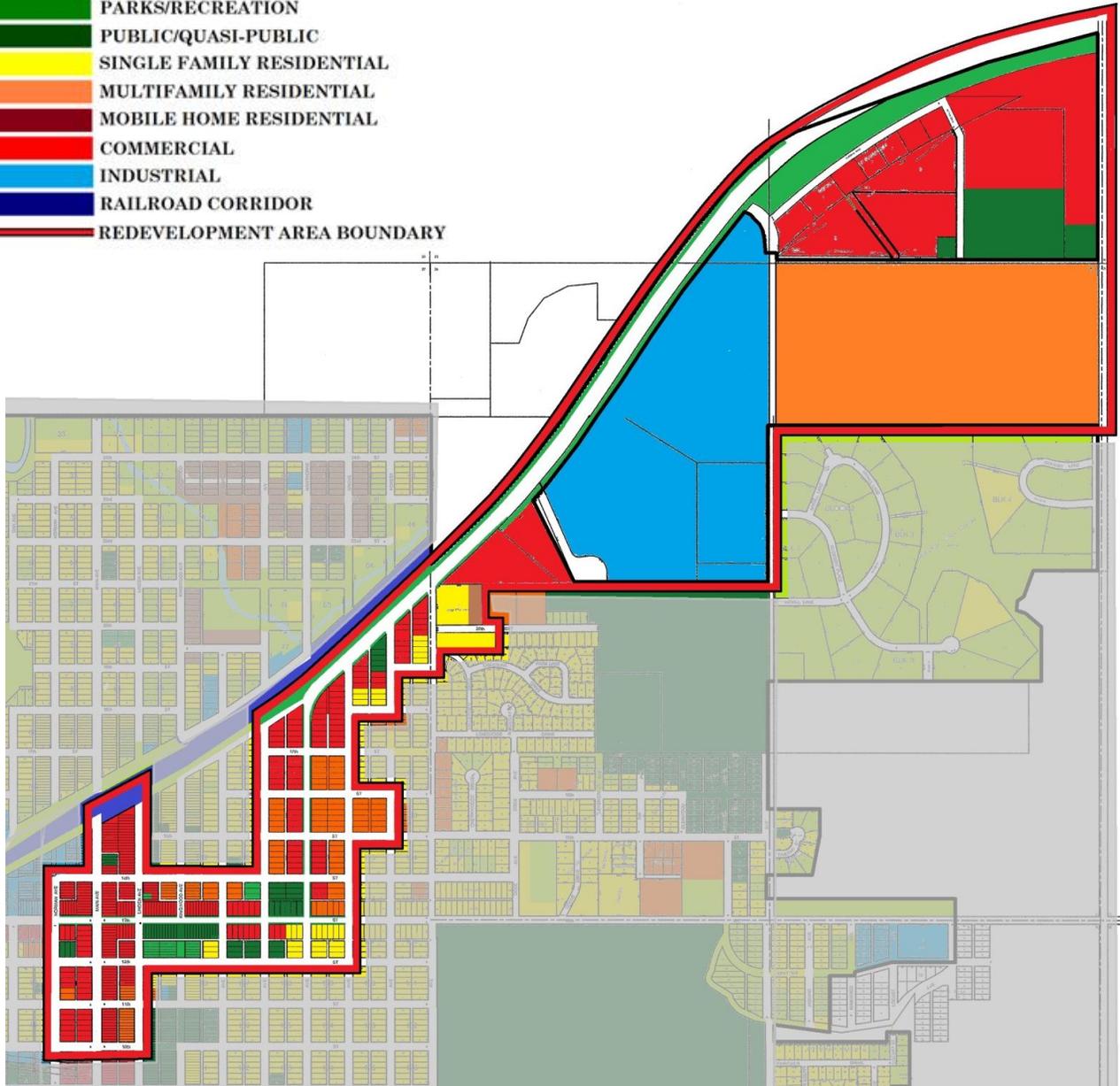
CRETE, NEBRASKA

2014



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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ILLUSTRATION 2.4

- **Action Step 3:** Housing developers in Crete should be encouraged to pursue the securing of any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.

Goal 5: Impediments to Fair Housing Choice. As a Community, Crete will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Crete, as identified by participants of the **Crete Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, Excessive Down Payment and Closing Costs and Cost of Insurance. For Renter Households – Lack of Available Decent Rental Units in the Price Range, Excessive Application Fees and/or Rental Deposit and Attitudes of Landlords and Neighbors.***
- **Action Step 2:** The City of Crete should establish and enforce a **Fair Housing Policy**, to ensure all current and future residents of the Community do not experience any discrimination in housing choice.



EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality of public and private elementary, junior, senior and college-level education** for the residents of Crete. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for the Crete Public Schools, St. James Catholic School (Grades K – 6) and the Doane College Crete Campus. **A total of 43 Citizen Survey participants identified Crete Public/Parochial Schools as a factor in their decision to move to Crete. Additionally, 230 (84.6 percent) of Survey respondents would recommend Crete Public and Parochial Schools.**

- **Action Step 1:** Facilitate the development of the new Crete High School and conversion of the existing High School into a new Middle School, while the current Middle School is planned to house Grades 3 through 5. The approved School Bond will also provide for improvements to the existing Elementary School, including sprinklers and other mechanical upgrades.
- **Action Step 2: Extra-Curricular Activities,** such as homework assistance, athletics, student clubs should continue to be an important role in the development of education in all school children.
- **Action Step 3:** Support a **increase in enrollment** at Crete Public Schools. Leadership within the Public School System identified stable enrollment at approximately 1,800 students per year. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet demand.
- **Action Step 4:** Support the efforts of **Crete Public Schools Foundation** to raise money and provide the funding necessary to continue Crete Public Schools' mission of providing for the excellence of students.
- **Action Step 5:** Support the **student leadership programs** that are offered by Crete Public Schools. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 6:** Support the efforts of Doane College to meet the development options presented in the College's newly adopted Campus Master Plan.
- **Action Step 7:** Provide opportunities for adults and the elderly to obtain skills in a new field through **continuing education and athletic programs** at the Crete Campus of Doane College.



Goal 2: Economic/Community Development. Utilize the **Crete Comprehensive Plan** as an **economic and Community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Crete.

- **Action Step 1:** The **Crete Economic/Community Development Department** has established a strategic **Economic Development Program** for prioritizing economic and Community development and redevelopment efforts in Crete. **The focus of the Program is on providing adequate Community facilities, attracting new businesses and assisting existing businesses to grow.**
- **Action Step 2:** Create up to **350 new jobs in Crete by 2024.** This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Crete.
- **Action Step 3:** The City’s Economic/Community Development Program should explore all funding opportunities of LB 840, so as to maximize use of local tax dollars on an annual basis.
- **Action Step 4:** Expand local efforts to support existing businesses and industries to renovate and grow. This effort is focused upon providing a revolving loan program and assisting in acquiring available Federal, State and Local grants.
- **Action Step 5:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Crete, in an effort to increase and diversify employment opportunities.
- **Action Step 6:** Continue to support **business retention and expansion programs** offered by the City’s Economic/Community Development Department and Crete Chamber of Commerce to ensure the continuation of well established businesses in Crete. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both High School and College students/graduates to train in selective career paths to become business owners. The Community should create and maintain a listing of Home Based Businesses so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.

- **Action Step 7: Housing initiatives** in Crete should be paralleled with **job creation activities**. A high percentage of persons employed in Crete live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by the City’s Economic/Community Development Department, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.
- **Action Step 8: Expand efforts to utilize Federal, State and Local Governmental Incentives** for promoting economic development in Crete and recruit and retain job/business opportunities. Continue strong relationships with Local and State Agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community Development practices should strive to both **stabilize and improve the local Crete economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1: Encourage local reinvestment** in Crete by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2: Include a building repair and modification program** for deteriorating structures, including commercial buildings with upper-story housing and homes adjacent Downtown Crete.
- **Action Step 3: Designate Downtown Crete as a “Historic District”** to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Nebraska Department of Economic Development’s “Downtown Revitalization Project-Phase I” program, which would highlight necessary improvements to buildings, streets, infrastructure and pedestrian safety in Downtown Crete. The Downtown should also be designated as an **“Entertainment District”** for local residents, including college students, comprised of businesses, restaurants and other entertainment venues.
- **Action Step 4: Promote the development and redevelopment of highway-oriented commercial businesses along the Highway 33/103 Corridor.** A hotel/convention center is in the planning stages for development in northeastern Crete.
- **Action Step 5: Utilize all available public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Historic Preservation Tax Credits and locally based Tax Increment Financing.

- **Action Step 6:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Crete, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements, a public gathering/festival square, additional public parking and stronger ties to Doane College are needed to support the development of additional specialty retail businesses. **The UNL Discover Crete document provides concepts to achieve the above improvements.**
- **Action Step 7:** Utilize the recently completed **Crete Redevelopment Area #1 Plan** for redevelopment projects in Downtown Crete. Identified improvements include, but are not limited to, structurally securing Downtown buildings, façade improvements, public parking improvements, and Gateway Entry improvements along the Highway 33/103 Corridor within and east of the Downtown.
- **Action Step 8:** Enhance the potential of **Community agency connections**, including the Crete Economic/Community Development Department and Chamber of Commerce, Blue Valley Community Action Partnership, Southeast Nebraska Development District, State and City Government, Nebraska Municipal Power Pool’s MEAN Program and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 9:** Promote **Community sustainability and quality of life** in Crete as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a **“sense of community”** image in Crete, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community.



Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Crete. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Crete.

- **Action Step 1:** Utilize **Tax Increment Financing (TIF)** in designated “Redevelopment Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. **Crete recently designated its first Redevelopment Area where TIF can be utilized, including the Downtown and eastern Highway 33/103 Corridor.**



- **Action Step 2:** Crete will need to consider the use of **Tax Increment Financing** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails.
- **Action Step 3:** Crete should consider the creation of a **Community Redevelopment Authority**, as a stand-alone organization, to arrange and manage a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the City’s current and future “Redevelopment Areas.”

PUBLIC FACILITIES/UTILITIES. ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Crete. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10- and 25-year planning periods. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Crete residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.
- **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/ services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3: The City of Crete should consider the development of a new Public Library building and a Community-owned recreational/wellness facility. These two public facilities were identified in the Crete Citizen Survey as a major need for the Community.**
- **Action Step 4: Future public utility projects include a new wastewater treatment plant and utility substation.** Residents consider Crete's low utility rates as an advantage to living within the Corporate Limits of the City of Crete.
- **Action Step 5: Maintain an adequate supply of potable water and an expanded distribution system** suitable for both present and future consumption and fire protection in Crete. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 6: Continue efforts to upgrade and expand segments of the Crete municipal sanitary sewer collection system** within the 10- and 25-year planning periods. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority is adequately sized and in good condition.



Goal 2: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Crete.

- **Action Step 1:** Promote the use of **alternate energy systems** in Crete, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.
- **Net Metering** is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the City of Crete. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.
- **Action Step 2:** Assist public and private property owners in Crete to access available funding sources through utility districts such as Nebraska Municipal Power Pool, MEAN and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Crete that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mail setting or within Downtown Crete at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.



Goal 3: Transportation. Provide an **efficient transportation system** throughout Crete for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Street Plan** for maintenance and improvement of existing and future streets, roads, and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Crete.
- **Action Step 3:** Coordinate the **Crete Land Use Plan** and the **One- and Six- Year Street Plan** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 33/103 Corridor, which handles an estimated 10,500 vehicles per day.
- **Action Step 4:** Seek funding sources to implement “**Quiet Zones**” along the Burlington Northern Santa Fe Railroad Corridor through the Community. Once implemented, this effort would greatly improve the quality of life of residents of neighborhoods located along the Railroad Corridor, as well as throughout Downtown Crete.
- **Action Step 5:** New residential, commercial and industrial developments in Crete should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 6:** Plan and Implement a “**Safe Routes to School**” initiative in Crete. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. Specifically address the desire of Crete residents for the need for sidewalks and or hiking and biking trails along Iris and Boswell Avenues that connect adjacent neighborhoods to a City-Wide network of trails. The City has an active “sidewalk ordinance” that will assist in addressing pedestrian traffic issues.
- **Action Step 7:** Address transportation issues identified in the Crete Citizen Survey. **These include, but are not limited to, pedestrian and trails connections and school traffic circulation.**



SECTION 3
POPULATION, INCOME &
ECONOMIC PROFILE.



SECTION 3 POPULATION, INCOME & ECONOMIC PROFILE.



INTRODUCTION.

Population, income and economic trends in the City of Crete and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2039 were studied and forecasted for Crete, utilizing a process of both trend analysis and popular consent.

Crete is projected to increase in population during the next 10 and 25 years, due to additional employment opportunities and continued housing development. To maintain a stable population base, the City will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the City for future annexation. This population goal would also require the creation of additional housing stock and related public features and utilities for the City.

A **Community Housing Study** was conducted for the City of Crete, Nebraska in May, 2014, that highlighted population, income, economic and housing trends and projections, as well as determined a 10- and 25-year housing target demand for Crete. The Study also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **314 new housing units** by 2024, and **588 new housing units** by 2039. The Study provides a “**10-Year Housing Action Plan**” for completing housing projects deemed most needed by the local citizens of Crete.

The most critical housing issues in Crete are to promote the development of housing for the local workforce population affordable to all salary income levels. Other priority housing needs in Crete include providing opportunities for the elderly, first time homebuyers and middle-income persons and families, including new housing units of various types and styles, having three+-bedrooms. Future population and household growth in Crete will be driven by new and expanded economic development and public service activities, not only in Crete but in northeastern Saline County.

GENERAL POPULATION TRENDS AND PROJECTIONS.

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10- and 25-year planning periods.

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- Table 3.1 identifies population trends and projections for the City of Crete, Nebraska. The current (2014) estimated population for Crete is 7,196. The “medium” population projection for Crete is projected to increase by 763, or 10.6 percent, to 7,959 by 2024, and by 1,601, or 22.2 percent, to 8,797 by 2039. The City of Crete has the potential to experience a population increase of 1,849, or 25.7 percent to 9,045 by increasing housing planning and economic/community development activities.**

**TABLE 3.1
POPULATION TRENDS & PROJECTIONS
CRETE / SALINE COUNTY, NEBRASKA
2000-2039 / 10- & 25-YEAR PROJECTIONS**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>		
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>	
Crete:	2000	6,028	--	--	--	--	
	2010	6,960	+932	+15.5%	+93.2	+1.5%	
	2014	7,196	+236	+3.4%	+78.7	+1.1%	
	Low	2024	7,527	+331	+4.6%	+33.1	+0.46%
	Medium	2024	7,959	+763	+10.6%	+76.3	+1.06%
	High	2024	8,261	+1,065	+14.8%	+106.5	+1.48%
	Low	2039	7,753	+557	+7.7%	+22.3	+0.34%
	Medium	2039	8,797	+1,601	+22.2%	+64.0	+0.88%
	High	2039	9,045	+1,849	+25.7%	+74.0	+1.03%
Saline County:	2000	13,843	--	--	--	--	
	2010	14,200	+357	+2.6%	+35.7	+0.3%	
	2014	14,588	+388	+2.7%	+129.3	+0.9%	
	2024	15,161*	+573	+3.9%	+57.3	+0.4%	
	2039	15,218*	+630	+4.3%	+25.2	+0.2%	

NOTE: 2012 Census Estimates: Crete, 7,174; Saline County, 14,557

*Includes “Medium” Population Projections for the City of Crete.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2014.

HISPANIC ORIGIN

- **Table 3.2** identifies **race and Hispanic origin** for the City of Crete, Nebraska. Persons of Hispanic origin comprised an estimated 13.5 percent, or 814 of the total 6,028 persons living in Crete in 2000. The Hispanic population increased from 2000 to 2010 and comprised an estimated 35.7 percent of the Crete population, or 2,484 of the total 6,960 residents. This trend is likely to continue due to several employment opportunities in the Community.

TABLE 3.2
RACE AND HISPANIC ORIGIN
CRETE, NEBRASKA
2000 & 2010

<u>Race</u>	<u>2000</u>		<u>2010</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	5,213	86.5%	4,915	70.7%
Black	46	0.8%	72	1.0%
Native American	44	0.7%	34	0.4%
Asian	197	3.2%	174	2.5%
<u>Other</u>	<u>528</u>	<u>8.8%</u>	<u>1,765</u>	<u>25.4%</u>
Totals	6,028	100.0%	6,960	100.0%
Hispanic Origin	814	13.5%	2,484	35.7%

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2014.

AGE DISTRIBUTION

- For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services.
- An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.3** provides **age distribution** for the City of Crete, from 2000 to 2023. The “19 and under” age group experienced the largest increase in population from 2000 to 2010, increasing by 452, or from 1,853 to 2,305. This age group is projected to experience the largest increase in population by 2039, 581 persons, or 24 percent. **City officials must be cognizant of this increase in the young, “school age” population of Crete by providing youth-based activities and supporting the development of new or expansion of existing public facilities, including schools.**
- **The Crete population groups representing 55+ years of age are projected to increase by 2039. This includes elderly and frail elderly populations. The “20-34” and “35-54” age groups are also projected to experience a population increase by 2039, due, primarily, to expanding employment opportunities.**
- The current median age in Crete is an estimated 28.3 years, a decrease from the 2010 median age of 28.5. The trend of a decreasing median age is projected to continue through 2039, decreasing to 26.1 years.

**TABLE 3.3
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
CRETE, NEBRASKA
2000-2039**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2014</u>	<u>2024</u>	<u>2039</u>	<u>2014-2039 Change</u>
19 and Under	1,853	2,305	+452	2,411	2,737	2,992	+581
20-34	1,484	1,736	+252	1,803	1,992	2,233	+430
35-54	1,416	1,571	+155	1,612	1,709	1,856	+244
55-64	397	587	+190	640	768	893	+253
65-74	331	319	-12	317	323	358	+41
75-84	348	262	-86	239	249	265	+26
85+	199	180	-19	174	181	200	+26
Totals	6,028	6,960	+932	7,196	7,959	8,797	+1,601
Median Age	30.3	28.5	-1.8	28.3	27.3	26.1	-2.2

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2014.

HOUSEHOLD CHARACTERISTICS

- **Table 3.4 identifies specific household characteristics** of the City of Crete, from 2000 to 2039. An increase in the number of households was recorded in Crete from 2000 to 2010. Households increased from 2,078 in 2000 to 2,199 in 2010; an increase of 121 households. Currently, Crete consists of an estimated 2,258 households, including 1,289 owner and 969 renter households.
- **An estimated 2,453 households are projected to exist in Crete by 2024. This will equal an estimated 1,388 owner and 1,065 renter households. By 2039, an estimated 1,507 owner and 1,175 renter households are projected to reside in the Community.**
- Currently (2014), an estimated 851 persons reside in **group quarters**. By 2024 and 2039, an estimated 918 and 1,020 persons, respectively, will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.
- The current number of persons per household in Crete is approximately 2.81 and is projected to increase to 2.87 by 2024, and 2.9 by 2039. The increase in persons per households is likely attributed to larger families with children in the Community.

**TABLE 3.4
SPECIFIC HOUSEHOLD CHARACTERISTICS
CRETE, NEBRASKA
2000-2039**

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	6,028	759	5,269	2,078	2.54
2010	6,960	833	6,127	2,199	2.78
2014	7,196	851	6,345	2,258	2.81
2024	7,959	918	7,041	2,453	2.87
2039	8,797	1,020	7,777	2,682	2.90

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2014.

INCOME TRENDS AND PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.5, page 3.7, identifies household income trends and projections** for Crete, Nebraska, from 2000 to 2039. Household incomes in Crete have increased in recent years and are projected to continue this trend through 2024 and 2039. From 2000 to 2011, median income in Crete increased from \$34,098 to \$38,750, or 13.6 percent. **The median income is projected to increase, by 2039, from the current estimated amount of \$40,042 to \$63,274, an increase of 27.4 percent.**
- The number of households in Crete having an annual income at or above \$35,000 is expected to increase during the next 10 years. Households having incomes at or above \$50,000 experiencing the greatest increase.
- Incomes in Crete, for households age 65+ years have also increased in recent years, from \$19,195 in 2000 to \$26,349 in 2011. Elderly household incomes are projected to increase, by 2039, from \$28,348 in 2014, to \$44,873 in 2014, an increase of 24.7 percent.

PER-CAPITA INCOME

- **Table 3.6, page 3.8, identifies per capita income trends & projections** in Saline County and the State of Nebraska, from 2002 to 2039. Current per capita income in Saline County is an estimated \$39,377. By 2024, per capita income in the County is projected to increase by an estimated 22.7 percent to \$48,316. An additional 26.7 percent change is projected for Saline County by 2039.

**TABLE 3.5
HOUSEHOLD INCOME – TOTAL & ELDERLY (65+) HOUSEHOLDS*
TRENDS AND PROJECTIONS
CRETE, NEBRASKA
2000-2039**

Income Group	2000*	2011 Est.*	2014	2024	2039	% Change 2014-2039
<u>Total Households</u>						
Less than \$10,000	289	308	212	147	101	-52.3%
\$10,000-\$19,999	319	140	101	86	66	-23.2%
\$20,000-\$34,999	476	680	691	699	733	+4.9%
\$35,000-\$49,999	390	285	289	346	398	+15.0%
\$50,000 or More	637	873	932	1,175	1,384	+17.8%
Totals	2,111	2,286	2,225	2,453	2,682	+9.3%
Median Income	\$34,098	\$38,750	\$40,042	\$49,651	\$63,274	+27.4%
<u>Households 65+ Yrs.</u>						
Less than \$10,000	103	78	70	43	24	-65.7%
\$10,000-\$19,999	199	129	118	98	70	-40.7%
\$20,000-\$34,999	130	163	168	179	194	+8.3%
\$35,000-\$49,999	68	45	48	55	67	+39.6%
\$50,000 or More	72	137	152	203	251	+65.1%
Totals	572	552	556	578	606	+9.0%
Median Income	\$19,195	\$26,349	\$28,348	\$35,997	\$44,873	+24.7%

* Specified Data Used. 2011 Estimate subject to margin of error.

Source: 2000 Census, 2007-2011 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2014.

**TABLE 3.6
PER CAPITA INCOME
SALINE COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2039**

<u>Year</u>	<u>Saline County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2002	\$23,945	--	\$28,598	--
2003	\$25,842	+7.9%	\$29,902	+4.6%
2004	\$27,343	+5.8%	\$30,314	+1.4%
2005	\$27,591	+0.9%	\$32,126	+6.0%
2006	\$27,620	+0.1%	\$33,265	+3.5%
2007	\$30,657	+11.0%	\$34,318	+3.2%
2008	\$34,649	+13.0%	\$35,679	+4.0%
2009	\$32,667	-5.7%	\$38,177	+7.0%
2010	\$32,839	+0.5%	\$40,163	+5.2%
2011	\$36,735	+11.9%	\$39,332	-2.1%
2014	\$39,377	+7.1%	\$41,282	+5.0%
2002-2014	\$23,945-\$39,377	+64.4%	\$28,598-\$41,282	+44.3%
2014-2024	\$39,377-\$48,316	+22.7%	\$41,282-\$52,087	+26.2%
2024-2039	\$48,316-\$61,201	+26.7%	\$52,087-\$66,865	+28.3%

Source: Bureau of Economic Analysis, Regional Economic Information System, 2014.
Nebraska Department of Economic Development, 2014.
Hanna:Keelan Associates, P.C., 2014.

COST BURDENED HOUSEHOLDS

- **Tables 3.7, 3.8 and 3.9 identify households with housing problems/cost burdened** in the City of Crete, in 2000, 2011 and 2023. Cost burdened households are households that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 person per room exist in a housing unit.
- **An estimated 148 owner and 311 renter households in Crete are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2039, when an estimated 95 owner and 260 renter cost burden households are projected to exist in Crete.**
- **An estimated 112 of the cost-burdened 311 renter households are considered elderly, or 62+ years of age. By 2039, the number of cost-burdened elderly renter households is projected to decrease to 84.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2007-2011 American Community Survey found no homes in Crete lacking complete plumbing, but 61 homes are experiencing overcrowded conditions.**

**TABLE 3.7
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039**

Income Range	2000* # / #CB-HP	2010* # / #CB-HP	2014 # / #CB-HP	2024 # / #CB-HP	2039 # / #CB-HP
0%-30% AMI	79 / 59	80 / 50	80 / 48	82 / 40	86 / 32
31%-50% AMI	79 / 30	82 / 26	83 / 25	86 / 20	90 / 15
51%-80% AMI	235 / 35	244 / 30	249 / 29	290 / 23	320 / 16
81%+ AMI	815 / 55	851 / 47	877 / 46	930 / 39	1,011 / 32
Totals	1,208 / 179	1,257 / 153	1,289 / 148	1,388 / 122	1,507 / 95

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

TABLE 3.8
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039

Income Range	2000* # / #CB-HP	2010* # / #CB-HP	2014 # / #CB-HP	2024 # / #CB-HP	2039 # / #CB-HP
0%-30% AMI	172 / 108	186 / 103	188 / 100	198 / 94	211 / 88
31%-50% AMI	148 / 108	161 / 105	164 / 103	176 / 98	197 / 93
51%-80% AMI	146 / 74	158 / 72	161 / 71	195 / 67	211 / 60
<u>81%+ AMI</u>	<u>402 / 49</u>	<u>437 / 40</u>	<u>456 / 37</u>	<u>496 / 27</u>	<u>556 / 19</u>
Totals	868 / 339	942 / 320	969 / 311	1,065 / 286	1,175 / 260

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

TABLE 3.9
ESTIMATED ELDERLY (62+) RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CRETE, NEBRASKA
2000-2039

Income Range	2000* # / #CB-HP	2010* # / #CB-HP	2014 # / #CB-HP	2024 # / #CB-HP	2039 # / #CB-HP
0%-30% AMI	60 / 35	50 / 33	48 / 32	42 / 29	34 / 24
31%-50% AMI	58 / 48	55 / 44	54 / 43	50 / 40	45 / 36
51%-80% AMI	39 / 25	45 / 23	46 / 23	53 / 20	60 / 17
<u>81%+ AMI</u>	<u>68 / 20</u>	<u>79 / 15</u>	<u>82 / 14</u>	<u>97 / 11</u>	<u>119 / 7</u>
Totals	225 / 128	229 / 115	230 / 112	242 / 100	258 / 84

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2014.

EMPLOYMENT/ECONOMIC TRENDS AND PROJECTIONS.

The most recent and comprehensive employment data available for Crete and Saline County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Saline County labor force statistics is also included to provide a general understanding of the economic activity occurring in and around the City of Crete.

EMPLOYMENT TRENDS

- **Table 3.10, page 3.12, identifies employment trends and projections** in Saline County, Nebraska, from 2002 to 2039. The unemployment rate in Saline County ranged from 2.6 percent to 4.6 percent, between 2002 and 2012. During this time, the number of employed persons increased by 400 in the County. Currently, an estimated 8,390 employed persons exist in Saline County with an estimated unemployment rate of 3.8 percent. By 2039, the number of employed persons is projected to increase by 1,512, or 15.3 percent, to 9,106.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 3.11, page 3.13, identifies workforce employment by type** in Saline County, Nebraska, from 2002 to 2039. Overall, non-farm employment (wage and salary) in Saline County remained stable, between 2010 and 2012. The largest increase occurred in the Other Services, while the largest decrease occurred in the Professional & Business.
- **Crete is the commercial and employment center of Saline County, as well as the largest City. Crete also has a very diverse commercial and industrial setting in southeast Nebraska and is within close proximity to the Lincoln Metropolitan Statistical Area. The major employers in the City of Crete include Nestle Purina, Smithfield Farmland Foods, Crete Area Medical Center, Bunge Milling, Doane College and Crete Public Schools.**
- Overall, the economic outlook for Crete is “excellent” for the 10- and 25-year planning periods. Economic opportunities exist, primarily due to potential population increases in Crete, and large employers interested in expanding their employment opportunities. Additional commercial and industrial business, as well as the expansion of existing businesses in the Crete area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based business, including agricultural-related industries, will ensure Crete has a stable economic base and a bright future for increased economic development.

TABLE 3.10
EMPLOYMENT DATA TRENDS AND PROJECTIONS
SALINE COUNTY, NEBRASKA
2002-2039

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2002	7,891	--	3.0%
2003	7,994	+103	3.3%
2004	8,015	+21	3.4%
2005	8,040	+25	3.4%
2006	7,973	-67	2.7%
2007	8,119	+146	2.6%
2008	8,242	+123	3.4%
2009	7,890	-352	4.6%
2010	7,915	+25	4.0%
2011	8,198	+283	3.3%
2012	8,291	+93	3.6%
2014	8,390	+99	3.8%
2024	8,742	+352	3.9%
2039	9,106	+364	3.9%
2000-2039	7,891-9,106	+1,215	3.0%-3.9%

Source: Nebraska Department of Labor, Labor Market Information, 2014.
Hanna:Keelan Associates, P.C., 2014.

**TABLE 3.11
WORKFORCE EMPLOYMENT BY TYPE
SALINE COUNTY, NEBRASKA
2010-2012**

<u>Workforce</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>% Change 2010-2012</u>
Non-Farm Employment (Wage & Salary)	6,765	7,074	6,775	+0.1%
Goods-Producing	2,675	2,858	2,724	+1.8%
Manufacturing	*	*	*	*
Nat. Res. & Const.**	65	45	47	-27.7%
Service-Providing	4,091	4,216	4,051	-1.0%
Trade, Trans, Ware, Util***	*	*	*	*
Total Trade	746	730	695	-6.8%
Wholesale Trade	173	163	157	-9.2%
Retail Trade	573	567	538	-6.1%
Information	*	*	*	*
Financial Activities	204	197	192	-5.9%
Professional & Business	293	97	84	-71.3%
Education & Health	703	656	627	-10.8%
Leisure & Hospitality	369	371	418	+13.3%
Other Services	140	265	250	+78.6%
Total Government	1,330	1,485	1,420	+6.8%
Federal	65	55	54	-16.9%
State	28	23	22	-21.4%
Local	1,237	1,407	1,344	+8.6%

N/A = Not Available.

*Data not available due to disclosure suppression.

**Natural Resources & Construction.

*** Trade, Transportation, Warehousing & Utilities.

Source: Nebraska Department of Labor, Labor Market Information, 2014.

Hanna:Keelan Associates, P.C., 2014.

SECTION 4
LAND USE, GROWTH &
REDEVELOPMENT.



SECTION 4 LAND USE, GROWTH & REDEVELOPMENT.



INTRODUCTION.

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Crete, Nebraska. The land use component examines **development opportunities, requirements and future utilization of land** in and around the City. A discussion of the **environmental and physical characteristics** of Crete precedes a description and analyses of **existing and future land use** conditions in the City.

PROPER LAND USE PRACTICES.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Crete, the major development constraints are associated with the soil conditions and associated floodplains of Big Blue River and its tributaries. The Burlington Northern Santa Fe Railroad and Highway 33/103 Corridor also present man-made constraints that limit growth opportunities to the north.



IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed **land use plan** concentrates on the use of land in Crete and the Community's respective Two-Mile Planning Jurisdiction during the 10- and 25-year planning periods. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities over the next 10 years.



LOCATION

The City of Crete is located in the northeastern Saline County, at the junction of Highways 33 and 103. The Highway and Burlington Northern Santa Fe Railroad Corridors bisect the City from east to west, with the majority of industrial land uses located adjacent the Railroad Corridor.



Downtown Crete, Main Avenue, looking south. All photos courtesy of the Crete Heritage Society and the Nebraska State Historical Society.

Crete is located 12 miles south of the Interstate 80 and approximately 15 miles west of the Highway 77 Expressway. These transportation networks provide reliable access to area communities as well as to major metropolitan cities including, Lincoln, Omaha and Kansas City. This geographic setting directly links Crete with trading centers in the midwest and points beyond.

HISTORICAL DEVELOPMENT.

Initial settlement along the Big Blue River started in the early 1860s. Pioneers traveling west through the area had heard stories of the fertile soils along the River and after evaluating it for themselves, many choose to file homestead claims. An early settler, Jesse Bickle and his family eventually owned the land that was desired by the Burlington & Missouri River Railroad, but Bickle refused to sell. The result was that both Mr. Bickle and the Railroad platted competing town sites in 1870 with Bickle choosing the name “Blue River City”.

Competition to attract residents to both towns limited sales to the point where the towns were forced to consolidate into one town in 1871. Mr. Bickle was appointed the first postmaster and his wife, Elizabeth, selected the name “Crete” in honor of Crete, Illinois.

The arrival of the railroad secured the future of the Community. Businesses quickly established a foothold in the Downtown. Education was important to early residents of Crete, by evidence of school house constructed in 1871 for 46 students. An academy was incorporated in 1871 with a loan from Mr. Thomas Doane, whom the College is named. By 1881, a high school and three “ward-schools” had been constructed in the east, west and north parts of Town.

The new Town, in a span of just eight years, would grow to a Community of 1,870 people, as per the 1880 Census. Rapid growth continued over the next 10 years, as the 1890 Census estimated 2,310 persons resided in Crete. Throughout the next five decades, population growth leveled off and did not reach 3,000 until 1940. Population trends highlighted in **Table 4.1** indicate that the City last reached its peak population in 2010. The 2010 Census total of 6,960 persons includes a 15.5 percent change since 2000.

**TABLE 4.1
HISTORY OF POPULATION
CRETE, NEBRASKA
1900-2010**

	PERSONS	+/- & PERCENT CHANGE
1900	2,199	-111 / -4.8%
1910	2,404	+205 / +9.3%
1920	2,445	+41 / +1.7%
1930	2,865	+417 / +17.2%
1940	3,038	+173 / +6.0%
1950	3,692	+654 / +3.7%
1960	3,546	-146 / -4.0%
1970	4,444	+898 / +25.3%
1980	4,872	+428 / +9.6%
1990	4,841	-31 / -0.6%
2000	6,028	+1,187 / +24.5%
2010	6,960	+932 / +15.5%

Source: U.S. Census;
Hanna:Keelan Associates, P.C.,
2015

Results of the Citizen Participation Process for the Comprehensive Plan revealed that the lack of houses to purchase or rent in Crete hinders growth. Families are purchasing homes in rural subdivisions on the outskirts of the City, or commute from other communities.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

The soils in and around Crete are classified into four groups, or associations, each with a broad range of characteristics.

Illustration 4.1 graphically displays the **General Soil Associations** for the City of Crete and the Two-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

The four Soil Associations depicted in **Illustration 4.1** are the Crete-Butler, Crete-Hastings-Geary, Crete-Wymore-Burchard and the Muir-Hobbs Associations. The majority of the lands throughout the Crete Planning Jurisdiction are associated with the Big Blue River.

The City is situated along the east and western banks and upper terraces of the Big Blue River, which afforded the Community access to drinking water and suitable land for development purposes.

Major Existing Land Use Issues

The **Total Area** included within the Corporate Limits of Crete in 2015 is approximately 1,917 acres, which equates to **26.6 Acres Per 100 Persons**. After applying National Planning Standards, Crete has 602 fewer acres of land than the typical City of its population.

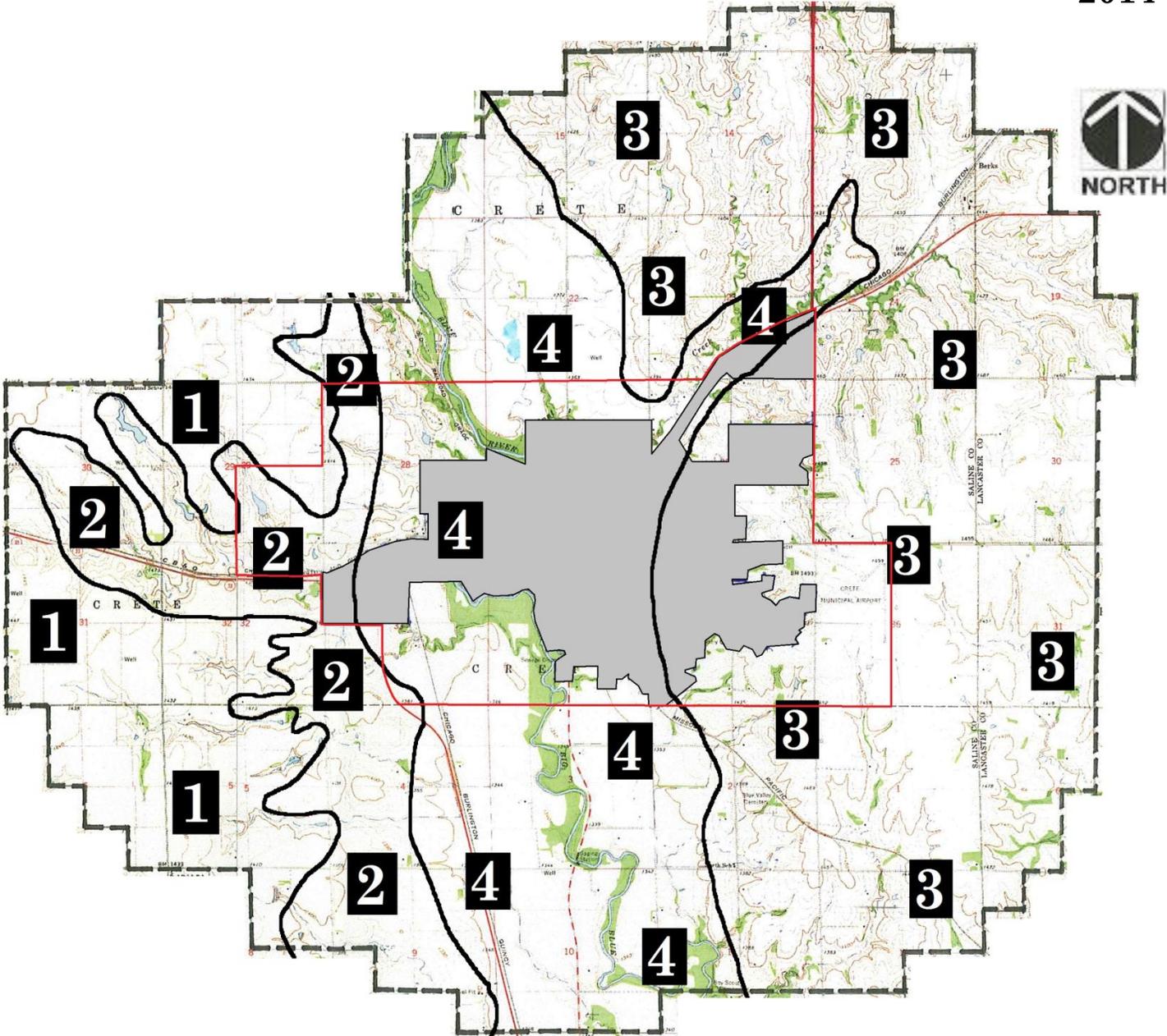
❖ *The Land Use Categories with excess acreage include Public/Quasi-Public, Industrial and Vacant properties.*

❖ *Based upon the land use development pattern of the City, Crete will need an additional 107 acres of Multifamily acreage to meet the recommended National Standards.*

GENERAL SOIL ASSOCIATIONS MAP

CRETE, NEBRASKA

2014



LEGEND

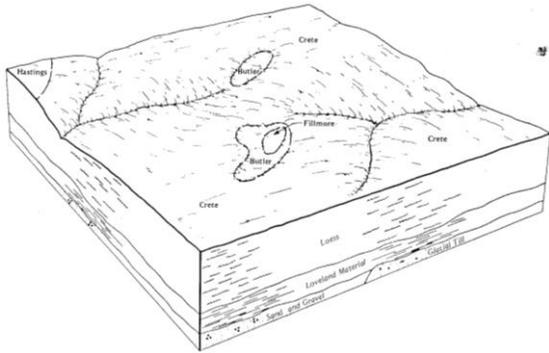
- 1 - CRETE-BUTLER ASSOCIATION
- 2 - CRETE-HASTINGS-GEARY ASSOCIATION
- 3 - CRETE-WYMORE-BURCHARD ASSOCIATION
- 4 - MUIR-HOBBS ASSOCIATION
- WELLHEAD PROTECTION AREA

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*Lincoln, Nebraska * 402.464.5383*

ILLUSTRATION 4.1

❖ CRETE-BUTLER ASSOCIATION.



This Association is concentrated in the northwestern and southwestern portions of the Two-Mile Planning Jurisdiction, including rural lands exclusively. Lands included in the Association are comprised of the bottom land and upper stream terraces of the Big Blue River. Soils in this Association are described as, *“Deep, nearly level and very gently sloping, moderately well drained and somewhat poorly drained, silty soils that formed in loess; on uplands.”* Due to the content of clay in the subsoil of the major soils, conserving moisture is a management concern during periods of drought. Wetness may be a limitation during wet periods. Soil blowing is a hazard in cultivated areas. Measures that control runoff are the main management needs on the very gently sloping soils.

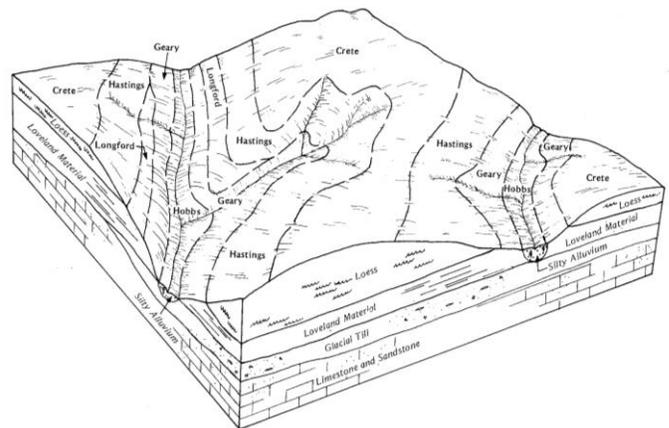
Soil conditions in this Association are moderately to severely limited in areas where drainage ways and canyons have sculpted the uplands. Septic tanks and leach fields have severe limitations due to wetness and slow percolation, while slopes and seepage are moderate to severe limitations to sewage lagoons. Dwellings with basements are severely limited due to flooding and wetness.

❖ CRETE - HASTINGS -GEARY ASSOCIATION.

The Crete-Hastings-Geary Association is concentrated in the western portion of the Two-Mile Planning Jurisdiction, specifically including lands to the west of the Big Blue River and along either side of the Highway 33/103 Corridor west of Crete. Soils throughout the region are described as, *“Deep, very gently sloping to steep, moderately well drained to somewhat excessively drained, silty soils that formed in loess and Loveland material; on uplands.”*

Farms in this area are mainly a combination of cash-grain and livestock oriented.

Soils in this Crete-Hastings-Geary Association are moderately to severely limited for lagoons and septic tank absorption fields due to steep slopes, slow permeability and the potential of flooding. Dwellings with basements are moderate to severely limited due to slopes and shrink-swell potential of the soils.

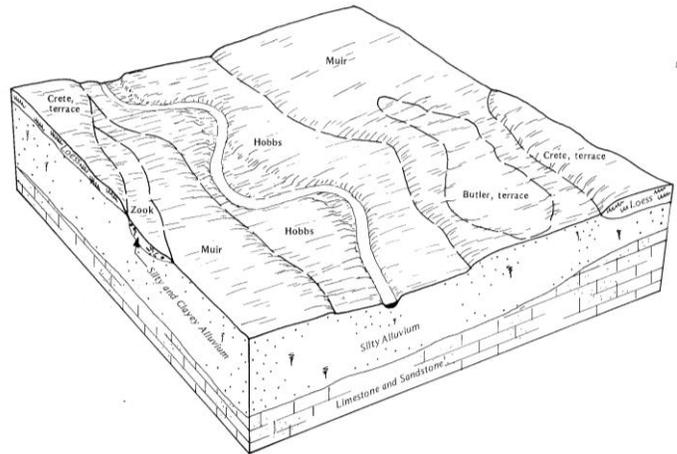


❖ **CRETE-WYMORE-BURCHARD ASSOCIATION.**

Soils in this Association are primarily located in the eastern half of the Crete Two-Mile Planning Jurisdiction. Moderate to steep hills comprise this region. The Association is characterized as, *“Deep, nearly level to steep, moderately well drained to somewhat excessively drained, silty and loamy soils that formed in loess and glacial till; on uplands.”* This Association comprises only five percent of the total Saline County area. The association lands are used mainly for cash grain or for pasture and hay.

The steepest areas of the Planning Jurisdiction are included in this Association, resulting in severe limitations for dwellings with basements. Moderate to severe limitations exist for sewage lagoons and septic tanks from steep slopes, slow percolation and seepage. Topographic limitations also have resulted in agricultural practices being focused on utilizing these lands for pasture, with only a few areas being cultivated.

❖ **MUIR-HOBBS ASSOCIATION.**



“silty soils that formed in colluvium and alluvium; on foot slopes, stream terraces, and bottom lands.” Depth to the water table varies from one to six feet.

Soils in this association are used primarily for cash-grain farming and are severely limited for any development. The soils that are frequently flooded are generally used for pasture or are wooded and provide habitat for wildlife. Occasional or frequent flooding is the main hazard on the bottom land. Rarely flooded areas are located in the upper stream terraces. Septic tanks and leach fields are moderate to severely limited due to the high water table, seepage and potential for flooding. Dwellings with basements are severely limited at the lower elevations, while moderately limited at the higher elevations of this Soil Association.

WATERSHEDS

The topography and terrain of Crete and the Planning Jurisdiction are varied. The natural landscape has been formed by wind and water erosion and deposits, creating areas of upland terraces bisected by steeply sloping drainage ways. The natural topography of Crete is nearly level to gently sloping to the west/southwest of Hawthorne Avenue. Lands slope sharply upward from Hawthorne Avenue east to approximately Boswell Avenue, where the topography becomes more gently rolling towards the eastern Corporate Limits. Lands fall sharply from the Farrington Acres Addition north towards Highways 33/103. Storm water flows from the uplands to the southwest and west to the west of Hawthorne Avenue and to the northwest and north in the areas to the north of the Burlington Northern Santa Fe Railroad Corridor into the Big Blue River and to the Walnut Creek, which drains into the Big Blue River in the northwest portion of Town.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Crete Planning Jurisdiction. The underground water supply for the City is part of the Big Blue River Watershed. The City of Crete relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells. A description of the municipal water system is provided in **Section 5** of this **Comprehensive Plan**.

The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Crete Two-Mile Planning Jurisdiction is very important.

A minimum lot size of three acres is utilized in the current “AG-Agriculture” Zoning District for residences in the Two-Mile Planning Jurisdiction. This standard generally ensures that adjacent households do not contaminate one another’s drinking water.

WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska’s Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. The **Wellhead Protection Area (WHPA)**, adopted by the Crete City Council in 2014, includes the entire incorporated area of the City in addition to a significant portion of the Crete Two-Mile Planning Jurisdiction, see **Illustrations 4.1 and 4.5**.

CLIMATE

The climate of the Crete area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 11.9°F in January and maximum of 89.5°F in July. The total annual precipitation is 29.75 inches, while the average annual snowfall is 27.8 inches.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in and around Crete is identified in **Table 4.2** and **Illustrations 4.2, 4.3 and 4.4, Pages 4.18, 4.19 and 4.20**. The **Table** analyzes land uses within the Corporate Limits of the City of Crete and compares them to National Planning Standards. The Crete and National Planning Standards identify total acres per 100 persons.

THE BUILT ENVIRONMENT.

The built environment of Crete is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Crete. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent the Highway 33/103 Corridor is essential. The general trend is to guide commercial and industrial development along the right-of-ways of Highways 33 and 103 industrial land uses are concentrated in two industrial parks in the southwest and northeast portions of the City.

	2014 EXISTING		CRETE PLANNING STANDARD (CPS)	NATIONAL PLANNING STANDARD (NPS)	TOTAL ACRES NEEDED (CPS/NPS)		
	LAND USE (ACRES)	PERCENT			2024**	2039**	2039***
Park/Recreation/Open Space	147.0	7.7%	2.0	2.0	156 / 156	169 / 169	179 / 179
Public/Quasi-Public	347.0	18.1%	4.8	2.8	374 / 218	404 / 236	428 / 250
Residential	593.0	30.9%	8.2	10.0	638 / 778	691 / 840	732 / 892
Single & Two-Family	545.0	91.9%	7.5	7.5	584 / 583	632 / 631	669 / 669
Multifamily	28.0	4.7%	0.40	2.0	31 / 155	34 / 168	36 / 178
Mobile Home / Other	20.0	3.4%	0.30	0.5	23 / 40	25 / 44	27 / 45
Commercial	92.0	4.8%	1.3	2.4	101 / 187	110 / 202	116 / 214
Industrial	60.0	3.1%	0.8	2.3	62 / 179	67 / 194	71 / 205
Streets/Alleys & Railroad Corridor	420.0	21.9%	5.8	9.0	451 / 700	488 / 758	517 / 803
Total Developed	1,659.0	86.5%	23.0	28.5	1,782 / 2,218	1,929 / 2,399	2,043 / 2,543
Total Vacant[^]	258.0	13.5%	3.6	6.5*	280 / 506	303 / 547	321 / 580
Developable	168.0	65.1%	2.3	6.5	182 / 506	197 / 547	209 / 580
Not Developable	90.0	34.9%	1.3	NA	98 / NA	106 / NA	112 / NA
Total Acreage	1,917.0	100.0%	26.6	35.0	2,062 / 2,724	2,232 / 2,946	2,364 / 3,123

Downtown Crete is planned to remain the primary focus of specialty shops and professional offices. The majority of the future “automotive orientated” commercial uses are recommended along the right-of-ways of Highways 33/103 (Hawthorne Avenue and 13th Street).

Future industrial uses are planned to remain in their current locations with modest growth extending into the Two-Mile Planning Jurisdiction, along the Burlington Northern Santa Fe Railroad Corridor. Two of the largest industrial facilities are located beyond the Corporate Limits of the City and are thus not included in the Existing & Future Land Use Capacity Matrix Table.

PARKS/RECREATIONAL

Park facilities in the City of Crete include several Community parks, athletic fields and neighborhood parks such as Tuxedo Park, the Rotary Park Youth Complex and Wildwood Park. These parks, along with open space areas within drainage ways, comprise a total of 147 acres, or 7.7 percent of the total 1,917 acres in Crete. A comparison between the Crete and National Planning Standards indicate that the City meets the National Standard for parks at two acres for every 100 persons in the City.

PUBLIC/QUASI-PUBLIC

A large percentage of public land uses are a result of the County Fairgrounds, Riverside and Catholic Cemeteries and Doane College being located within the Corporate Limits of the City. Typical uses include the Public Schools, City and County buildings, U.S. Post Office, churches and cemeteries. Approximately 18 percent, or 347 acres in the incorporated area of Crete are utilized by Public/Quasi-Public land uses. The Land Use Capacity Matrix indicates that the City of Crete has 4.8 acres of public lands which is 71 percent more than the 2.8 acres per 100 people recommended by National Planning Standards.

RESIDENTIAL

Single and multifamily residential uses housing workforce families and retirees are the primary housing types in the Community. Residential uses occupy an estimated 660 acres of land, or 19 percent of the City’s total area. **National Planning Standards reveal that the City of Crete meets the single family residential recommended standard of 7.5 acres per every 100 persons.** However, Crete has a multifamily ratio of 0.4 acres which is 80 percent less than the National Standard recommendation of 2.0 acres per 100 people. Mobile Homes lands are also 40 percent less than the National Standard recommendation of 2.3 acres per 100 people.



EXISTING LAND USE MAP

CORPORATE LIMITS

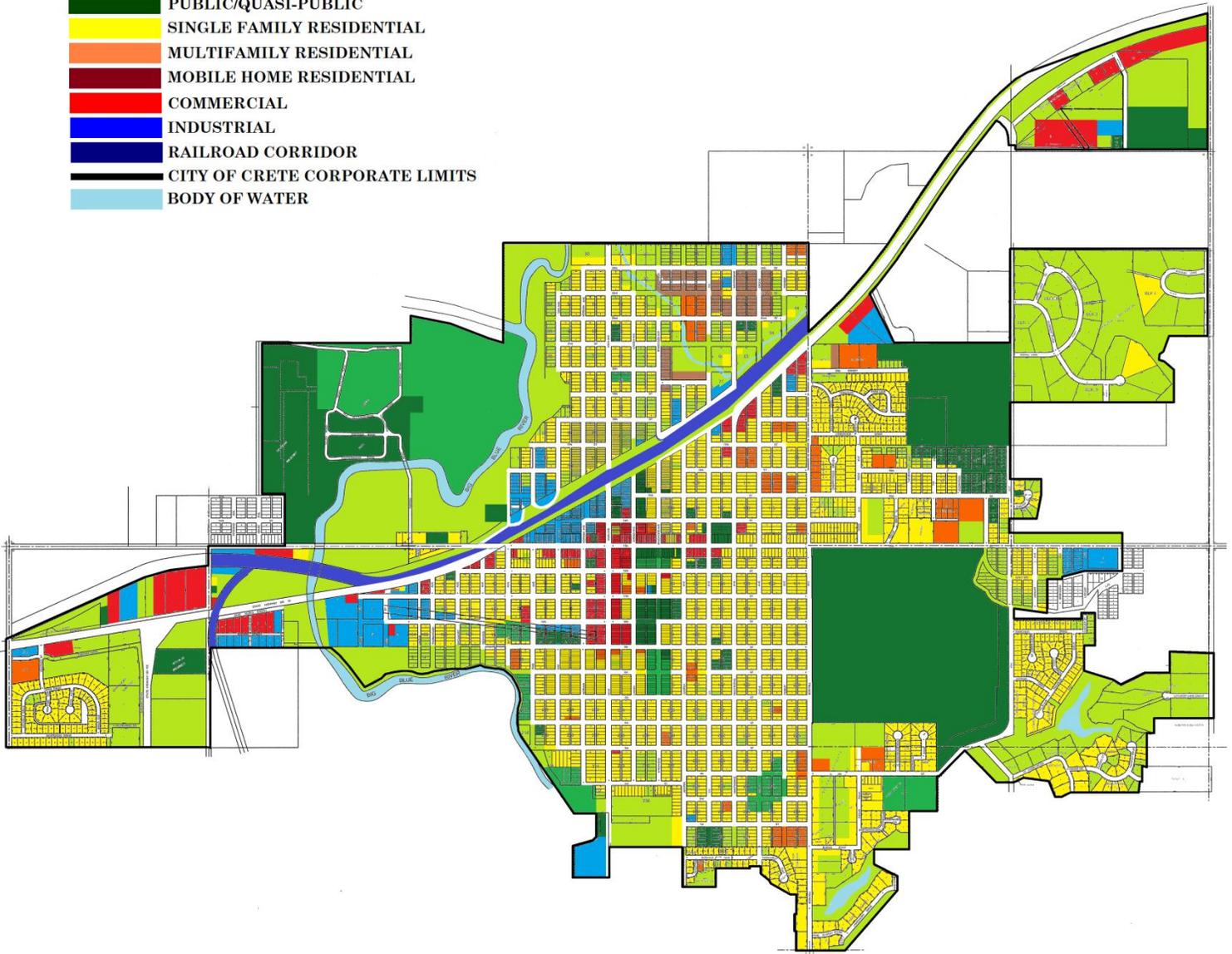
CRETE, NEBRASKA

2014



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER



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ILLUSTRATION 4.2

EXISTING LAND USE MAP

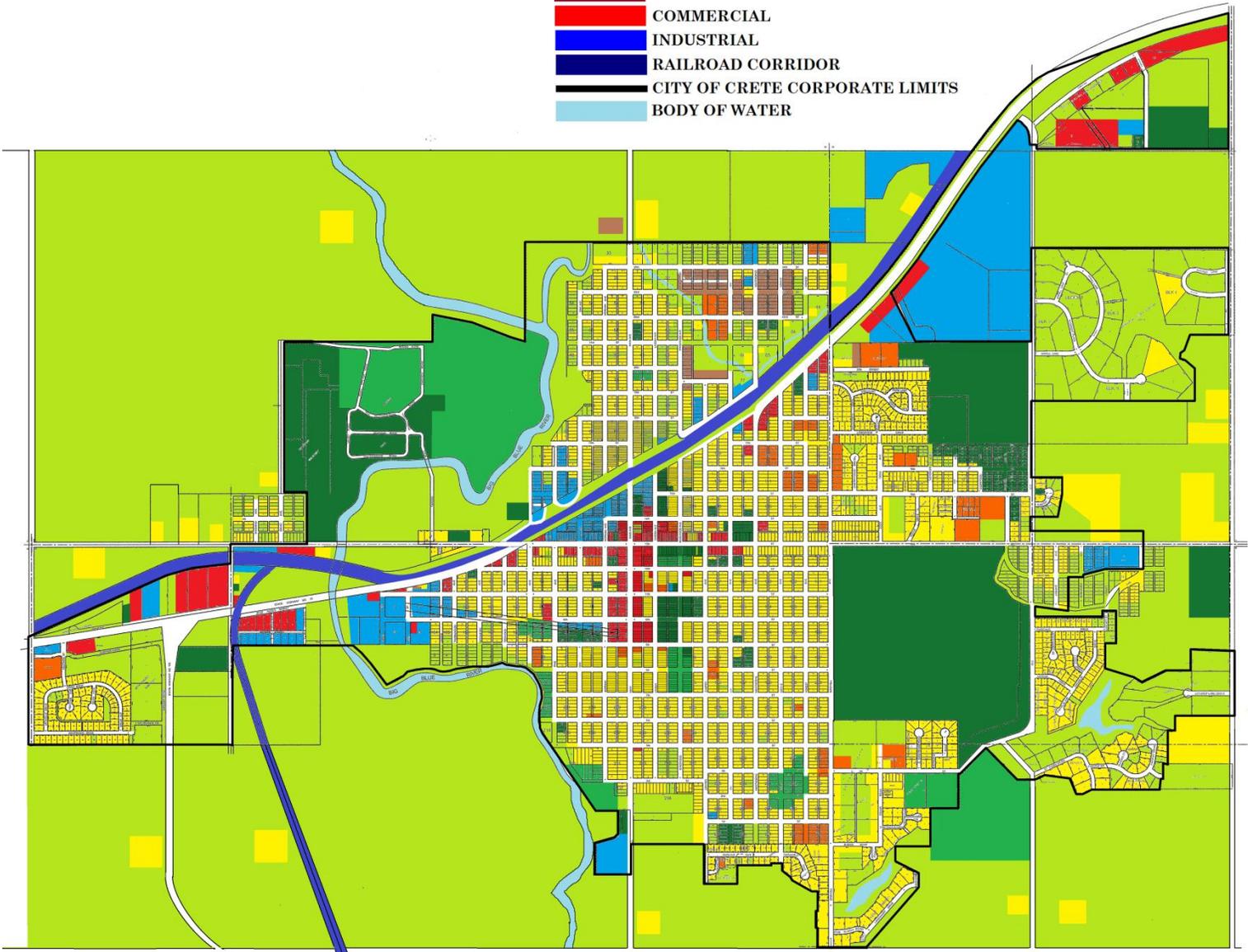
CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2014

LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER



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ILLUSTRATION 4.3

EXISTING LAND USE MAP

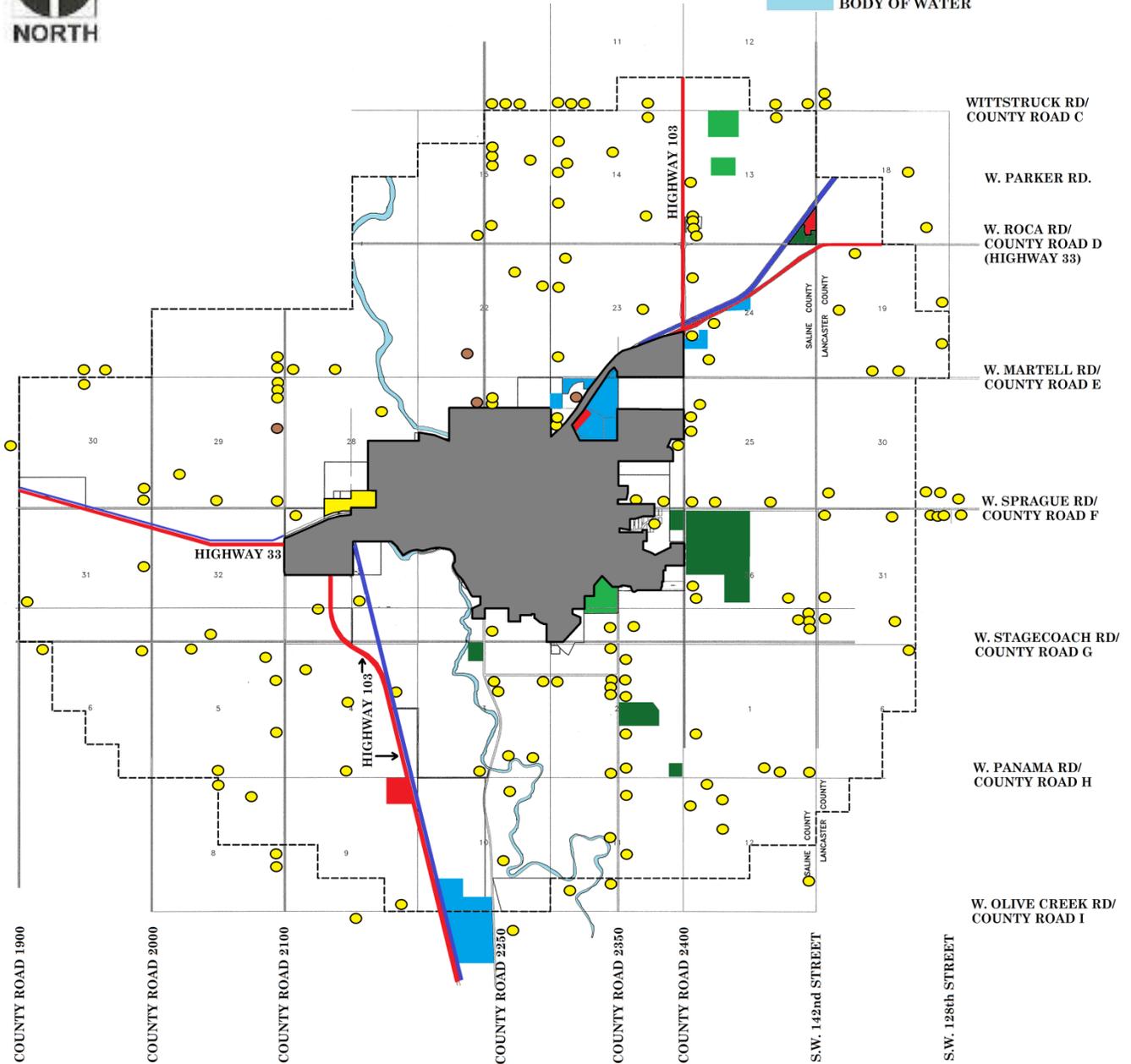
TWO-MILE PLANNING JURISDICTION

CRETE, NEBRASKA

2014



- LEGEND**
- VACANT/AGRICULTURE
 - PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL - HOME
 - SINGLE FAMILY RESIDENTIAL - SUBDIVISION
 - MOBILE HOME RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - HIGHWAY CORRIDOR
 - RAILROAD CORRIDOR
 - CITY OF CRETE, NEBRASKA
 - TWO-MILE PLANNING JURISDICTION
 - BODY OF WATER



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ILLUSTRATION 4.4

COMMERCIAL

A comparison of land use ratios from National Planning Standards indicates that the Crete has approximately 45 percent less commercial land uses than the recommended National Standard. Although commercial uses will continue to be developed along the Highway 33/103 Corridor, Downtown Crete is desired by residents to be the commercial, entertainment and social focal point of the City.

INDUSTRIAL

The amount of land occupied by industrial uses in Crete is 65 percent less than National Planning Standards recommendations. However, both Nestle Purina Mills and Smithfield Farmland Foods are located beyond the Corporate Limits of Crete and thus not included in the Land Use Capacity Matrix Table. If these facilities were located within the City, Crete would exceed the recommended National Standards for industrial land use.

U.S. Census Workforce Employment Data from 2011 indicate that 3,420 workers commute to Crete for employment, while 1,408 of the City's 2,867 employees live and work in Crete. Thus, approximately 1,459, or 50.9 percent of employees that live in Crete commute for work beyond the Corporate Limits of the City. This includes an estimated 1,333 employees that travel more than 10 minutes to work.

Results of the **Workforce Housing Needs Survey** indicated of the 69 employees that completed surveys, 32 have a desire to purchase a home in Crete. An additional 10 employees would like to rent a home or apartment in Crete.

Priorities for Growth and Development

The results of the Land Use Capacity Matrix revealed that Crete needs to concentrate its efforts on expanding the amount of land dedicated to residential uses and diversifying commercial land uses.

- ❖ *The City is particularly underdeveloped in terms of Multifamily Housing, but must continue to provide vacant land for all residential land uses.*
- ❖ *Crete should strive to increase the amount of acres devoted to multifamily housing.*
- ❖ *Downtown Crete should increase efforts to attract additional retail businesses and upper-level residential uses.*
- ❖ *Automotive oriented commercial uses should be expanded along the Highway 33/103 and 103 Corridors, to the eastern and western entrances to the City.*

FUTURE LAND USE.

The City of Crete should propose a goal of implementing appropriate community and economic development initiatives to maintain a stabilized and increasing population base. Since its founding, the City has experienced a trend of gradually increasing population. The expansion of industrial processing facilities during the 1990s coincides with a population growth of 1,187 persons between 1990 and 2000, reaching an historic peak of 6,028. This influx of population growth again continued through 2010, when the population grew by an additional 932 persons. Conservative estimates indicate that the City should plan for an increase of at least 1,601 persons during the next 10 years, reaching a total of 8,797 people as of 2024.

Meeting projections for growth through 2024 will require an expansion of vacant lands and infrastructure and utilities to support housing development. Participants in Community Listening Sessions and respondents to Surveys have all concluded that the proximity of Crete to Lincoln, Seward and several smaller regional communities provides short commutes times to Crete. The current lack of available housing has limited the ability of the City to capture its growing workforce as residents of Crete.

Future annexation of large, vacant tracts of land within the Corporate Limits are needed to support the efforts of the City to expand residential, commercial and industrial lands for development. The identification of future growth areas for all land use types adjacent and beyond the City of Crete Corporate Limits is necessary to support growth opportunities. **Illustrations 4.5, 4.6 and 4.7 identify future land use patterns for the City of Crete, both within the Community and adjacent the Planning Jurisdiction.**

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, and water and sewer systems. However, these vacant parcels are not sufficient to meet the needs for future residential, commercial and parks/recreation and open space

Illustration 4.5, Future Land Use Map, highlights the future land use development recommendations for areas within the Corporate Limits of Crete. **Future Land Use Map, Illustrations 4.6 and 4.7** identifies the growth areas proposed to the northeast, east, southeast and southwest of the City, within the Two-Mile Planning Jurisdiction.

PARKS & RECREATION

An estimated 147 acres of land in Crete are comprised of parks and recreation. This acreage meets the amount of land recommended by current National Planning Standards. Efforts to modernize and expand park equipment in the existing parks and expand the hiking/biking trails system should be the two areas of focus for parks and recreation improvement during the 10- and 25-year planning periods. Residents, Planning Steering Committee Members and Planning Commission members have all mentioned the potential need to replace Tuxedo Park. Potential sites have been targeted to an area south of the current Corporate Limits, within the floodplain of the Big Blue River, near Stagecoach Road.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Crete will be primarily comprised of additional acreage to accommodate future expansions of existing uses. Existing facilities are expected to be sufficient to meet the service requirements of a growing Community. The one exception to this statement is the need to replace the current Municipal Library within the next three to five years. This was discussed by the Planning Steering Committee, Planning Commission, members of the Library Board of Directors and City Staff.

RESIDENTIAL AREAS

Future residential development in and around the City of Crete should be of a high priority to the Community, during the 10- and 25-year planning periods. The City should provide an estimated 758 acres of residential land, based on National Planning Standards, for residential development, if the City is to provide additional housing options to all income sectors, age groups and family types/sizes.

The **Future Land Use Map, Illustration 4.5**, identifies newly designated residential areas in and around Crete as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations.



FUTURE LAND USE MAP

CORPORATE LIMITS

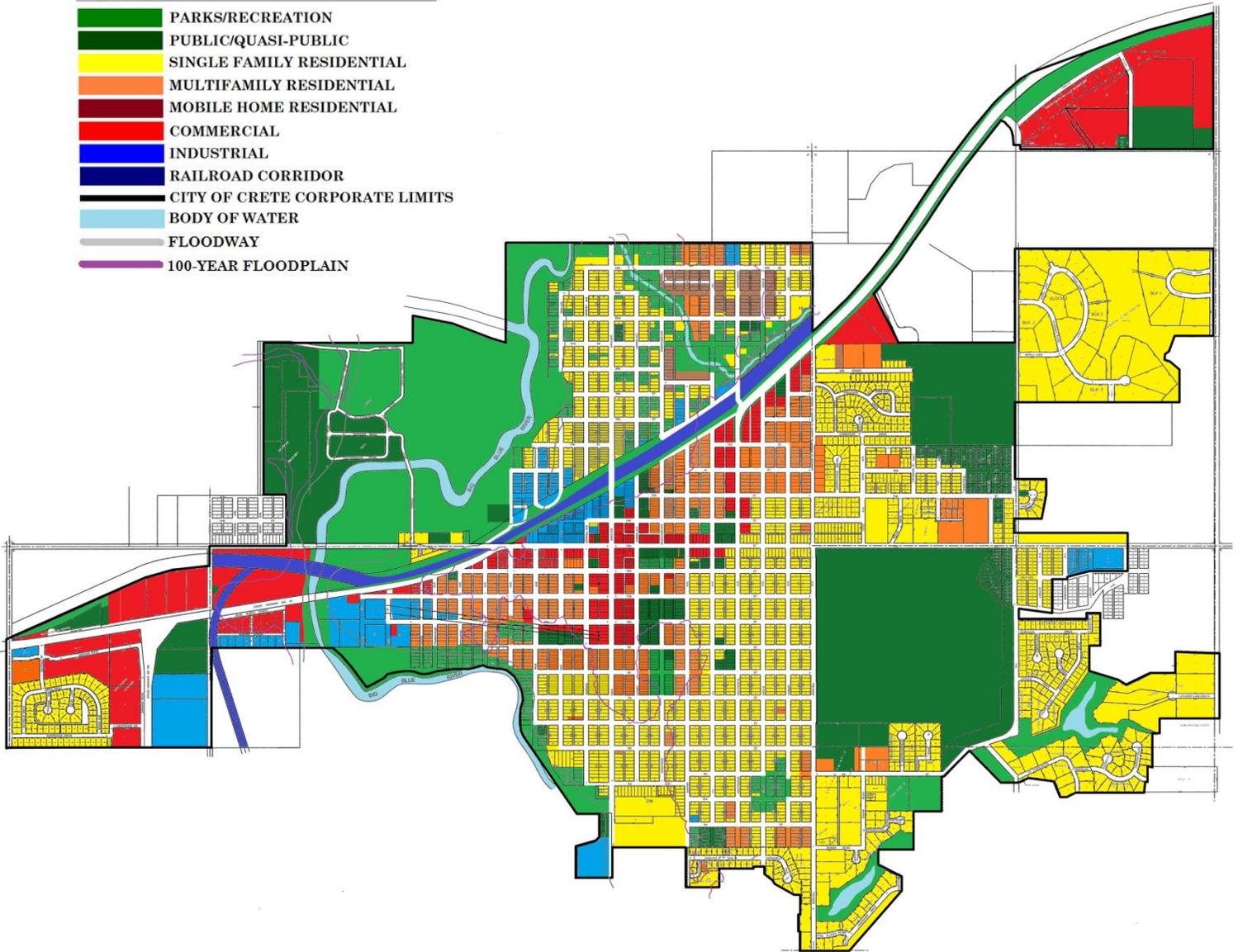
CRETE, NEBRASKA

2024-2039



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF CRETE CORPORATE LIMITS
- BODY OF WATER
- FLOODWAY
- 100-YEAR FLOODPLAIN



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ILLUSTRATION 4.5
 81

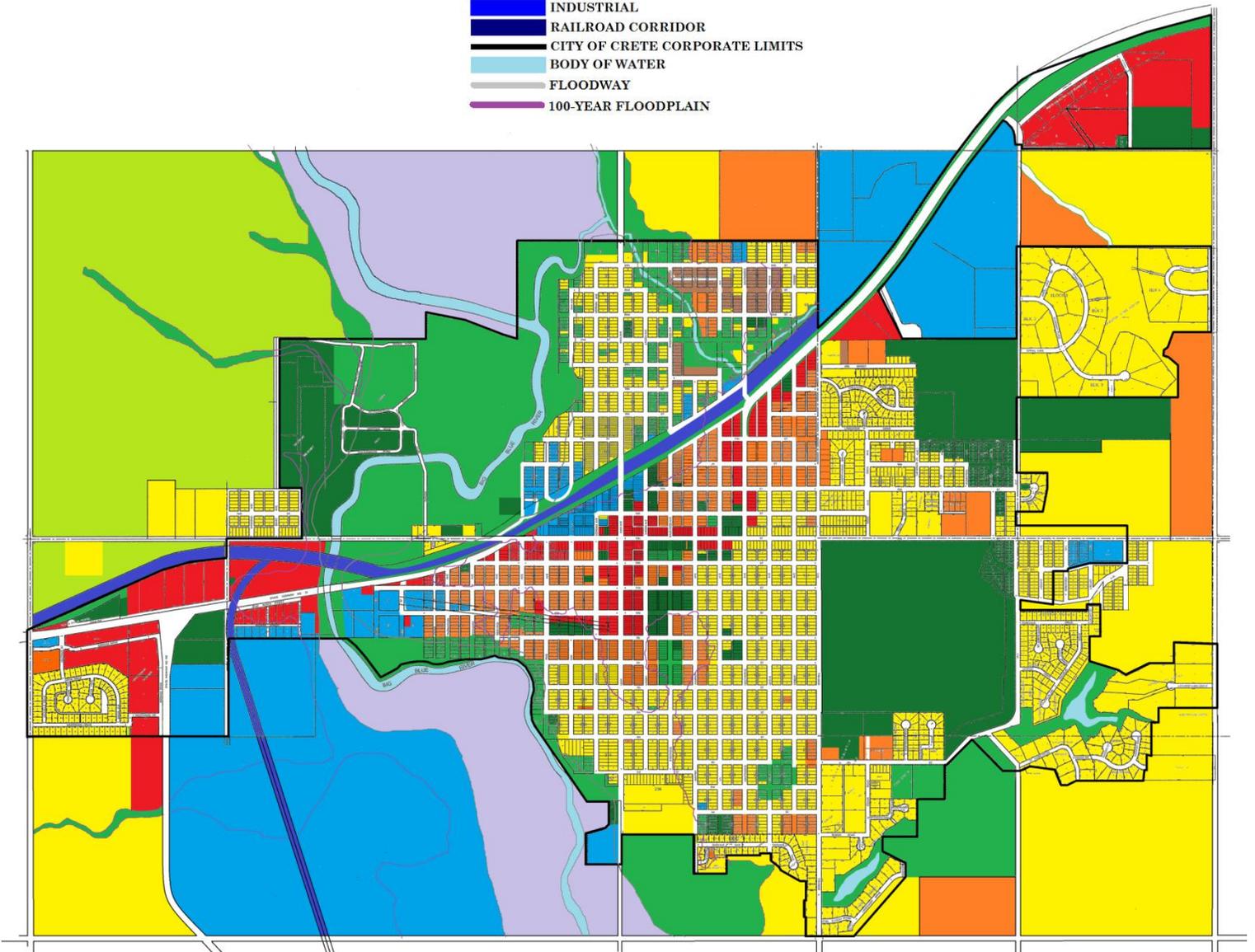
FUTURE LAND USE MAP

CORPORATE LIMITS & ADJACENT

CRETE, NEBRASKA

2024-2039

- LEGEND
- PARKS/RECREATION
 - PUBLIC/QUASI-PUBLIC
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - MOBILE HOME RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RAILROAD CORRIDOR
 - CITY OF CRETE CORPORATE LIMITS
 - BODY OF WATER
 - FLOODWAY
 - 100-YEAR FLOODPLAIN



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ILLUSTRATION 4.6

FUTURE LAND USE MAP

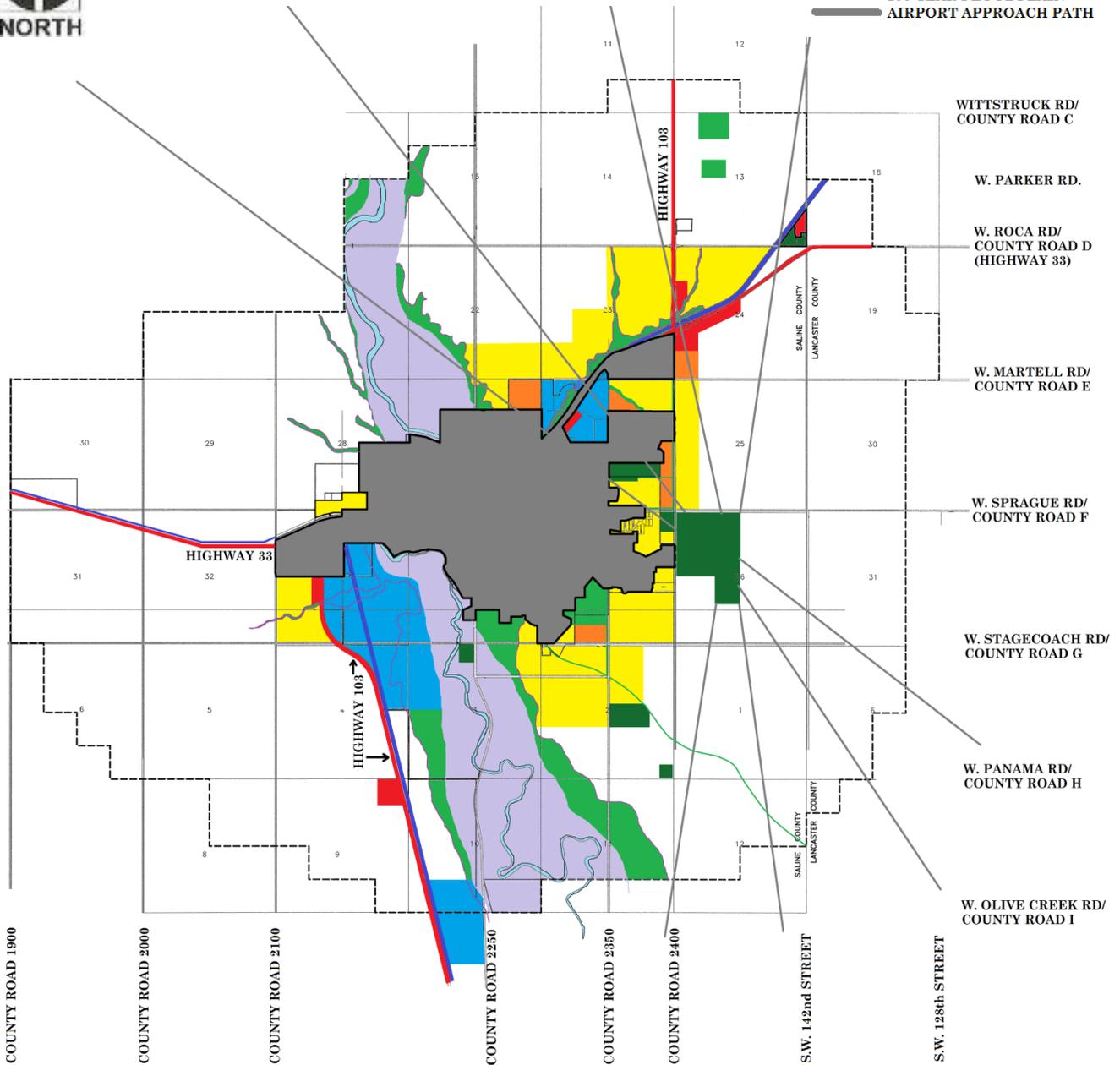
TWO-MILE PLANNING JURISDICTION

CRETE, NEBRASKA

2024-2039



LEGEND	
	VACANT/AGRICULTURE
	PARKS/RECREATION
	PUBLIC/QUASI-PUBLIC
	SINGLE FAMILY RESIDENTIAL
	MULTIFAMILY RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	HIGHWAY CORRIDOR
	RAILROAD CORRIDOR
	CITY OF CRETE, NEBRASKA
	TWO-MILE PLANNING JURISDICTION
	BODY OF WATER
	FLOODWAY
	100-YEAR FLOODPLAIN
	AIRPORT APPROACH PATH



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ILLUSTRATION 4.7

The following provides a description of the future residential land uses for the Community.

- ❖ **Single family housing** development should first occur within the Corporate Limits of Crete. Vacant lots exist in a few residential subdivisions in eastern Crete, such as Farrington Acers, Lothrop Lake Estates and Country Club Estates. Additional vacant lots are scattered throughout the Community, but in much smaller individual tracts or parcels.
- ❖ **Multifamily housing** development must be pursued during the planning periods. The previously discussed existing land use analysis concluded that multifamily acreage in Crete is currently 127 acres less than recommended National Planning Standards. The recent trend of residential development in Crete has focused on single family houses. There are several examples of multifamily buildings and smaller complexes in Crete, but there has not been a larger multifamily apartment building constructed in the City within the last 15 years. The Community of Crete also supports Doane College students that live off campus. The competition for rental housing in Crete makes it difficult for workforce employees, their families and even retirees and young professionals to acquire sound, decent, rental housing because college students occupy a good portion of the available rental units.

To expand affordable housing options for single adults, families, retirees and the elderly, the Crete Planning Steering Committee established a priority for the development of a variety of multifamily housing types through 2024, including upper-story housing in Downtown commercial buildings. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development. There are large areas of land within the Corporate Limits of Crete zoned for multifamily development, but the majority of this property is either not developable or already developed.

The consensus of the **Planning Steering Committee** was that new residential development should occur within the Corporate Limits of Crete, first. If sufficient lands were not available, the development of planned growth areas would be implemented in conformance with the **Future Land Use Map, Illustration 4.6**. The primary residential growth areas are located in the west, northeast, east, southeast and southwestern portions of the Planning Jurisdiction.

Vacant lands designated for new residential development adjacent the Corporate Limits, will require an extension of all utilities.

Housing projections through 2024 must be supported by expanding the Utility Service Area. If projections for 2024 are to be met, the City will need to expand water and sewer services to the Utility Service Area.

- ❖ *The Public Works Staff indicated that all the designated residential growth areas will require the extension of infrastructure and utilities systems to support proposed development.*
- ❖ *The existing Utility Service Area can sustain concentric growth from the current Corporate Limits outward.*
- ❖ *Water and Waste Water Treatment Facilities have sufficient capacities to support projected growth thru 2024.*

COMMERCIAL

Future commercial land use areas are anticipated to include replacing vacant lots and existing deteriorated and/or abandoned buildings along the Highway 33/103 Corridor. Automotive oriented commercial uses and big box retail outlets should continue to be developed along the Highway 33/103 Corridor at the northeastern and western entrances to the City. Future highway commercial development should proceed with caution as to not diminish the role of Downtown Crete as the primary center of commerce and entertainment.

Specialty retail, cafes/restaurants, and professional offices are encouraged to further diversify commercial venues in Downtown Crete.



INDUSTRIAL

The City of Crete has a limited amount of land within the Corporate Limits either developed or planned for future industrial uses. One area exists at the north end of Downtown Crete, along both sides of the Burlington Northern Santa Fe Railroad Corridor. A second area is concentrated between Thornwood Avenue and the Big Blue River, between Highway 33/103 and 9th Street. The other area is located adjacent the Railroad Corridor south and east of the Catholic Cemetery in southwestern Crete. A total of 60 acres of industrial lands is estimated to exist within the Corporate Limits. The current industrial tracts within the Corporate Limits that are in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

The City has two major industrial facilities located directly adjacent, but outside the Community's current Corporate Limits. These include Nestle Purina Mills, located along the south side of Highways 33/103, generally between Boswell and Iris Avenues, and Smithfield Farmland Foods, located at the southern edge of the City's Two-Mile Planning Jurisdiction Line, along the east side of Highway 103. If included within the incorporated area of Crete, the City would exceed recommended National Standards for developed industrial land area.

The City of Crete also has designated industrial growth areas beyond the Corporate Limits. One area is located to the north of Nestle Purina, on the north side of the Burlington Northern Santa Fe Railroad Corridor, between Boswell Avenue and the Railroad Corridor. The last and largest industrial planned area is beyond the southwest portion of the City, adjacent and east of the Highway 103 Corridor to the Big Blue River. This tract of land would have the benefit of having direct access to both the Highway 103 and Burlington Northern Santa Fe Railroad Corridors.

To provide jobs for an increasing population base and to attract additional business and industry to Crete, it is recommended that vacant lands within these industrial areas be prepared to support new industrial uses. The City must maintain enough industrial land for growth and development. Local development groups, organizations and property owners, with the guidance of the Crete Economic/Community Development Department are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps, Illustrations 4.4 and 4.5**, identify proposed industrial land areas within, adjacent and throughout the City and the Two-Mile Planning Jurisdiction.

INTENSIVE AGRICULTURAL USES

The Crete Planning Commission recognizes the importance of agricultural practices, to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the Two-Mile Planning Jurisdiction of the City should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the City. Floodplains associated with Big Blue River and its tributaries limit the development of the City beyond its current Corporate Limits to the north and south. Therefore, the remaining portions of the Two-Mile Planning Jurisdiction of the City are vital to the continued growth and development of Crete. **Livestock confinement operations are best suited for locations within rural Saline County, outside the Planning Jurisdiction of any Community.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

Redevelopment Areas #1 includes the Downtown and adjacent older neighborhoods, and the Highway 33/103 Corridor, northeast of the City (**See Illustration 4.8**). Redevelopment Area #1 also includes the former Crete Hospital that will, once again, become vacant when Tabitha completes a new retirement care facility. The upper stories of Downtown commercial buildings are also recommended for adaptive reuse as residential apartments, in conformance with the priorities set forth in the Community Housing Study.

Redevelopment Area #1 has been officially declared blighted and substandard and contains a General Redevelopment Plan. TIF is available for both redevelopment and development projects in the area. Initial projects have focused on the Highway Corridor with the development of restaurants and a new bank building.

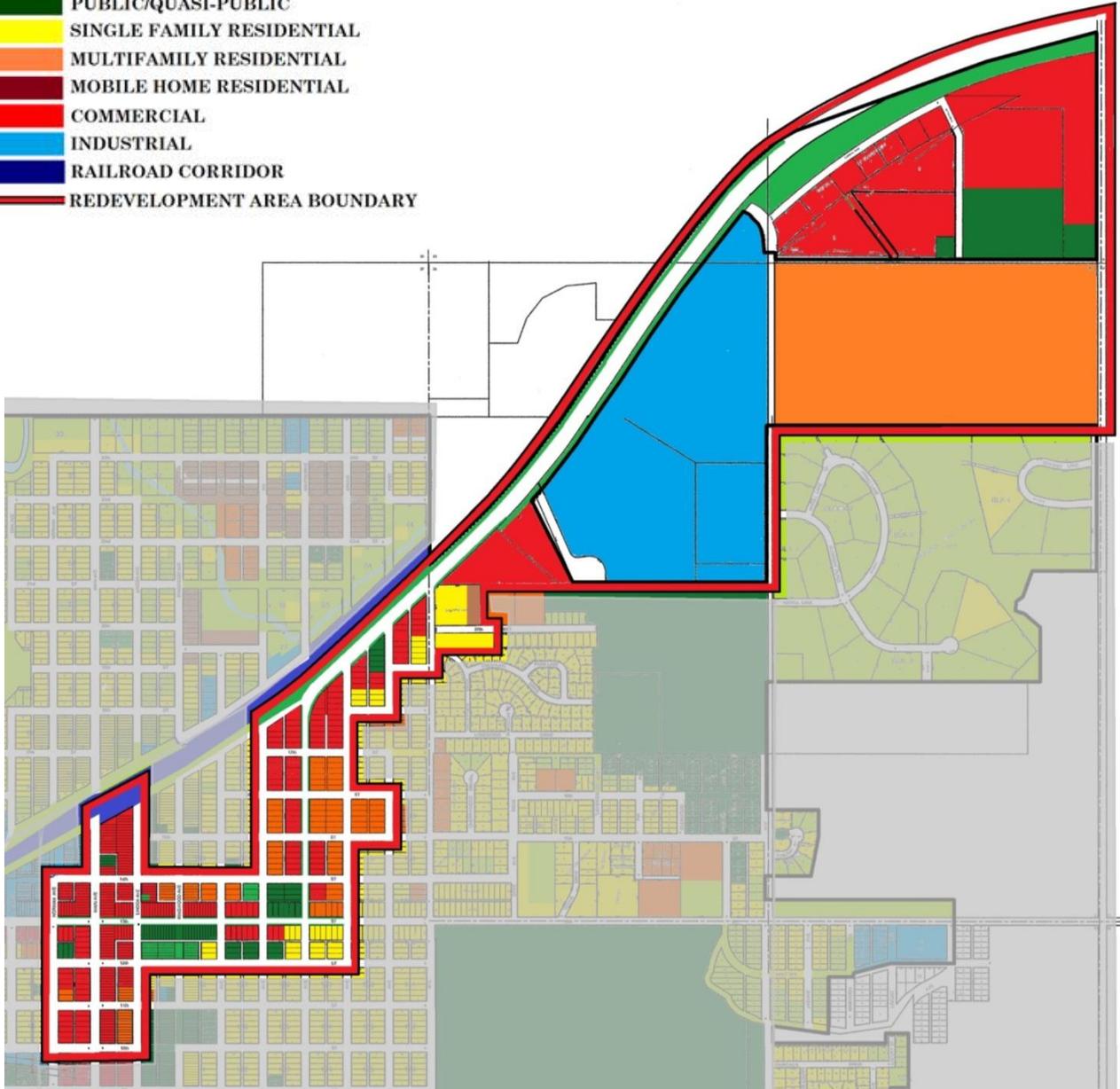
REDEVELOPMENT AREA #1 - FUTURE LAND USE MAP CRETE, NEBRASKA

2014



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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ILLUSTRATION 4.8

ANNEXATION POLICY

Future annexation activities in the City of Crete, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Several tracts of land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes. A certain amount of **vacant land** will also be needed in each area to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Crete.

There presently exists an estimated 258 acres of vacant land within the Corporate Limits. An estimated 60 percent of the vacant land is not developable, due to limitations from steep topography or floodplains. It is estimated that the majority of the remaining 40 percent of the vacant land is designated for commercial and industrial development.

Areas for Annexation

Areas directly adjacent the existing Corporate Limits to the northeast, east and southeast of the City are recommended to be considered for annexation throughout the 10- and 25-year planning periods. The jigsaw configuration of the eastern Corporate Limits has left several areas bound on two or three sides by the incorporated areas of Crete. These areas should be annexed within the next few years to “square up” the eastern Corporate Limit boundary and to provide vacant lands within the designated growth areas to support needed development. These areas are all capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustration 4.6, Future Land Use Map**. Much of the land located in identified growth areas are adjacent existing infrastructure, water and sewer lines that can be readily extended to facilitate development.

Vacant land within the current Corporate Limits, designated for future residential development, is not of sufficient size to meet the residential needs during the 10- and 25-year planning periods. Thus, plans must be developed to expand the utility service area of Crete into all growth areas.

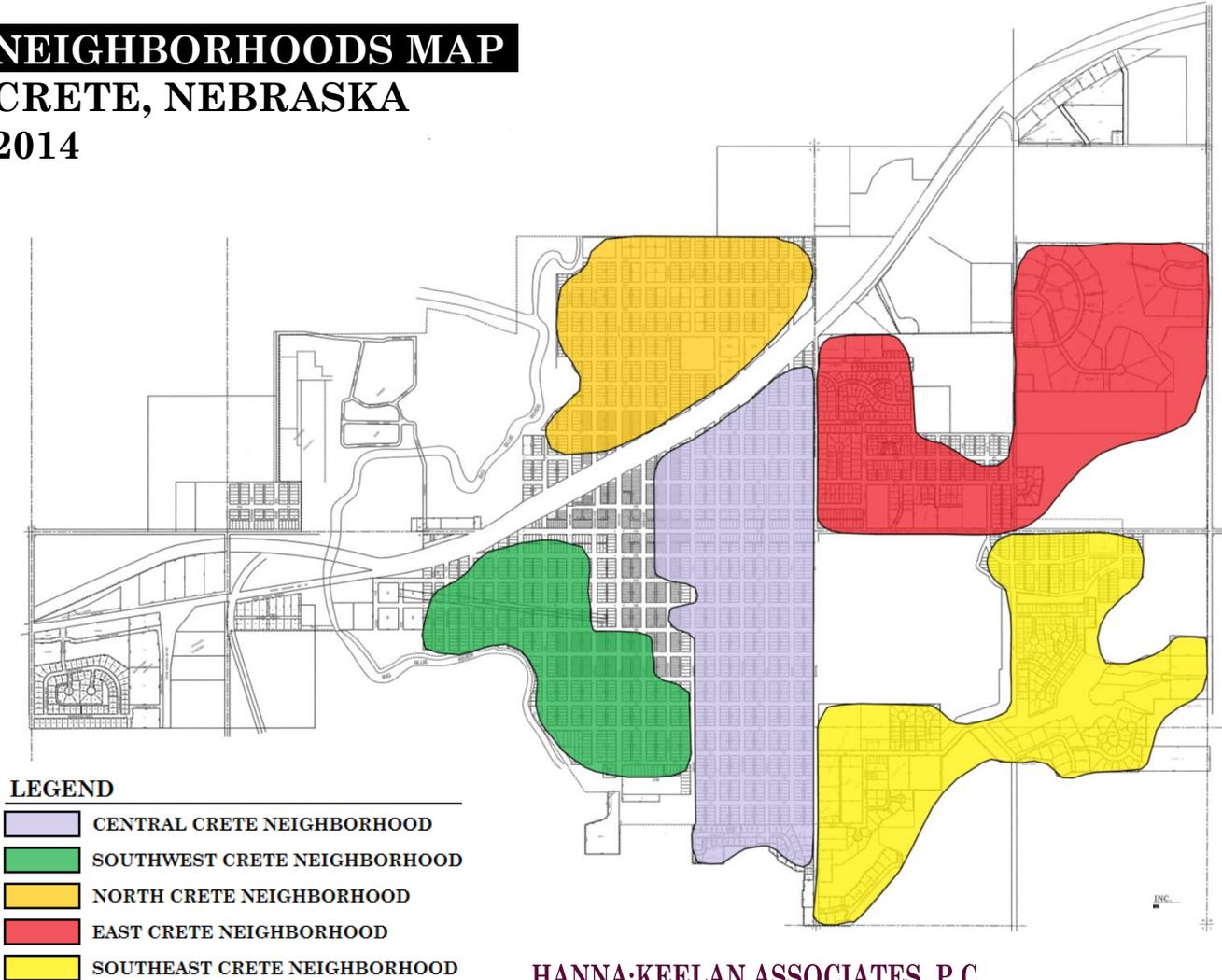
NEIGHBORHOOD ANALYSIS.

Five Crete residential neighborhoods are unique for their eras of construction, geographic features and/or established borders. With each neighborhood, boundaries were based upon street corridors or the platting of subdivisions with distinct edges.

Portions of two neighborhoods are included within the designated Crete Redevelopment Area. The Redevelopment Area provides access to TIF as an incentive to make improvements to both private and public property. Older neighborhoods with structures and utility systems in need of rehabilitation, along with newly developing subdivisions can greatly benefit from having access to TIF as a financial incentive to complete needed improvements or installation of new infrastructure systems.

Residential neighborhoods within the Redevelopment Area have priorities for preservation, rehabilitation or replacement housing efforts. These issues are addressed in the following discussion.

NEIGHBORHOODS MAP CRETE, NEBRASKA 2014



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ILLUSTRATION 4.9

Central Crete.

This Neighborhood is generally located between Juniper and Boswell Avenues, from the Burlington Northern Santa Fe Railroad Corridor south to Golden Rod Land. The Neighborhood is located between Downtown Crete and Doane College. The **Central Crete Neighborhood** is unique for its towering street trees, landscaped front yards and houses that range from the 1880s to 1920s. The variety of one and two-story houses with Queen Ann, Neo-Classic, Italianate, Tudor and Bungalow architectural styles and unique materials and details represent dwellings in this Neighborhood. Also located in this Neighborhood are the Crete Public Library, City Park and Wildwood Park. Some of the most unique late 1880s to 1920s era houses in Crete are found in this Neighborhood. Highways 33/103 enter the Community within this Neighborhood along the Hawthorne Avenue and 13th Street, an evolving commercial corridor. **The College Hill Historic District, listed on the National Register of Historic Places occupies the center of the Neighborhood from Boswell to Ivy Avenues, between 9th and 14th Streets.**



The Central Crete Neighborhood was platted in a standard gridiron pattern with 300' square blocks and 12 individual lots at 50' x 140.' Corner lots were often split into two or three parcels, increasing the density of dwellings on a block from 12 to 14, or more. Houses throughout the Neighborhood are generally in good condition, although a few dwellings are in need of moderate- to substantial rehabilitation.

Underground 6" water mains and 8" sewer mains are generally used throughout the Neighborhood, with higher volume primary water mains of 8" present throughout Boswell Avenue and in Hawthorn Avenue north of 13th Street. Larger diameter, 12" mains are present within 13th Street. Current engineering standards recommend water mains that are no smaller in diameter than 6". The City of Crete implemented a long range plan to replace aging and undersized water mains in 2006. As of December 2011, a total of 33,050 feet of water main had been replaced and the project is expected to continue through 2021.

Southwest Crete.

The **Southwest Crete Neighborhood** is located to the west and south of Downtown, generally between Juniper and Thornwood Avenues and from 12th Street south to the Big Blue River. Neighborhood landmarks include the Old Mill Park and Gus Stoll Park. Housing types in the northern two-thirds of the Neighborhood are comprised of one and two-story dwellings, primarily simple Queen Anne or bungalow cottages. These houses have significantly less architectural detailing. Nearly all exteriors are or were wood clapboard siding and, in many cases, exteriors have been replaced with aluminum or vinyl siding. Post-World War II houses, ranch and split-level homes of the 1950s to 1970s are present in the southern portion of the Neighborhood.

This Neighborhood is not as densely developed as the Central Crete Neighborhood, as there is less dwellings per block. The majority of the blocks were platted as 300' square blocks with 12 individual 50'x140' lots. Trees are more concentrated directly around the houses as opposed to the dense tree cover provided by the street trees in the Central Neighborhood. Housing conditions are slightly worse and the overall appearance of the yards and open spaces are not as well kept. The Southwest Neighborhood is directly adjacent the Big Blue River and accordingly the neighborhood is impacted by the 100-Year floodplain. Numerous houses are required to purchase expensive flood insurance



Houses throughout the Southwest Crete Neighborhood are generally in need of a higher level of moderate- to substantial rehabilitation than of those in the Central Neighborhood.

Underground water mains range in diameter from 6” to 12”. Although adequate water pressure may exist in these lines the eventual replacement of the older 4” mains through 2021 during the phased replacement program, this southwestern neighborhood will gradually experience an improved water system. Sanitary sewer mains are of adequate size, but the advanced age of several mains will eventually require their replacement.

Northern Crete.

The **Northern Crete Neighborhood** includes the incorporated areas located to the north of the Burlington Northern Santa Fe Railroad Corridor. The Neighborhood is bound by Boswell Avenue on the east, the Big Blue River on the east and the properties fronting on 24th Street along the northern Corporate Limits. Single family dwellings are concentrated to the west of Kingwood Avenue, while a mixture of mobile home parks, multifamily apartment buildings and a few houses are located to the east of Kingwood Avenue. The houses within the Neighborhood represent a mixture of Victorian and Bungalow Vernacular styles of late 1880 to 1920s small one and two-story dwellings and an infusion of post WWII through 1970s ranch style dwellings.

Main Avenue is the primary access street that connects the Northern Neighborhood to Downtown Crete and the City, beyond, and continues north into the rural planning jurisdiction. Local collector streets are very narrow in width compared to streets of the other neighborhoods in the Community. Street surfaces include concrete and asphalt surfaces on the main north/south streets, while local east/west streets tend to be gravel or asphalt surfaced.



Underground water mains range in diameter from 8” to 10” in diameter throughout Main Avenue, while remaining areas are primarily serviced with 4” water mains. Although adequate water pressure may exist in these lines, the eventual replacement of the older 4” mains through 2021, during the phased replacement program, will gradually improve the water system. Sanitary sewer mains are of adequate size, but the advanced age of several mains may eventually require their replacement.

This Neighborhood is one of the few that has a variety of vacant lots and larger tracts of land that appear suitable for residential development. However, only the extreme northeastern portion of this Neighborhood has lands that are located above the 100-year floodplains and floodways associated with the Big Blue River and Walnut Creek. As with the Southwest Neighborhood, property owners in the Northern Neighborhood are much less likely to be able to repair and maintain their dwellings when they are also impacted by expensive annual floodplain insurance.

The Northern Crete Neighborhood should be considered for a Redevelopment Area, to allow for the use of TIF to assist in financing the replacement of undersized and outdated infrastructure and potentially to address private and publically owned property in terms of addressing floodplain issues thought the Neighborhood would be a great redevelopment tool for the Neighborhood.



Eastern Crete Neighborhood.

The eastern portion of Crete, generally between Boswell Avenue and County Road 2400 to the north of 13th Street and Doane College is identified as the **Eastern Crete Neighborhood**. The Neighborhood wraps around the current Middle and Senior High Schools and includes the site of the new Senior High School and the Farrington Acres Subdivision. The Neighborhood is primarily comprised of single family dwellings, but also includes several six to 12 unit apartment buildings, and the Garden Square Assisted Living Facility,



Subdivisions in the oldest portion of the neighborhood were platted with a modified grid-iron pattern of rectangular and square shaped blocks, while the newer additions to the north of Longwood Drive and within Farrington Acres were platted with curvilinear streets. Houses in this Eastern Neighborhood were generally constructed between the late 1960s and 1990s and are predominantly Ranch style and split-level homes comprised of various exterior materials.

Neighborhood highlights include:

- Houses are typically in good condition, with only a few are in need of minor rehabilitation, ranging from exterior painting to shingle replacement.
- Streets and associated infrastructure are in good condition.
- Underground utility mains are approximately 50+ years of age and in good condition.
- The Neighborhood is in close access to Doane College, which provides ample resources for activities.

Southeast Crete.

The **Southeast Crete Neighborhood** includes the subdivisions adjacent the east and south sides of the Doane College Campus. Curvilinear streets ending in cul-de-sacks have individual parcels that also back up to drainage ways and lakes within commons areas that link the subdivisions together. This Neighborhood also wraps around the College Heights Country Club Golf Course.

Moderate- to upper-income single family dwellings dominate the building types of this Neighborhood. Houses within these subdivisions were constructed between the late 1970s to the present. Architectural styles range from ranch and split-level homes to larger homes exhibiting Craftsman, Prairie and a variety of Revival Style influences. Several vacant lots are available in the Country Club Estates and Lothrop Lake Estates Additions.



Landscaping tends to be concentrated around the individual houses and at the edges or corners of the properties. Unlike the Neighborhoods surrounding Downtown Crete, the majority of these newer subdivisions lack street trees that form canopies over the street corridors. The Lothrop Heights Additions are the only subdivisions within the Southeastern Neighborhood that have concrete sidewalks in place. Interior streets are mostly concrete paved, while connecting streets between subdivisions are both asphalt and concrete surfaced. Water and sewer mains are appropriately sized and constructed within the last 20 to 35 years.

Neighborhood highlights include:

- Houses are typically in good condition, with only a few of the older homes in need of minor rehabilitation, ranging from exterior painting to shingle replacement.
- Streets and associated infrastructure are in good condition.
- Underground utility mains are approximately 30 to 50+ years of age and in good condition.
- The Neighborhood has close access to Doane College and the College Heights Country Club and Golf Course, which provides ample resources for activities.

NEIGHBORHOOD PRESERVATION & DEVELOPMENT PRIORITIES.

The **Central, Southwest and North Crete Neighborhoods** contain the oldest residential properties in Crete. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential needs for improvement.

Central, Southwest and North Crete Neighborhood Priorities.

- ◆ Housing rehabilitation is needed in each Neighborhood to protect the viability of residential properties.
- ◆ Very few, if any, vacant lots exist in these Neighborhoods, but the potential for housing demolition and replacement exists. Housing design standards should be considered so that new single and multifamily structures are compatible with the sizes, architectural styles, building materials and colors that are unique to the neighborhoods.
- ◆ The large street trees provide a canopy covering over a few streets in each Neighborhood. A tree maintenance and replacement program should be coordinated with the City.
- ◆ Each Neighborhood contains portions of underground infrastructure systems 70+ years of age and needing replacement.
- ◆ The majority of the streets in these older Neighborhoods have paved concrete surfaces and are in good condition. The North Crete Neighborhood still has a concentration of gravel surfaced “side streets” that should be evaluated to determine if they will be paved in the future or targeted for potential closure.
- ◆ An annual review of the streets in these Neighborhoods should be coordinated with the yearly “One- and Six-Year Street Improvement Plan” for the City of Crete to identify any needed public improvements.
- ◆ Public facilities including street lighting, sidewalks, curb and gutters and public parks are present in each of these Neighborhoods. The condition of these facilities should be monitored for needed improvements.

Eastern & Southeastern Neighborhood Priorities.

- ◆ The two newer Neighborhoods lack mature landscaping, street trees and strong connections to the center of the Community. Attributes such as street trees, landscaping and smaller neighborhood parks, are facilities that could greatly improve the character of these neighborhoods.
- ◆ Traffic calming measures and safe pedestrian crossings are needed for street corridors that connect these eastern Neighborhoods, including 4th Street, Iris and Boswell Avenues.
- ◆ The planned Trails system enhancements will greatly expand safe pedestrian routes between these Neighborhoods and the City. Efforts to integrate trail extensions should be a priority of each One and Six-Year Streets Plan.

COMMUNITY IMAGE & PRESERVATION OF ATTRIBUTES.

The Neighborhoods of Crete form the foundation of the Community and strive to be walkable, encourage socialization and provide safe routes to public and private services and facilities throughout the City. The edges of the Neighborhoods are often established by unique topographic features, major arterial streets or by drastically different subdivision platting characteristics. The pattern of land use within these Neighborhoods, the density of development, the arrangement streets and the connections of major and minor arterial corridors to public facilities, business and industrial areas are woven together to form the Community.

From the Beginning, Downtown Crete has been the economic, social and entertainment center of the City. Its relationship to the Big Blue River, the Highway 33/103 Corridor and the Burlington Northern Santa Fe Railroad corridor served as the framework from which the residential neighborhoods developed and grew within the Community. To protect and enhance the Community's Image, this plan must identify the land use components and develop design elements that contribute to its character.



Character Issues.

Residents of the Community who participated in public forums, listening sessions or who were members of the Planning Steering Committee repeatedly looked to the benefits small town living when discussing the character of Crete. The Community atmosphere includes a relatively low crime rate, excellent public and private schools for their children; the availability of parks and open space, the existence of Doane College and access to its educational, cultural and performing arts, athletics opportunities and the proximity of the Big Blue River environs.

The outcomes of this Comprehensive Plan must translate these characteristics into future development and growth opportunities to ensure that as the City grows and develops, it maintains and integrates these characteristics into new residential, commercial, industrial and parks and open space growth areas. A proactive approach to land use planning and the integration of design standards can lose track of the key issues of maintaining the small town character and unique attributes of Crete. Growth for the sake of growth is seen as the positive indicator of economic stability, but growth must also include the types of attributes that make Crete a unique City. Thus this Plan must function to sustain the traits that contribute to the most valued characteristics of the City.

Issues and Opportunities.

Throughout the Citizen Participation Process utilized to complete this Comprehensive Plan, most importantly during the Planning Steering Committee Meetings, there were a number of concerns expressed regarding the opportunity for growth and its impact on the character of the City. These concerns led to the identification of the following issues and opportunities for the Community to give special attention to in the future.

1. The current standards within the Zoning and Subdivisions Regulations allow conventional development to occur subject to restrictions regarding adequate setbacks, placement of structures on suitable soils and slopes and specifications for connection to public treatment facilities or compliance with installation standards.

As an alternative, Crete should consider requiring clustering of subdivisions to limit the impact of development on areas with sensitive soils, floodplains or floodways. This process would shift new development to a less sensitive portion of a site while maintaining a similar density of development that was originally proposed. This approach would maximize the amount of preserved open space, improve the efficiency of needed infrastructure and reduce the amount of impervious surfaces to reduce storm water run-off, as well as reduce ground water contamination and water consumption. This approach would require revisions to the Zoning and Subdivision regulations to meet these objectives. Another approach could be the placement of areas in a conservation easement that could be used by open space and recreational purposes as well as protecting the floodway and floodplains of the Big Blue River and its tributaries.

2. Sporadic rural development around Crete and its Two-Mile Planning Jurisdiction can eliminate the open spaces and view corridors that define the character of the City as highway travelers or residents enter the City. The residents of Crete expressed their desire to preserve the character of the City, to grow first in vacant developable areas within the Corporate Limits and secondly into growth areas that were established for being cost effective to extend municipal infrastructure and utilities in support of development efforts. This process limits the potential for urban sprawl, encourages compact development and promotes the sound extension of streets, roadways and pedestrian paths back into the developed core of the City.

The large expanse of open space around the Community that contributes to the foundation of the City and its small town character, is fairly temporary. These adjacent lands and agricultural crop lands can easily evolve and change as development occurs. Views from and within an adjacent Neighborhood will “change.” This could lead to conflict when there are proposal to develop the adjacent land. Therefore, to maintain views and to achieve the character desired by existing residents, open space should be incorporated into new subdivisions to integrate them with existing neighborhoods.

3. Currently, the residential Zoning District regulations are defined by lists of permitted uses, accessory uses and special exception uses with varying degrees of intensity allowed within the same District and subject to the height and area requirements. The current Zoning Regulations are “pyramidal” in design, where each District permits the uses of the prior less-intensive District. For example, the uses permitted in the R-1 District are permitted in the R-2 District with the addition of two-family dwellings, then the R-3 District allows all the uses permitted in the R-2 District with the addition of multiple family dwellings. Likewise the R-4 District allows all the uses permitted in the R-3 District, but the Special Exception Uses permits the special exception uses that were permitted in the R-2 District in addition to child care facilities, mobile homes and mobile home parks. The R-5 District allows even mobile homes and mobile home parks as permitted principal uses.

The only District that just allows single family dwellings is the R-1 District, which is typically used in the newer subdivisions at the perimeter of the City. The residential neighborhoods in the core of the City are currently zoned R-2, R-3 and R-4. Several of these older neighborhoods are primarily single family dwellings with a few apartment buildings along collector or arterial streets. The issue this creates with the residents of these older neighborhoods is that this zoning allows a predominantly single family residential neighborhood to have an existing house converted to an apartment house, or even two or more houses to be demolished and replaced with a multifamily apartment building. This gives adjacent property owners or even property owners throughout the Neighborhood no recourse to protest the apartment building, other than purchasing the property themselves to prevent its potential conversion.

4. The **College Heights Historic Neighborhood District** is the only area of a residential neighborhood in Crete that is listed on the National Register of Historic Places. The District is located between 9th and 14th Streets across the street from Doane College, along Boswell Avenue. The District has the most historically significant houses, both small and large, that exhibit a variety of late 19th Century to early 20th Century architectural styles. Half of the District is zoned R-2 and the other half is zoned R-4. **This is one of the neighborhood examples impacted by zoning that does not protect the character or sustainability of the neighborhood.**



Compatible Development.

The pattern of existing development in Crete, Nebraska, is generally well planned, with the primary commercial areas consisting of the Downtown and the properties along both sides of 13th Street, Hawthorne Avenue and extending to the west and northeast of the City (Highways 33/103). This system of local streets and highways are the principal transportation arterial streets that support travel within and through the Community. This “**Corridor**” is generally concentrated away and buffered from incompatible lower intensity residential uses. However, within the City, along portions of Hawthorne Avenue and 13th Street to the east and west of Downtown Crete, there are concentrations of single family dwellings along both sides of this evolving commercial Corridor. High volumes of automotive and heavy truck traffic travel this Corridor. The likelihood of there ever being a bypass around the City is very unlikely due to the topography of the City and the rural areas beyond, with the Big Blue River running north to south through the Community. **Traffic calming measures and strict enforcement of posted speeding limits will be the only mechanisms to lessen traffic congestion along the Highway 33/103 Corridor.**



Downtown Crete is centered along Main Avenue, which runs north to south and intersects with 13th Street in the center of the Community. The sustainability of the Downtown and its deteriorating late 1800 to early 1900 commercial brick buildings was questioned by several participants of the Citizen Participation Process. Some comments focused on the potential requirement to eventually replace many of the buildings. However, the majority of responses to the Citizen Survey and from participants of the Planning Steering Committee indicated that Downtown Crete defines the character and image of the City. At a minimum, the street facades of buildings must be structurally secured and preserved, while potentially the rest of the building could be replaced and a new building retrofitted to incorporate the existing street façade. The Committee did not want to see the Downtown deteriorate to the extent of losing any additional commercial structures than have already been demolished.

Participants identified the following attributes as being important the character of Downtown:

- ❖ Maintaining its historical significance and architectural integrity.
- ❖ Preserving the existing local businesses with the Downtown.
- ❖ Continuing to enhance the public amenities with benches, lighting and landscaping.
- ❖ Developing and outdoor festival location that could also be utilized for farmers markets and craft fairs.
- ❖ Promoting cultural diversity with food, music and festival events.
- ❖ Strengthening of ties to Doane College and the Big Blue River.

There has been a transition of businesses in the Downtown and along the Highway Corridor. Many of the former department and anchor stores have been replaced with specialty retail and offices. Several Hispanic retail stores and restaurants have opened in the Downtown and along the Highway Corridor, which has further diversified the commercial businesses in the Community. Regional and National commercial chain outlets may be attracted to the Highway Corridor through the City, but residents believe that locally owned specialty stores and professional businesses will be the primary future tenants of Downtown Crete. This is especially true when residents can commute between Crete and the City of Lincoln’s malls and retail businesses in approximately 20 minutes.

This Comprehensive Plan supports the future viability of Downtown Crete. The use of Tax Increment Financing is viewed as an important component to securing the structural integrity of the buildings, expanding existing businesses and attracting and further diversifying the future business in the Downtown. The utilization of upper stories of commercial buildings for residential purposes is encouraged to expand the vitality of the Downtown and assist in attracting new businesses. The Community Housing Study, recently completed for the City of Crete, identified at least 48 housing units currently exist in Downtown Crete. Through 2024, the Study promotes the development of at least 24 additional rental units, with a potential total demand of 136 units throughout the next 25 years or through 2039.

An expansion of commercial uses are planned along the Highway 33/103 Corridor. Commercial nodes at the east intersection of Highway 103 with 33 provides for additional lands for development along the south side of the Highway 33/103 Corridor, as well as north of the intersection along the east side of Highway 103. At the west side of Crete, along the west side of Highway 103, just south of the current Corporate Limits, a second node of highway commercial is planned for highway oriented big box or mini-strip mall development.

Enhancing the character of the Community and special areas requires a concerted effort on behalf of both the public and private sectors. From the perspective of the City, the development regulations and standards must be written to achieve the preferred outcomes. Without specific requirements for increased open space, landscaping, screening, and buffering, sign control; and standards relating to building bulk and scale, roof design, placement of storage and loading areas, the appearance of individual properties and corridors are left to individuals rather than to the standards that are agreed to represent the desires of the residents of the City of Crete.



SECTION 5
PUBLIC FACILITIES,
UTILITIES &
TRANSPORTATION.



SECTION 5 PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.



INTRODUCTION.

Section 5 of the **Crete, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Crete. All improvements to these Community components are aimed at maintaining or improving the quality of life in the City of Crete.

Public Facilities identify existing facilities in Crete and determine future needs and desires during the 10- and 25-year planning periods. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Crete include, but are not limited to city government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Crete, which also implies that the identified facility is adequate and meets the needs of the Community through the 10- and 25-year planning periods.** The locations of these public facilities are identified in the **Crete Public Facilities Map, Illustration 5.1.**

Public Utilities address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Crete. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The City has aggressively utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Crete. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and Two-Mile Planning Jurisdiction.

PUBLIC FACILITIES MAP CRETE, NEBRASKA

SCHOOLS/EDUCATION

- 1. Crete Elementary School
- 2. Crete Middle School
- 3. Crete High School
- 4. St. James Elementary School
- 5. Doane College
- 6. Crete Public Library
- 7. Benne Memorial Museum/Bickle Farmstead

PARKS & RECREATION

- 8. City Park
- 9. Gus Stoll Park
- 10. Northward Park
- 11. Old Mill Park
- 12. Rotary Park
- 13. Tuxedo Park/Saline Co. Fairgrounds
- 14. Westwood Park/Crete Municipal Pool
- 15. College Heights Country Club

HEALTH, WELLNESS & ELDERLY SERVICES

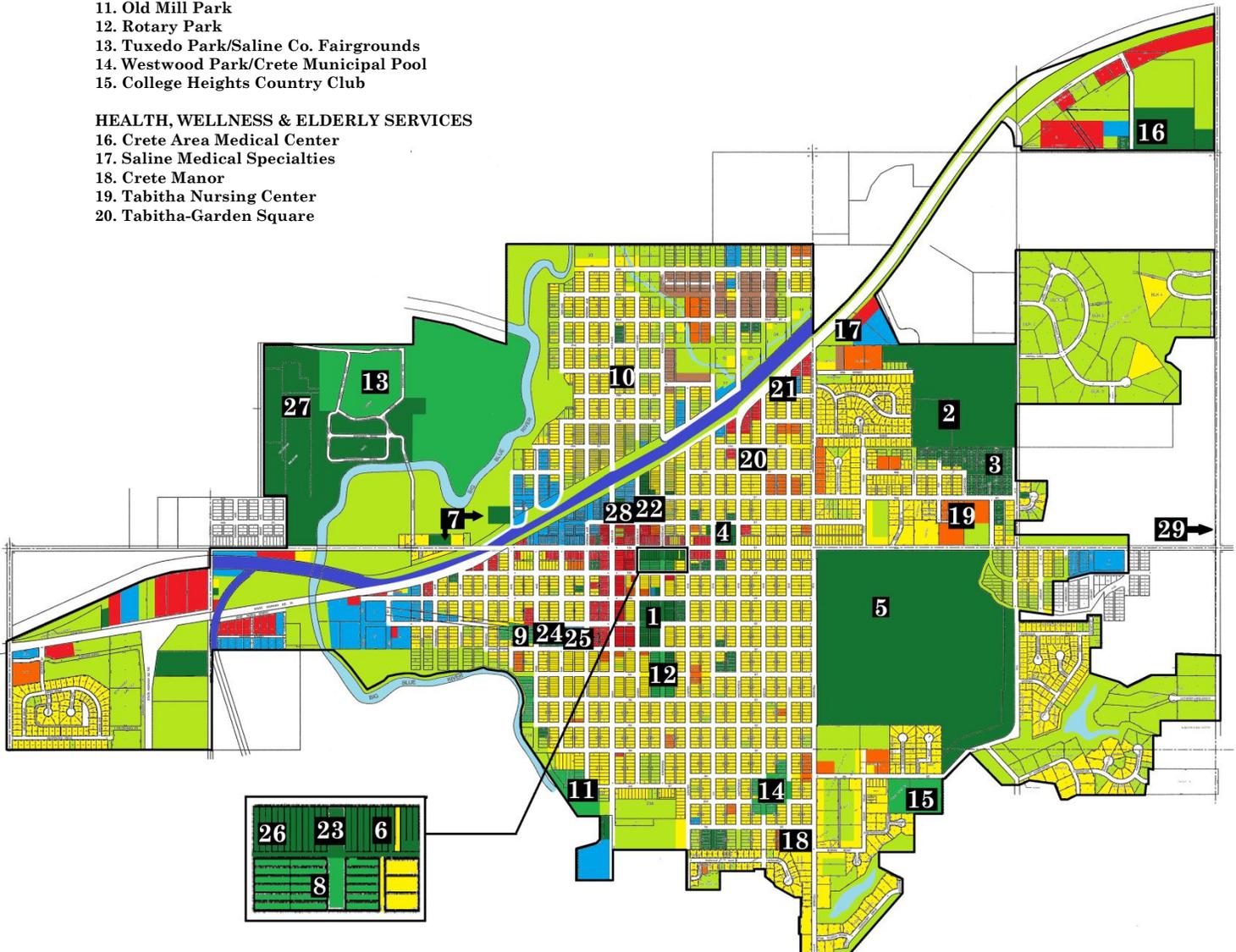
- 16. Crete Area Medical Center
- 17. Saline Medical Specialties
- 18. Crete Manor
- 19. Tabitha Nursing Center
- 20. Tabitha-Garden Square

PUBLIC SAFETY, GOVERNMENT & COMMERCE

- 21. Crete Police Department
- 22. Crete Fire Department
- 23. City Hall
- 24. Public Works (Warehouse)
- 25. Public Works (Operations Center)
- 26. Post Office
- 27. Riverside Cemetery
- 28. Crete Community Center

TRANSPORTATION

- 29. Crete Municipal Airport



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ILLUSTRATION 5.1

SCHOOLS/EDUCATION.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Crete Public Schools** is a major contributor to the quality of life and well-being in the Community of Crete. It will be important, from 2014 to 2039, that the facilities maintained by Crete Public Schools have the ability to support a growing population, specifically youth populations.

DISTRICT FACILITIES

Crete Public Schools maintains an elementary, middle and high school facilities, along with athletic fields and maintenance buildings. All facilities are ADA compliant. Total district enrollment for the 2014-2015 school year is 1,864 students, including 850 Elementary, 493 middle and 521 high school students. Information associated with the Crete Public Schools facilities was cited from the District Administration and Superintendent's offices.

Crete Elementary School – Located at 920 Linden Street, east of the Downtown, this 73,500 square foot facility serves grades Pre-Kindergarten through fourth. The School was constructed in 1942 with additions constructed in 1956, 1976 and 1994. Crete Elementary employs a total of 65 certified and 53 non-certified staff members.



Crete Middle School – The Crete Junior High School serves grades fifth through eighth in a facility located at 1700 Glenwood Street. Built in the 2004, the current 59,000 square foot facility consists of modern classroom, library, cafeteria and administrative office amenities. A total of 42 certified and 21 non-certified staff are employed at the Middle School.

Crete High School – The High School facility for Ninth through Twelfth grades is located at 1500 East 15th Street. The 118,380 square foot High School facility was constructed in 1977 and consists of a gymnasium, library, computer labs, a media center and classrooms. The Senior High School employs a total of 44 certified and 32 non-certified staff.

St. James Elementary School – This parochial Elementary School is located at 525 East 14th Street. The School supports grades Kindergarten through 6th and currently has an enrollment of 100 students.

FUTURE DISTRICT PROJECTS

Crete Public Schools will be constructing a \$33 Million High School in the eastern portion of the Community, to accompany the rapid growth of enrolled students. The new High School will also have a geothermal unit installed to promote energy efficiency. The existing High School will become occupied by Crete Middle School. The existing Middle School will become a new Elementary School for the City of Crete, and the existing Elementary School will also be renovated.

PROGRAM RECOMMENDATIONS

Schools in Crete should meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals. **Stoplights at the intersection of 13th & Iris Streets were suggested by the Planning Steering Committee as a safety improvement project, once construction of the new High School is completed.**



The City and Crete Public Schools should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public School system.

The most notable attribute to Crete Public Schools is the rapidly increasing base of Hispanic children utilizing Public School Services. It should be of high priority to both the City of Crete and Crete Public Schools to promote and provide the necessary amenities and services needed to accommodate Hispanic children and families utilizing local education programs.

Doane College – Established in 1872, Doane College is a private, liberal arts College, located in east central Crete. The College offers Bachelor of Arts and Science degrees and Master’s/ Professional Studies Degrees in many traditional education programs. Schools of Graduate and Professional Studies, through Doane, are also located in Grand Island, Lincoln and Omaha, Nebraska.

Current (2014) enrollment at the Crete Campus is 1,067 students, including 294 Freshmen, 226 Sophomores, 271 Juniors, 272 Seniors and four non-degree seeking students. The main campus of Doane College employs 129 full- and part-time faculty and 212 full- and part-time staff.

Recent facility improvements at the Doane College campus include the construction of the Chab Weyers Education and Hixson Lied Art Buildings, as well as renovations to Frees, Sheldon and Smith Residence Halls. Academic building renovations include projects at the Perry Campus Center Cafeteria, the learning commons at the Library and the Perry Campus Center Common Grounds Coffee Shop. Athletic field renovations were completed at Fuhrer Field House and Al Papik Field.

Future projects and campus improvements are highlighted in the Doane College Campus Master Plan. Currently, no new projects are currently active or planned.



Other Area Education Facilities – Several Colleges and Universities are located within a short distance of Crete, many of which accept high school credits from Crete Public Schools. These Colleges and Universities include the following:

- Southeast Community College** – Milford, NE (15 Miles)
- University of Nebraska-Lincoln** – Lincoln, NE (27 Miles)
- Union College** – Lincoln, NE (26 Miles)
- Nebraska Wesleyan University** – Lincoln, NE (30 Miles)
- University of Nebraska Omaha**– Omaha, NE (78 Miles)
- Concordia University** – Seward, NE (29 Miles)
- York College** – York, NE (52 Miles)

LIBRARY

Crete Public Library – The Crete Public Library is located at 305 East 13th Street, adjacent Crete City Park and City Hall. The original portion of the building was constructed in 1914 with an addition constructed in 1985, giving the facility a total of 8,440 square feet of space. The Library employs seven staff members.

Library patrons have access to 27,676 print, audio and DVD holdings, 11,016 digital books and audio items, 1 Million individual music files and access to databases from 22 different online sources. Offered programs include school-age story time, summer reading, computer classes, elderly reading outreach and the “Crete Reads” community-wide reading event.

Ten-Year Library Usage Statistics (2003-2013), were provided by Library staff. These statistics highlight an increase in usage and attendance by local residents. Total attendance at the Public Library increased by an estimated 90 percent, or from 36,852 patrons, to 70,000. Circulation totals have increased from 65,246 in 2003, to 90,558 in 2013. The Library has also experienced increases in children’s program attendance and internet usage.

Since the completion of the 2006 Comprehensive Plan, the Library building has implemented numerous building repairs including foam roof installation on the original building, exterior brick repair, public restroom improvements and chimney repairs. Library staff identified numerous issues to the current facility, including a lack of available space for computer labs, reading rooms and gathering space, heating and cooling issues and portions of the structure settling and peeling away.

In June, 2011, a feasibility study was conducted to determine the need for a new library facility. Fundraising efforts have been ongoing and will continue until the necessary funding has been obtained. From there, it will be determined whether a new facility will be constructed, or the existing facility renovated to meet the needs of Crete citizens.

MUSEUM & FARM

Benne Memorial Museum – This Museum is located at 800 West 13th Street, in western Crete. Constructed in June, 2003, this facility is part of a 20-acre heritage society campus that is home to an exhibit gallery, library archives, workshop, artifact storage, kitchen and public meeting room. The Museum is utilized by Doane College students for laboratory activities

Bickle Farmstead – a City-owned historic farmstead is located northeast of the Museum and consists of an early 20th Century farmhouse and barn, with several small outbuildings. Both, the Museum and Farmstead are owned and operated by the **Crete Heritage Society**.

PARKS/RECREATION.

The City of Crete Parks and Recreation Department maintains 130 acres of designated park and recreation sites and amenities to residents and visitors. Crete also provides a variety of pocket parks, Community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools.

CITY PARKS

- ◆ **City Park** – This two acre park is located east of Downtown Crete at 12th and Linden Streets, adjacent City Hall and Crete Public Library. Amenities include one large playground, slides, swing sets, several miniature park rides, climbing tower, bandstand/gazebo, water fountain, picnic tables and army tank.
- ◆ **Gus Stoll Park** – Located along the east bank of the Big Blue River near the 8th Street and Pine Street intersection, this Park functions as an open space area that could be utilized for neighborhood activities, picnicking and river access.
- ◆ **Northward Park** – This Park is located along 20th Street between Main and Linden Avenues. Amenities include a large playground feature, swing set, basketball hoop and open grass area.
- ◆ **Old Mill Park** – Located at the intersection of 3rd and Norman Streets, Old Mill Park consists largely of open space, but features a baseball backstop with open grass field and two soccer goals.
- ◆ **Rotary Park** – Rotary Park is located at 9th Street and Kingwood Avenue. This Park serves the purpose of a youth complex, featuring two little league baseball fields, batting cage, concession stand and restrooms. Playground equipment is also available at this Park.
- ◆ **Tuxedo Park** – This Park, the largest in Crete, covers approximately 96 acres in the northwestern portion of the City, west of the Big Blue River. Amenities at Tuxedo Park include a figure-eight track, two large playgrounds with swings, slides and sand boxes, a small kids play area, horseshoe pits, picnic shelter and sand volleyball courts. The park is also consists of softball/baseball fields, restrooms, a concession stand, all of which are utilized during Community and school-related sporting events. A total of 20 RV camper pads, with electric hookups and an RV dump station are also provided.

Tuxedo Park is the location of the **Saline County Fairgrounds**. The Fairgrounds consist of livestock show arenas, exhibition halls and concession stands.

City Administration has discussed the future of Tuxedo Park, including the options of rehabilitating and renovating park amenities and correcting accessibility issues, or relocating the park, fairgrounds and associated facilities all together.

- ◆ **Westwood Park** – Westwood Park is located in the Westwood Neighborhood, a residential development along Briar Avenue in western Crete. The Park consists of a large open space area and playground equipment.

- ◆ **Wildwood Park** – Located at the intersection of 4th Street and Grove Avenue, Wildwood Park contains playground equipment, tennis courts and open grass area.



RECREATION

- ◆ **Crete Municipal Pool** – The Crete Municipal Swimming Pool is located adjacent Wildwood Park and consists of two water slides, two diving boards, a splash pad and men’s/women’s locker rooms. Recreation activities include youth swim lessons, swim team/swim meet events and evening pool party programs. The pool was constructed in 1991 and features a capacity of 293,423 gallons. Recent renovation activities have included new slides, a zero-depth entry area, a new splash pad and the addition of security cameras. Bathhouse renovations are planned to be completed during the next 10 years.
- ◆ **College Heights Country Club** – A private, nine-hole golf course is located in southeastern Crete. The Course features all standard course amenities, including club house, pro shop and cart storage buildings.
- ◆ **Other Recreational Facilities** – indoor recreational facilities, including health and wellness equipment at Crete High School and Doane College, are available for public use. The Doane College campus also features a recreation trail.

FUTURE PARK & RECREATION RECOMMENDATIONS

- ◆ Expand park and recreation facilities to supplement the projected increase in population during the next 10 years.
- ◆ Continue to support the development of sports fields for youth activities. The Parks and Recreation Department of the City of Crete identified a desire to acquire property for the development of additional soccer, baseball and softball fields.
- ◆ Planning Steering Committee members expressed an interest in the development of a City-wide trail system that would provide safe access to Community neighborhoods, parks and other amenities.
- ◆ Enhance connections to the Big Blue River Corridor as a means of providing access to available natural resources in Crete.
- ◆ Continue the development of a planned dog park, east of the Crete Corporate Limits, along 13th Street.

HEALTH, WELLNESS & ELDERLY SERVICES.

A number of modern health and hospital services, including full service hospitals, nursing care facilities, clinics and private medical offices are available to residents of Crete and the surrounding area.

- ◆ **Crete Area Medical Center** – The Crete Area Medical Center is located at East 29th Street and Better Road, in northeastern Crete. The 24-bed Hospital consists of several medical-related services and amenities including, but not limited to, physical therapy, cardiac rehab, inpatient and outpatient clinics, radiology lab, two surgery and recovery rooms, labor & delivery area, helicopter pad, pharmacy and emergency department. The Medical Center is a subsidiary of Bryan Health out of Lincoln, Nebraska. An approximately ½ mile long trail system is located near the Medical Center.

Crete Area Medical Center employs 156 full- and part-time employees. The Medical Center experienced a total of 3,179 visits in 2013 and has experienced 2,807 visits through October, 2014. Facility improvements occurred at the Medical Center in 2009 (physical therapy expansion and construction of building annex), 2010 (laboratory, materials management and outpatient expansion) and 2012 (emergency department expansion). To date, no extensive facility improvements, expansions or construction are planned.



- ◆ **Saline Medical Specialties** – Located at 939 East Highway 33, Saline Medical Specialties provides services to patients that include lab and x-ray services. Medical services are provided by the Nebraska Heart Institute. The 24 employed staff includes, but is not limited to: medical doctors, physicians, a certified nurse midwife, medical technologist/radiographer, interpreters, receptionist and a patient care assistant. Recent facility improvements include the addition of office space that allowed for the previously used offices to be converted into exam rooms. No plans for construction or remodel are planned through the next 10 years.
- ◆ **Nursing/Assisted Living Facilities** - Two skilled nursing and one assisted living facility are provided in Crete. They include **Crete Manor** (104 nursing beds), **Tabitha Nursing Center** (44 nursing beds) and **Tabitha-Garden Square** (59 assisted living units). Additional information on these facilities is provided in the **Crete, Nebraska Community Housing Study**.

PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

PUBLIC SAFETY

- ◆ **Police** – The 7,200 square foot police station is located at the intersection of Highway 33 and Forest Avenue, in the northeastern portion of Crete and was constructed in 1999 with full ADA compliance. This facility accommodates all police, community and emergency communication services for Crete. The basement of this facility accommodates the Emergency Operations Center, which is activated by the Mayor in times of disaster. The Police Department consists of 12 sworn officers, five telecommunicators and one part-time community service officer. A total of 12,327 calls were responded to, in 2014.

- ◆ **Volunteer Fire & Rescue Department (VF&RD)** – The all-volunteer department consists of 40 members, including a fire chief and assistant chief, rescue captain, two rescue lieutenants and supportive/administration staff. According to VF&RD staff, the average emergency response time for the Department is 5 minutes, 31 seconds. The Department also responds to patient transfers from the Crete Area Medical Center to other facilities, when needed. The ISO rating of the Department is “5”.

The main facility of Crete VF&RD is located at 210 East 14th Street, consisting of a seven-bay station housing all front line equipment, meeting rooms, offices, full kitchen and break room. Recent improvements to the building include a new roof, new heating and air conditioning system and smart board in the meeting room. The Department recently purchased two residential properties directly east of the main building that are planned for demolition to allow for future expansion of the main building.

Vehicles stored at the main Fire Department facility includes the following, as per the Crete Fire Department:

YEAR	MODEL
1997	Ford F-350 Regular Cab Grass Rig.
2002	GMC C7500 2,000 gal. tender with pony pump.
2003	E-One 75' Aerial with 1,250 pump.
2004	Ford F-250 Crew Cab 4X4 Diesel, Utility Truck & Grass Rig.
2005	Ford E-450 Life Line Ambulance.
2008	Chevrolet C5500 4X4 medium rescue truck.
2008	Ford F-350 Regular Cab Grass Rig.
2010	Ford E-450 Life Line Ambulance.
2012	International/Midwest 2,000 gal. tender/1,250 pumper.
2013	Chevrolet 4500 Life Line Ambulance.
2015	Smeal/Spartan Pumper – 1,000 gal. / 1,500 pump.

The Department also manages a training facility, located one-half mile south of Town on, on Main Avenue. The training facility sits on a three acre lot and consists of a 60' x 100' storage/training building, tower, interior fire attack training trailer and a storage building for rescue props. The storage/training building is the newest building on the training site.

- ◆ **Civil Defense** – The civil defense services in Crete are provided through the City. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include alert of severe weather, tornado awareness week education, winter road services, etc.

GOVERNMENT

- ◆ **City Hall** – City offices for Crete are located at 243 East 13th Street, adjacent the Library and City Park, and are handicap accessible. This building supports the offices of the Mayor, Clerk and Economic/Community Development Department, City Administrator and Public Works. The City of Crete Planning Commission and the City Council hold their monthly meetings at this facility.
- ◆ **Public Works** – Two public works buildings are located at 240 and 320 West 9th Street. The 240 West 9th Street location features a steel building/warehouse facility was constructed in 2001 and consists of approximately 10,000 square feet and stores electric and water department materials. The 320 West 9th Street location consists of the public works operation center. This building consists of 15,719 square feet of space and was constructed in 2002. Both buildings are ADA compliant.
- ◆ **Post Office** – The United States Post Office is located at 1242 Linden Avenue, east of Downtown Crete. The facility was constructed in the 1930s, maintains full ADA compliance and contains 466 postal boxes, of which 316 are rented. Crete Post Office maintains three City and three rural mail delivery routes. The only recent facility improvement has been the installation of new dock doors. All building improvements must be approved by the Nebraska State Historical Society.
- ◆ **Cemeteries** – Riverside Cemetery is located at the west intersection of Highways 33 and 103 in southwestern Crete. The City owns and manages the Cemetery through the Crete Cemetery Board. The Blue River cemetery, located ½ mile south of the Crete City Limits, along Iris Avenue, is also managed by the City. A Catholic Cemetery is also located in Crete, southeast of the eastern intersection of Highways 33 and 103.
- ◆ **Crete Community Center** – The Community Center is located at 1410 Main Street and is fully ADA compliant. The building was constructed in 1978 and has a seating capacity of 50 to 75 persons. The facility offers a full kitchen and gathering space and hosts friendly meals, senior pot luck meals, Boy Scout meetings and other public clinics. New flooring was placed in the facility in 2011. Furnishing updates are planned during the next 10 years.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the City. The following information, provided by **Gilmore & Associates**, highlights the condition of public utilities in the City of Crete.

WATER DISTRIBUTION SYSTEM

The water distribution system is comprised of approximately 43.3 miles of water main pipe and is divided into two regions, “high-side” and “low-side”. The “high-side” is the distribution network east of Grove Avenue, whereas the “low-side” is located west of Grove Avenue. The purpose of dividing the distribution network into two zones is to allow for adequate water pressure in the eastern highland area of the City, while preventing excessive and damaging water pressure in the lowland areas, if the two regions were otherwise hydraulically connected.

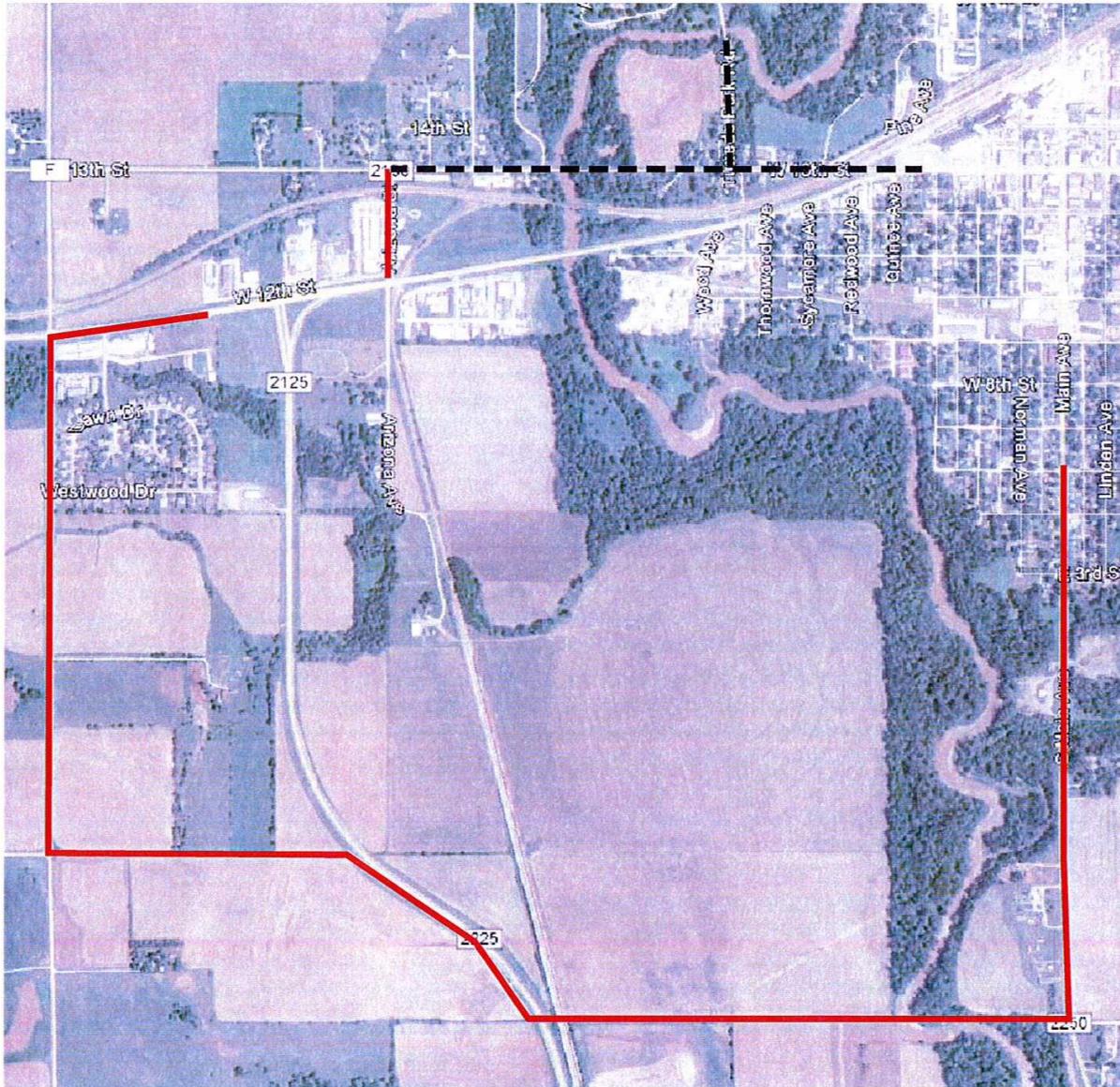
Since 2006, the City has been working on a three-phase improvement plan to replace old and under-sized cast iron water mains to improve water quality and strengthen the water distribution network. Approximately 54 percent of the Phase 1 improvements have either been completed or are in the process of being completed. The City is expected to continue with the water line replacement projects for a number of years as funds allow.

Water service to the developed areas west of the Big Blue River is dependent upon a single 12-inch diameter water main that undercrosses the river at Nebraska State Highway No. 33. Should a break in this water line occur, the west side of the distribution system would be entirely dependent upon continuous pumping of low capacity Well No. 7 to provide water service. Construction of new water mains undercrossing the Big Blue River as shown in **Illustration 5.2** are recommended to provide adequate and reliable water service for existing and future residential, commercial, and industrial developments west of the river. To accommodate future development in the eastern area of the City, additional water mains as shown in **Illustration 5.3** are recommended.

WATER STORAGE

Water storage is provided by a one million gallon, underground storage reservoir and a one million gallon elevated steel storage tank. The elevated storage tank maintains and controls the operating pressure for the “high-side” system while the concrete reservoir maintains and controls the operating pressure for the “low-side” distribution system. The concrete reservoir was constructed in approximately 1933 and is in fair condition. The elevated storage tank was constructed in 1996 and is in very good condition. In general, water pressures throughout the system are good. Water pressures range from a low of 40 psi (pounds per square inch) in the furthest west end of the distribution system, to 110 psi in the southeast region of the water system. There is currently no need for additional water storage for the City of Crete.

WEST SIDE WATER IMPROVEMENTS CRETE, NEBRASKA

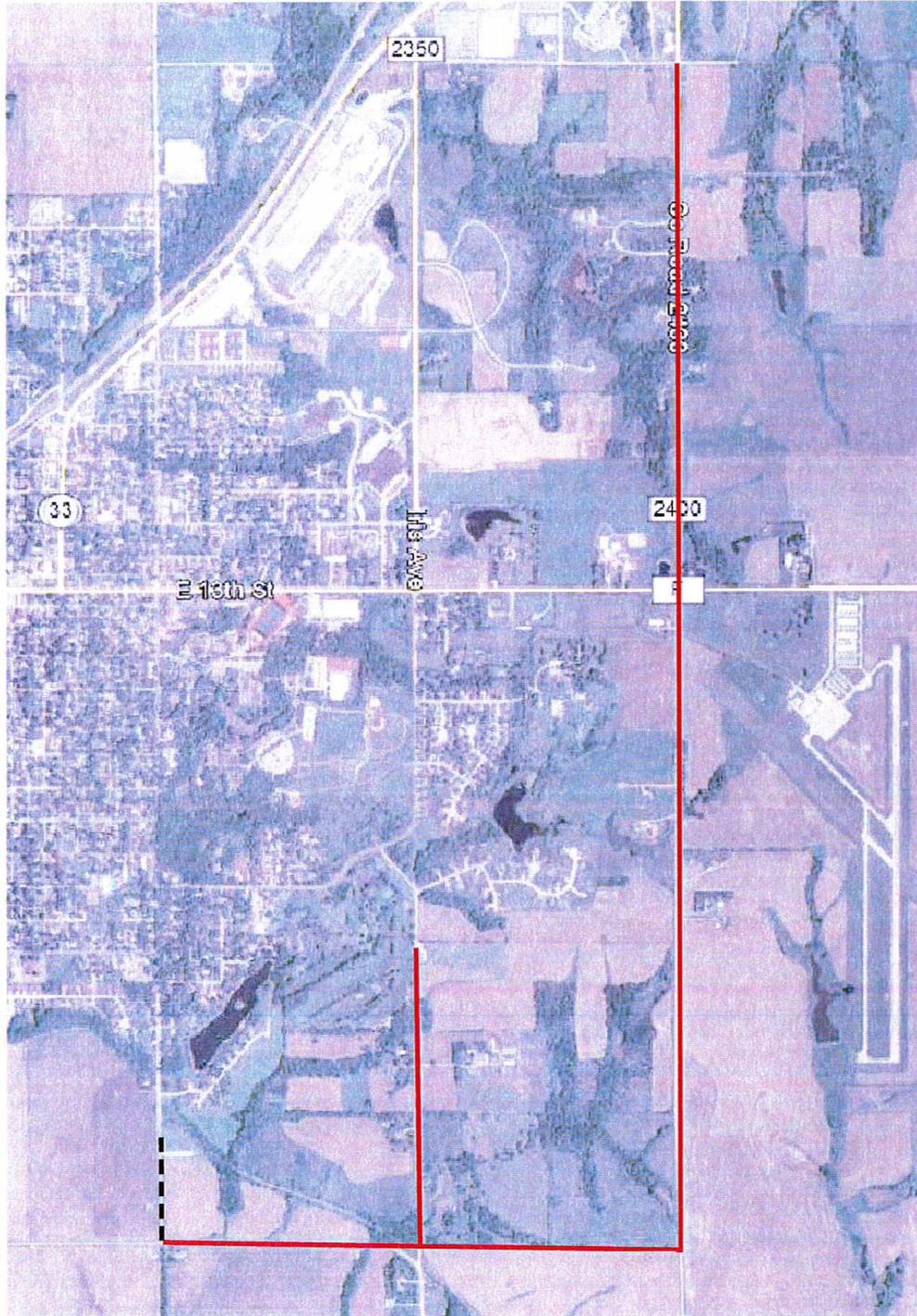


LEGEND

- 8" WATER LINE
- 12" WATER LINE

ILLUSTRATION 5.2

EAST SIDE WATER IMPROVEMENTS CRETE, NEBRASKA



LEGEND

- 8" WATER LINE
- 12" WATER LINE

ILLUSTRATION 5.3

WATER SUPPLY

Water is supplied to the City by six City-owned municipal wells (identified as Well Nos. 1,3,4,5,6, and 7). Water pumped from Well Nos. 1 and 5 are treated for iron and manganese removal at the City's two water treatment plants. Well No. 4, due to high iron and manganese, is used as a standby well in case of an emergency; otherwise, the well is not used. Well No. 6 is normally used for supply to the City's power plant. Well Nos. 3 and 7 pump water directly into the distribution network without treatment, as needed. The existing wells (excluding Well No. 4) have a total combined pumping capacity of approximately 3,816,000 gallons per day, which is sufficient capacity to meet the City's average water demands of 900,000 gallons per day and peak water demands of less than 3,000,000 gallons per day. Currently, additional well supply capacity is not required. The City well inventory is described in the following table:

WELL NO.	WHEN BUILT	WELL REGISTRATION NO.	TOTAL DEPTH (FT.)	WELL CAPACITY* (GPM)
1	1931	G-31679	180	250*
3	1939	G-31681	184	500
4	1955	G-31682	214	930
5	1965	G-31683	321	750*
6	1972	G-63645	221	940
7	1966	G-63646	155	210

*Capacity restricted by water plant capacity.

WATER TREATMENT

The water system has two water treatment plants that remove iron and manganese from the water supply. The west water treatment plant is located at 16th Street and Linden Avenue and was constructed in 1987. The plant has a rated capacity of 240 to 285 gallons per minute and is in fair condition. Well No. 1 is the exclusive water supply for this treatment plant that is normally operated only during the summer months when water demand is at its peak. The east treatment plant is located south of the underground concrete reservoir at Whittier and Locust Avenues and was constructed in 1996.

The plant has a rated capacity of 1,000 gallons per minute and is in good condition. Well No. 5 is the exclusive water supply for this treatment plant that is normally operated throughout

the year. Both treatment plants remove iron and manganese from the water supply by aeration, precipitation, and filtering of the water. Chlorine is also added to the water in the treatment process to enhance iron and manganese removal and to prevent bacteriological contaminations in the distribution network. Currently, water treatment capacity is considered sufficient for the City.

WASTEWATER COLLECTION SYSTEM

The collection system is comprised of over 26 miles of sanitary sewer pipe with diameters ranging from 6 inches up to 30 inches. All of the wastewater generated throughout the City flows to the main lift station located on the west side of Main Avenue, approximately 700 feet south of 3rd Street. There are two smaller satellite lift stations, one located on the south side of Tuxedo Park, and the other located in the Blue Acres subdivision. Both lift stations pump wastewater across the Big Blue River through force mains to the main collection system on the east side of the river.

The collection system west of the Big Blue River flows to the lift station located south of State Highway 33, and east of Jurena Avenue. As development continues in west Crete, consideration should be given to constructing a new force main from this satellite lift station south to the new wastewater treatment facility that is also to be constructed west of the Big Blue River. This would eliminate a river crossing, eliminate double pumping the wastewater (at the satellite lift station and the main lift station), and reduce flows to the east side collection system and main lift station. Extension of the existing sewer main on Arizona Avenue and undercrossing the railroad will be required to provide sewer service to the West Creek Subdivision located north of the railroad and State Highway No. 33, and west of the Big Blue River.

An existing 8-inch sewer main is suspended from the wood bridge crossing Walnut Creek on 22nd Street, west of Ivy Avenue. Potential plans of the City to replace this bridge with a reinforced box culvert would necessitate the construction of a new satellite lift station at this location, along with a new force main, to undercross the Creek should this occur.

As development continues in the eastern areas of the City, construction of new sewer mains and lift stations will be required. Flows from new development should generally be directed to the existing southeast interceptor sewer located on the south end of Iris Avenue near 4th Street, and to the existing sewer main that runs from Boswell Avenue to Ivy Avenue on approximately 21st Street, as extended east.

Existing sewer maps of the City are outdated and hydraulic information on the capacity of the sewer mains does not exist. To provide better planning for extension of sewer service to future areas, and identify the need for removal of hydraulic “bottlenecks” and future interceptor or relief sewers, updated and comprehensive sewer mapping should be initiated by the City. The comprehensive sewer mapping should include sewer manhole locations, pipe sizes, pipe slopes, and computed hydraulic capacity of all the existing sewer mains. Any future mapping should be GIS compatible.

WASTEWATER TREATMENT SYSTEM

The existing wastewater treatment system was originally constructed in 1974 and has been modified and expanded several times in 1990, 1996, and 2003. A number of the treatment units are in very poor condition and, due to recently imposed more stringent effluent limitations, the treatment facility needs to be replaced. The existing facility is located on the west side of Main Avenue, approximately ½ mile south of 3rd Street. The City is expected to begin construction on a new sequential batch reactor (SBR) activated sludge wastewater treatment system in 2015, with completion scheduled in 2016. The new facility is to be located on the west side of the Big Blue River, east of State Highway 103, in the SE ¼, of the NE ¼, Section 4, T7N, R4E. Wastewater flow currently averages 660,000 gallons per day. The planned new treatment facility is designed to handle an average flow of 970,000 gallons per day which allows for ample growth of the community. As part of the planned new treatment facility construction, the existing main lift station will be renovated and a new sewage force main will be constructed to transport wastewater flow under the Big Blue River to the new treatment plant site.

STORM SEWER.

The City of Crete has a separate storm water collection system. The City is not presently an MS-4 community for a separate municipal storm water collection system.

All storm water, whether by surface flow, natural drainage channels, or piped collection systems, discharges to the Big Blue River which is along the west edge of the City. The City has two major drainage basins. The Walnut Creek Basin, and the Big Blue River Basin. Walnut Creek Basin area does discharge into the Big Blue River near 21st Street, west of Oak Avenue. All of the storm water collection systems discharge to the Big Blue River. Refer to **Illustration 5.4** for the drainage basin areas.

The Walnut Creek Basin is typically everything north of the railroad, and the northeast area of Crete. The northeast area is typically east of Ivy Avenue and north of 17th Street. Walnut Creek enters Crete from the east and parallels the railroad from Boswell Avenue to Hawthorne Avenue. At Hawthorne Avenue, the creek heads northwesterly to Main Avenue, north of 24th Street. The creek then turns west southwest to where it connects with the Big Blue River near 21st Street. Storm sewer pipes have been constructed in the Walnut Creek basin to convey storm water to the creek. The two major storm sewers are the 48 inch storm sewer on 22nd Street, and the 24 inch storm sewer along 24th Street. Most of the area discharges directly to the creek with smaller collection lines.

**DRAINAGE BASINS
CRETE, NEBRASKA**

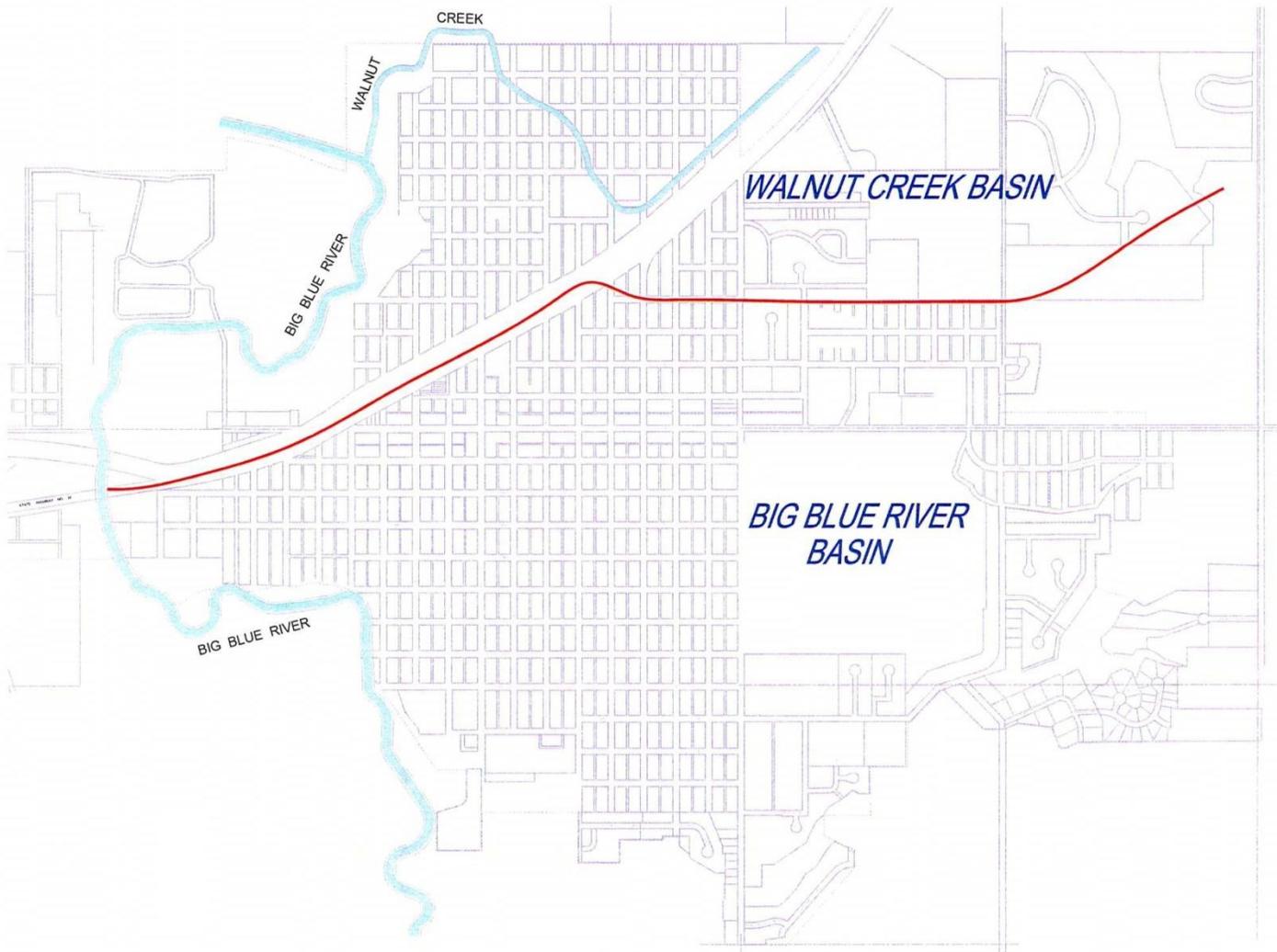


ILLUSTRATION 5.4

The creek area is normally dry due to the construction of upstream reservoirs northeast of Crete which controls and reduces the water flow through the City. There has not been any significant flood damage in the Walnut Creek Basin area since the construction of the reservoirs.

The major area of concern for the Walnut Creek Basin, is the cleaning and maintenance of the creek through the City. Walnut Creek winds through primarily residential areas from Hawthorne Avenue to Main Avenue. The City of Crete does not have authority to enter private property to maintain the creek. The City does maintain the creek where it crosses public roadways; however, the property owners are responsible for cleaning and maintaining the creek across their property. Due to jurisdiction and liability complications, the City will not pursue maintaining the creek on private property. If Walnut Creek would require a major cleaning and improvement through the City, the local Natural Resources District would need to be involved. In other communities, the NRD has worked with property owners to provide projects that would clean trees and debris from creeks and drainage channels. Work could also include straightening and realignment of the creek to increase the flow through the City. This would be a large undertaking requiring cooperation from all property owners, including granting of easements and restrictions for future developments on private property adjacent to the creek. The NRD may also be able to help provide funding for some of the improvements.

The Big Blue River Basin is primarily all areas south of the railroad and south of 16th Street east of Ivy Avenue. The area is divided into smaller sub-basins which all drain to the west and southwest towards the river. The City does not have a complete storm sewer map which provides the location and sizes of buried storm sewer pipes. Two of the largest and main conduits are probably close to 100 years old and were installed by hand. Storm water flows to the river by either having pipes directly discharge to the river, or flows to the natural drainage slough located along the south side of the City from Boswell Avenue to Main Avenue, which flows to the river. Following are the principal drainage systems for the Big Blue River Basin, the drainage systems are shown in **Illustration 5.5**.

1. Sixty-inch terra cotta storm sewer along Kingwood Avenue, from the south edge of the City to 14th Street. The terra cotta is hand laid tiles which were constructed to form a pipe. The weight of the soil works to hold the tiles in place. This type of construction is quite extraordinary and rare for the state. The system has held up very well, which is a tribute to the craftsmanship of the people that built the system. Some small parts of the terra cotta have been replaced due to development and concerns of strength and integrity. The last area known to have a section replaced is between 10th and 11th Streets, when the Elementary School was expanded and a portion of the building constructed over the system. This system is probably over 100 years old.

EXISTING PRIMARY STORM SEWER LOCATIONS CRETE, NEBRASKA

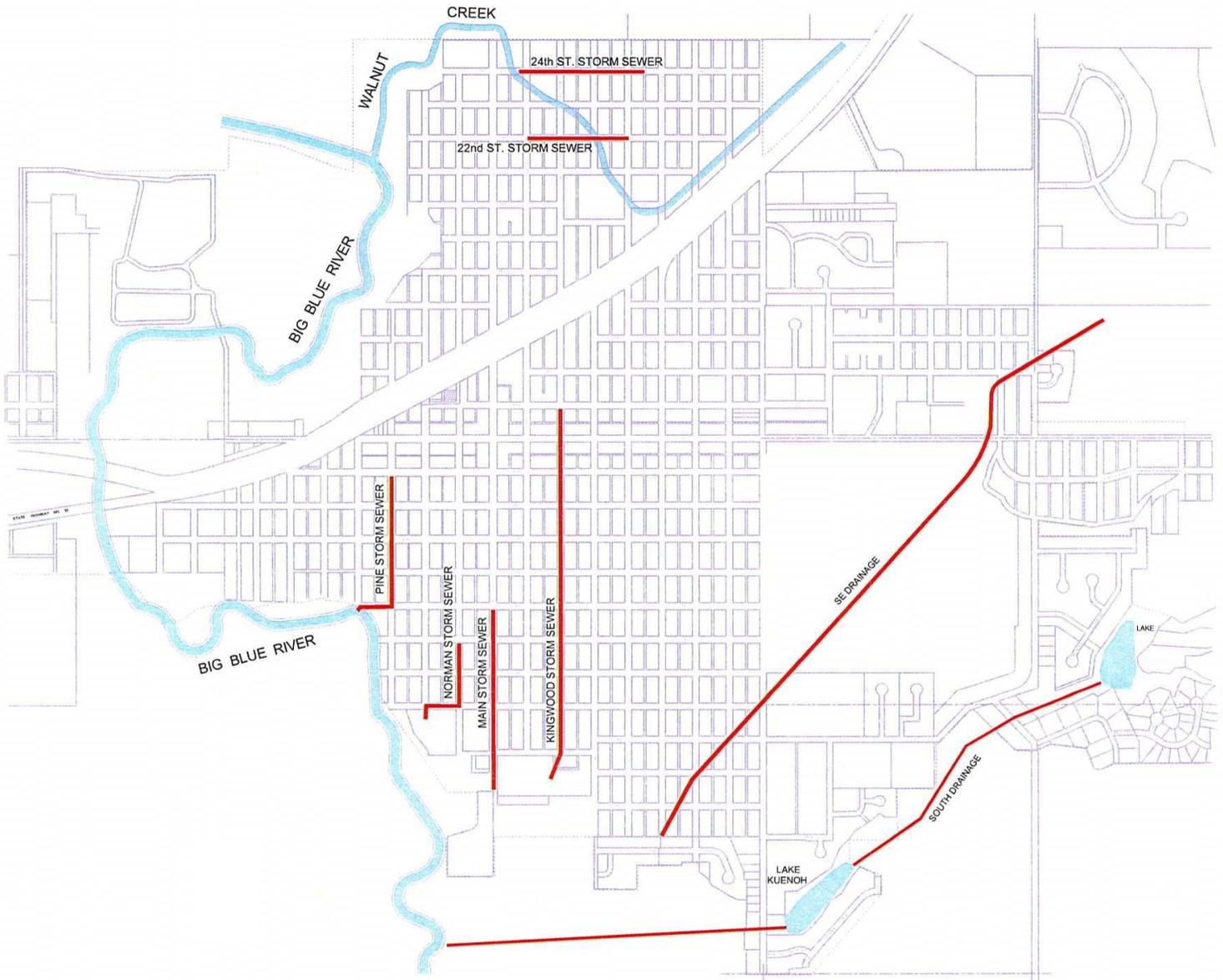


ILLUSTRATION 5.5

2. A storm sewer along 8th Street from the river to Pine Avenue, then north along Pine Avenue to 13th Street. This section is a limestone box that was constructed with a dirt floor. The section from 8th Street and Pine Avenue, west to the river was replaced with a 60-inch RCP storm sewer as part of a paving project. This storm sewer is also believed to be close to 100 years old. There have not been any known problems with the box due to age or deterioration.
3. Southeast drainage composed of short segment of storm sewer pipes with open natural drainage channels. This area is from 13th Street and Hickory Avenue, and winds southwesterly through Doane College to 5th Street and Boswell Avenue; then southwesterly to Wildwood Park and to the south City limits. There are ponds to control runoff northeast of Iris and 13th, on the north side of 13th Street, and several located throughout the college.
4. South drainage area which is composed of mostly open channel flow and storage ponds. The area begins east of the City with the Lothrop reservoir, then west to Lake Kuenoh. From Lake Kuenoh the water follows the natural drainage west of Boswell Avenue to the river.
5. Main Avenue storm sewer from 2nd Street to 8th Street. This is a new system that was constructed with the South Main Avenue paving project. The system ranges from 30-inch RCP to 18-inch RCP at 8th Street.
6. 5th Street and Norman Avenue system. Storm sewer pipes are along 5th Street from Oak to Norman, and then north along Norman Avenue to 7th Street. The pipes range from 42-inch RCP to 24-inch RCP.

DRAINAGE PROBLEMS

The City presently has two areas of concern regarding storm water damage and flooding. These areas have storm sewer pipes which are not large enough to handle the storm water runoff due to increased development upstream of the problem areas. The systems which were constructed over 50 years ago were not adequately sized for the larger areas contributing more runoff due to development. Following are the two areas of concern as shown on **Illustration 5.6**.

STORM DRAINAGE PROBLEM AREAS CRETE, NEBRASKA

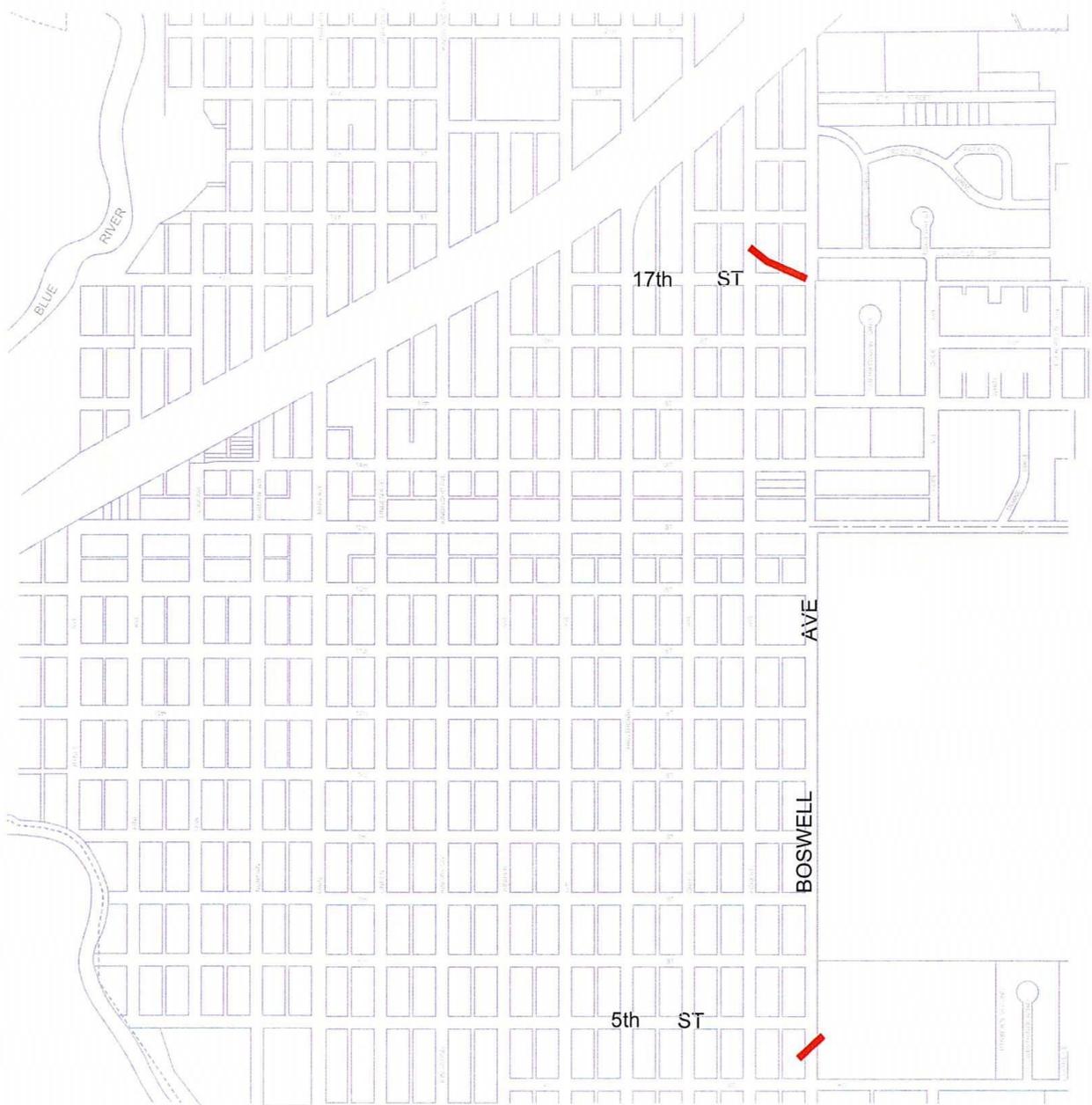


ILLUSTRATION 5.6

Forest Avenue between 17th and 18th Streets – This area drains to the Walnut Creek Basin. The flooding problems at the Forest Avenue area are caused by the storm sewer system being under capacity to handle the storm runoff from development that has occurred over the years. Storm water enters a piped storm water system at Boswell Avenue and 17th Street. The storm water exits the pipe system a half block west of Boswell Avenue and surface flows to a storm sewer pipe midblock between 17th and 18th Street. During heavy rains, the water slows down and spreads out when flowing on the surfacing causing localized flooding. Constructing storm sewer to connect the two sections of the system should be considered as part of future plans. The construction of detention ponds east of the pipe entrance would reduce the amount of flow that would enter the area. The detention ponds would store the runoff and release the water at a slower rate over a longer period of time.

5th Street and Boswell Avenue - The storm sewer at 5th Street and Boswell Avenue is also under capacity for the storm water during large rain events. The storm water enters the storm sewer at Boswell Avenue and heads approximately ½ block southwesterly. The pipe ends at Wildwood Park where the water is allowed to spread into the park before entering storm sewer pipes at the southwest corner of the park. The structure on Boswell Avenue cannot handle the flow. The water overtops the road and causes downstream flooding. Detention ponds should be constructed upstream east of Boswell Avenue to minimize downstream flooding. The detention ponds would store the runoff and release the water at a slower rate over a longer period of time.

FUTURE CONSIDERATIONS

The City of Crete has storm sewer systems which are at capacity due to growth of the City and no restrictions in past years on new development limiting the amount of runoff. Storm sewer systems constructed over 50 years ago were not sized to handle the large areas that have been developed over the years.

The City of Crete cannot feasibly increase the capacity of the older systems due to the large expense of replacing streets, and reconstructing the utility lines in the area. The areas are highly developed with few open areas that can be used for construction. Purchasing of residences and buildings to construct larger runoff systems is not cost beneficial. There is also little room left to increase storm sewer pipe sizes due to sharing space with other utilities such as water lines, sanitary sewer lines, gas lines, communication lines, and other buried lines and pipes which all tend to occupy the same area.

There are options for the City of Crete to help reduce the amount of runoff that can enter the storm water collection system.

- New development should be designed to not increase the amount of runoff that existed prior to construction.
- Provide storm water detention basins upstream of the problem areas to control the amount of runoff entering the system.

The City of Crete now requires that large developments incorporate storm water runoff as part of the design. The City of Crete needs to expand this requirement to include all development other than single family residential in already developed areas. New subdivisions, business, commercial, multi-family, schools, and industrial development must all include limiting the amount of storm water runoff to the same that existed prior to development. For smaller projects, parking lots can be used to detain water and limit the water outflow to the same flow rate prior to development. Larger projects will need to use detention and sedimentation basins to manage the storm water runoff. When Crete becomes an MS-4 community, more emphasis will need to be placed on sedimentation ponds and other means of separators to prevent pollutants from paved areas entering the streams and rivers. New storm sewer systems and on-site drainage should be designed for 10-year storm events for a 1-hour duration.

The City of Crete should have the storm sewer system mapped. The City does not presently have a complete storm sewer system map and should have one that can be incorporated into a future GIS mapping system.

TRANSPORTATION.

The transportation includes the City streets, trails, sidewalks, railway, and mass transit. Streets are only one component of a city transportation plan. Non-vehicular modes of transportation for pedestrians and bicycles need to be evaluated and discussed. The City has aggressively utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements.

STREETS

The existing street network is shown in **Illustration 5.7**. The roadway classification map is from the NDOR, and the City of Crete, which is used in the City's 1&6 year planning. The classifications describe and designate the roadway according to traffic volume, speed, and level of access provided to adjacent property. The existing functional classifications include Principal Arterials, Minor Arterials, Collectors, and Local Streets. The classifications and functions are shown below.

- Principal Arterials – Streets and roadways for large volumes of higher speed through traffic.
- Minor Arterials – Streets and roadways to move traffic to Principal Arterials.
- Collectors – Streets to move traffic from local streets to Arterials.
- Local – Streets that have low volume traffic that provide access from adjacent properties to Collectors and Arterials.

The streets are primarily in a grid network, with lower functioning streets connecting to the higher volume streets. The Principal Arterials in Crete are Nebraska Highways 33 and 103. This has the highest volume of traffic that is moved through the City.

Minor Arterials are divided into North/South, and East/West segments. The North/South segments are Main Avenue, Boswell Avenue, and Iris Avenue. The East/West segments are East 13th Street, 9th Street, 5th Street, and East 4th Street.

Collector Streets are North Main Avenue, North Hawthorne Avenue, South Boswell Avenue, 24th Street, and Road 2400 between Highway 33 and East 29th Street.

The City of Crete does not have a street condition study. This type of study would be beneficial in planning and prioritizing street projects. The following tables list the present street condition for arterials and collectors.

EXISTING FUNCTIONAL CLASSIFICATION OF ROADWAYS CRETE, NEBRASKA

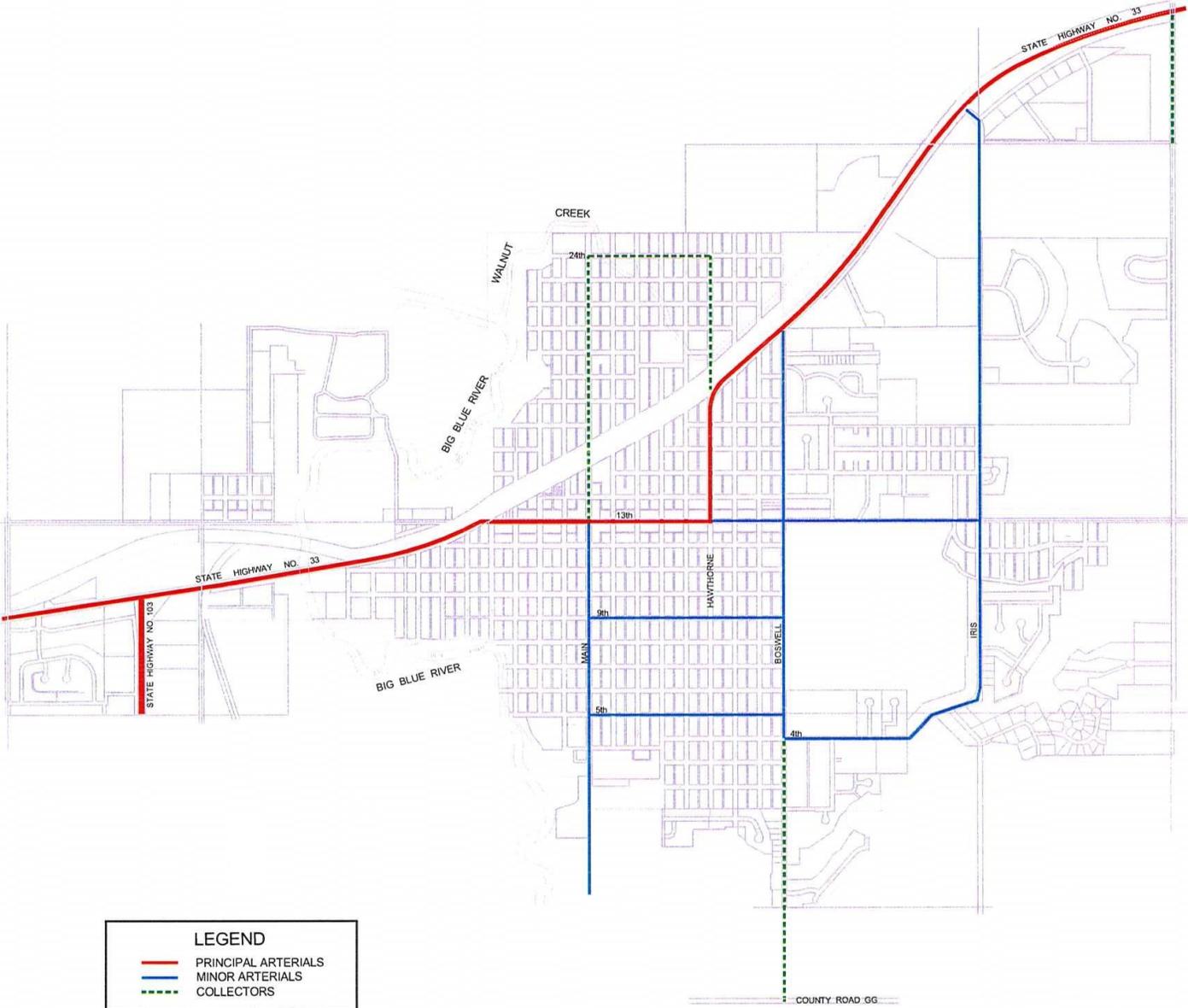


ILLUSTRATION 5.7

**TABLE 5.1
PRINCIPAL ARTERIAL ROAD CONDITIONS
CRETE, NEBRASKA
2014**

<u>Street</u>	<u>Condition</u>
Highway 33/103 to West Edge Friskies	Fair
West Edge Friskies to Pine Avenue	Good
Pine Avenue to West Corporate limits	Fair

**TABLE 5.2
MINOR ARTERIAL ROAD CONDITIONS
CRETE, NEBRASKA
2014**

<u>Street</u>	<u>Condition</u>
South Main Avenue	Good
Boswell Avenue	Fair
North Iris Avenue	Good
South Iris Avenue	Fair
East 13 th Street to Hawthorne Avenue	Good
East 13 th Street to Iris Avenue East	Good
West 13 th Sycamore to Tuxedo Park	Good
West 13 th Tuxedo Park to West Corporate limits	Fair
9th Street	Fair
5th Street	Fair
4th Street	Fair

**TABLE 5.3
COLLECTOR ROAD CONDITIONS
CRETE, NEBRASKA
2014**

<u>Street</u>	<u>Condition</u>
North Main Avenue	Fair
South Boswell Avenue	Fair
North Hawthorne Avenue	Good
24th Street	Good

Local roads vary from poor to good condition. The City has provided thin asphalt overlays on local streets which are 30 plus years old. These streets are in poor condition and need to be repaired. The City is doing an experimental program to mill off the old asphalt and provide new thin overlays. These projects are being constructed on local streets and minor arterials to determine if the method is a viable alternative to total street replacement. Streets that are part of the program are 14th Street from Main Avenue to Hawthorne Avenue; East 4th Street; and Boswell Avenue from 13th to 16th Streets.

SAFETY AND ACCIDENT

The City had a transportation study completed in 2006 with funding from the NDOR. The study used modeling with traffic counts and accident rates. The study and statistics showed that the highest crash rates were at Principal and Minor arterials. These segments have the highest traffic volumes which have the greatest potential for accidents. Following is the table from the 2006 study with the intersections and road segments with high crash rates.

TABLE 5.4 INTERSECTION & ROADWAY SEGMENTS CRETE, NEBRASKA 2014	
<u>Intersections</u>	<u>Roadway Segments</u>
12th Street and Hawthorne	Main Avenue - 12th to 13th Streets
13th Street and Boswell Avenue	12th Street - Sycamore to Main Avenues
15th Street and Boswell Avenue	Main Avenue - 13th to 24th Streets
9th Street and Bowell Avenue	5th Street - Main to Boswell Avenues
13th Street and Main Avenue	Hawthorne Avenue - Hwy. 33 to 24th Street
13th Street and Linden Avenue	Iris Avenue - 4th to 13th Streets

The table provides the information that signalization and signing do not prevent accidents. There are many factors as to cause, including driver error, as well as roadway design. There were several recommendations to improve safety at accident locations including:

- Remove sight distance restrictions such as trees and parked vehicles.
- Signal timing and phasing.
- Vehicle clearance intervals at signalized intersections.
- Convert angle parking to parallel parking in business district.
- Removal of on-street parking
- Traffic calming features.
- Speed enforcement.

Implementing the suggestions can be difficult and very political in developed areas. For new developments the recommendations should be considered during design. The City has implemented many of the recommendations on recent reconstruction projects in developed areas and should continue to consider these on future projects.

The City should also consider proven alternative intersection design concepts on major streets. These concepts have reduced accidents; allowed smoother and more efficient traffic flow; provided traffic calming by reducing wait times; and allowed better turning movements for trucks and cars reducing damage to streets and property.

FUTURE DESIGN STANDARDS

The City should require minimum design standards on all new construction, including streets that are reconstructed in developed areas. Following is a table showing recommended design minimum standards:

**TABLE 5.5
FUTURE DESIGN STANDARDS
CRETE, NEBRASKA
2039**

<u>Road Classification</u>	<u>Row</u>	<u>Pavement Width</u>	<u>Concrete Thickness</u>	<u>Lanes</u>	<u>Parking</u>
Principal Arterial	100	41-60	9	3-5	No
Minor Arterial	80	41	8	3	No
Collector	80	41	8	3	No
Local	60	32	6	2	Yes

The City also needs to determine what can and cannot be located in street right-of-ways. The street right-of-ways serve many needs of the community besides the paved street. Utility lines, sidewalks and trails all occupy right of way and need to be installed per City requirements. Requirements need to include the following:

- Type of materials allowed for utilities, public or private.
- Depth and location of any utility.
- Easements and agreements with City for non-city utility.
- Width and thickness of sidewalks.
- ADA compliance.
- Sprinkler lines.
- Trees and plantings.

FUTURE ROADWAY CLASSIFICATION MAP

The recommended future roadway classification map is shown in **Illustration 5.8**.

Several changes were suggested in the 2006 study and are still valid.

A future southern bypass is shown on the future plan. The southern bypass is to move traffic more efficiently around the City to the industries located south of Crete. The route includes extending County Road GG to County Road 2400.

RECOMMENDED FUTURE FUNCTIONAL CLASSIFICATIONS CRETE, NEBRASKA

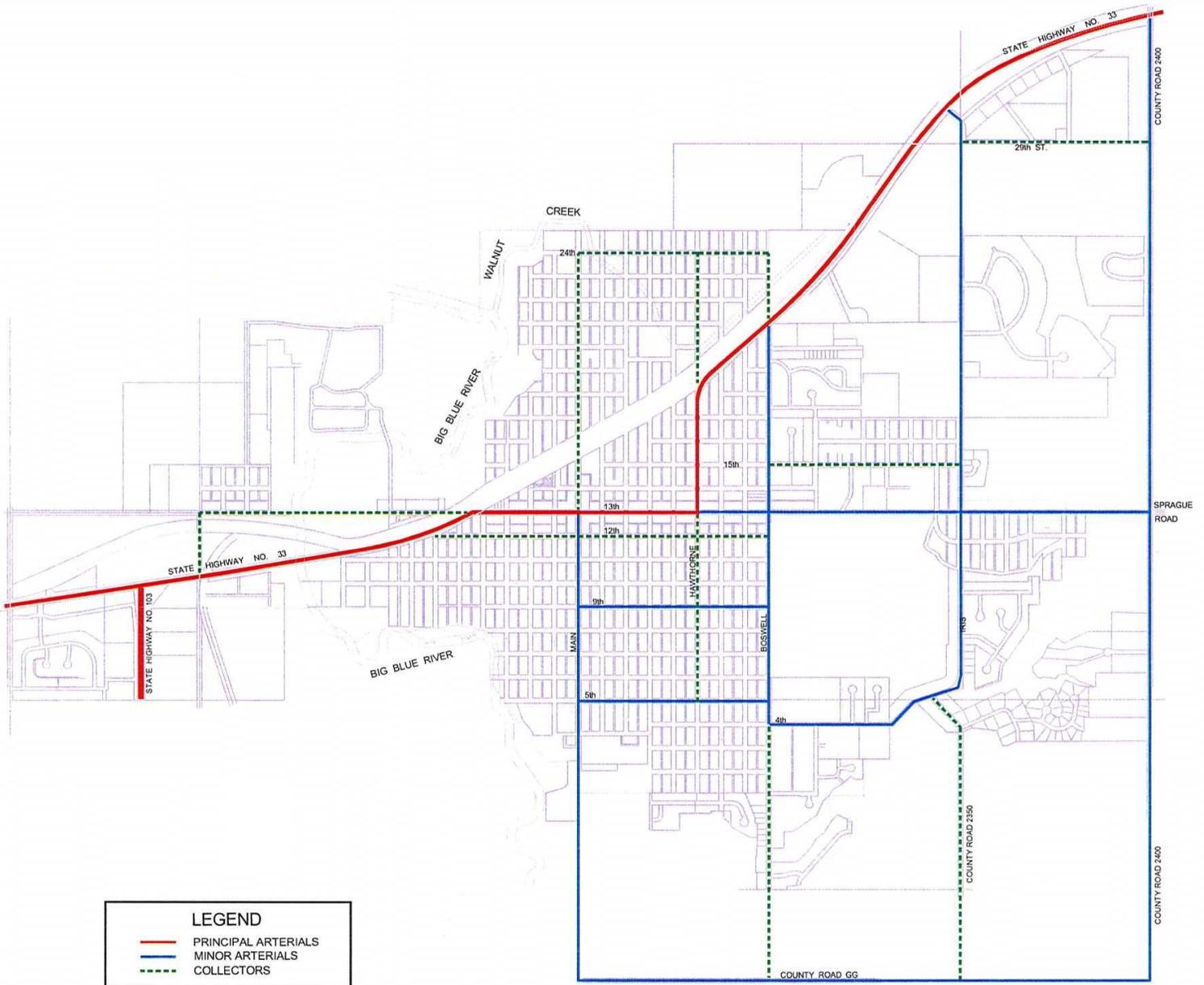


ILLUSTRATION 5.8

The changes to the classification map include:

- 15th Street, Boswell Avenue to Iris Avenue – Collector
- 12th Street, Boswell Avenue to west Highway 33 – Collector
- Hawthorne Avenue, 5th Street to 13th Street – Collector
- W. 13th Street, Highway 33/103 to Arizona Avenue – Collector
- 24th Street, Hawthorne Avenue to Boswell Avenue– Collector
- Boswell Avenue, Highway 33/103 to 24th Street – Collector
- East 29th Street, Iris Avenue to Road 2400 – Collector
- Road 2400, Highway 33 to County Road GG extended – Minor Arterial
- County Road GG, Main Avenue to Road 2400 – Minor Arterial
- East 13th Street, from City Limits to Road 2400 – Minor Arterial

BRIDGES

The bridges located within the City vary from good condition to poor. The following table shows the bridges and their current condition.

TABLE 5.6 BRIDGE LOCATIONS & CONDITIONS CRETE, NEBRASKA 2014	
	CONDITION
North Main Avenue	Good
24th Street	Good
22nd Street	Poor
West 13th Street	Poor
Tuxedo Park	Poor
West Highway 33/103	Good

The west 13th Street Bridge over the Big Blue River has been designed and is to be constructed in the near future. The new bridge will include a walkway for pedestrian and bicycle traffic. The Tuxedo Park bridge is a one lane bridge with walkway. When the Tuxedo Park bridge is replaced, it should include two lanes of traffic as well as a walkway to accommodate pedestrians and bicycles.

The 22nd Street bridge is a wooden structure with low weight limits. This bridge should be replaced in the near future. It is recommended that the structure be replaced with a box culvert structure. The City has replaced old wooden bridges in the past with culverts, which is a cost efficient practice on smaller structures. Wider roadways and sidewalks can easily be constructed along with the culvert structure. The bridge locations are shown in **Illustration 5.9**.

RECOMMENDED STREET IMPROVEMENTS

It is recommended that the City use the proposed future roadway classifications and minimum design standards for all new development. It is important that when development occurs, the dedicated streets be wide enough to allow for the design of the future classification.

The City yearly adopts a 1&6 street plan which is developed by the City staff and planning commission, prior to adoption by the City Council. The plan is kept up to date and is responsive to development and street condition problems as they occur. Individual road projects for this plan are not presented. For proposed projects reference the current 1&6 year plan.

The City should continue to replace gravel streets with concrete pavement meeting the minimum standards for the road classification. Paved streets require less maintenance and provide a safer surface than gravel.

The City has started an experimental program to repair streets with thin coat asphalt overlays. This is a cost efficient means to extend the life of concrete paved streets without costly total reconstruction. The City should continue the program on local streets where practical.

The City should consider redesigning existing intersections with alternative solutions. Traffic calming intersection designs can increase traffic flow and reduce accidents.

SIDEWALKS

The City of Crete has a Sidewalk Master Plan which was developed in 2006. The Sidewalk Master Plan is a comprehensive, City-wide sidewalk network. Sidewalks are recommended along all roadways with a high priority on principal arterials, minor arterials, and collector roads. Sidewalks are an essential component of the City infrastructure which promotes the overall health, safety and general welfare of the community.

The Sidewalk Master Plan recommended a unified sidewalk system that provides linkages to major city/civic destinations. Destinations include: Tuxedo Park; Downtown center including the civic center and City offices; Wildwood Park Swimming Pool; Public Schools, elementary, middle and high school; Doane College; and the Crete Area Medical Center.

BRIDGE LOCATIONS CRETE, NEBRASKA

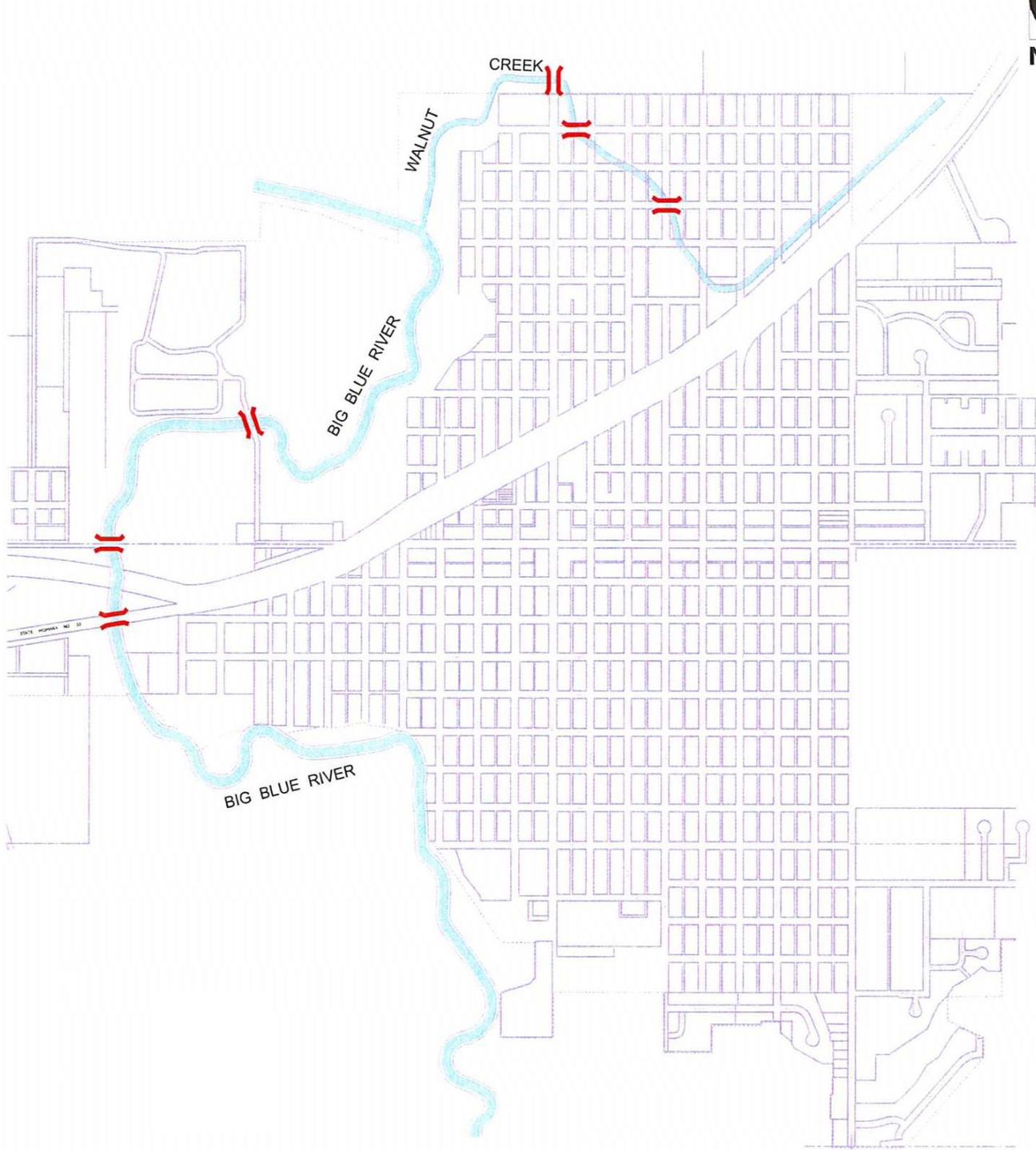


ILLUSTRATION 5.9

The Sidewalk Master Plan recommended short term, mid-term, and long term solutions. Just a short summary of those solutions are provided in this plan. For more complete information refer to the Sidewalk Master Plan 2006.

Recommendations:

- All new residential, commercial, and industrial developments shall be required to install sidewalks along the length of the property. Final Occupancy Permit should not be issued until sidewalks have been constructed. The City has required sidewalk construction on new development and should continue this process.
- Require sidewalks to be constructed on renovations, expansions, or additions. If any improvements, enhancements, renovations, or upgrades to a structure is >25% of the assessed value, and if that property does not have sidewalks, then the owner shall be required to construct sidewalks.
- Require sidewalks to be constructed on new street projects where sidewalks do not exist. If new streets are constructed, property owners along the street project shall be required to construct walks along the length of their property. Sidewalks could be constructed by the property owner within a set period of time, or be constructed as part of the street project.

The sidewalk improvements recommended in the Sidewalk Master Plan are shown on **Illustration 5.10**.

The lack of sidewalks poses a large monetary liability to the City of Crete. The lack of sidewalks is a significant threat to the health, safety, and general welfare of residents. The Sidewalk Master Plan provides a comprehensive sidewalk system that will provide Crete pedestrians a safe and convenient mode of travel throughout the community.

TRAIL SYSTEM

The Master Sidewalk Plan recommended connections to a perimeter trail system to make pedestrian travel in and around Crete safer and more enjoyable. The perimeter trail was named the Greenway Trail and is shown in **Illustration 5.11**.

The trail is to circle the entire city, connecting parks, schools, Doane College, and the Crete Area Medical Center. A greenway is a linear park that includes pathways that accepts foot traffic and bicycles. The Greenway Trail would be used for walking, jogging, biking, or rollerblading. Key intersection points are proposed along the trail to allow residents the ability to easily access the trail.

RECOMMENDED SIDEWALK IMPROVEMENTS CRETE, NEBRASKA

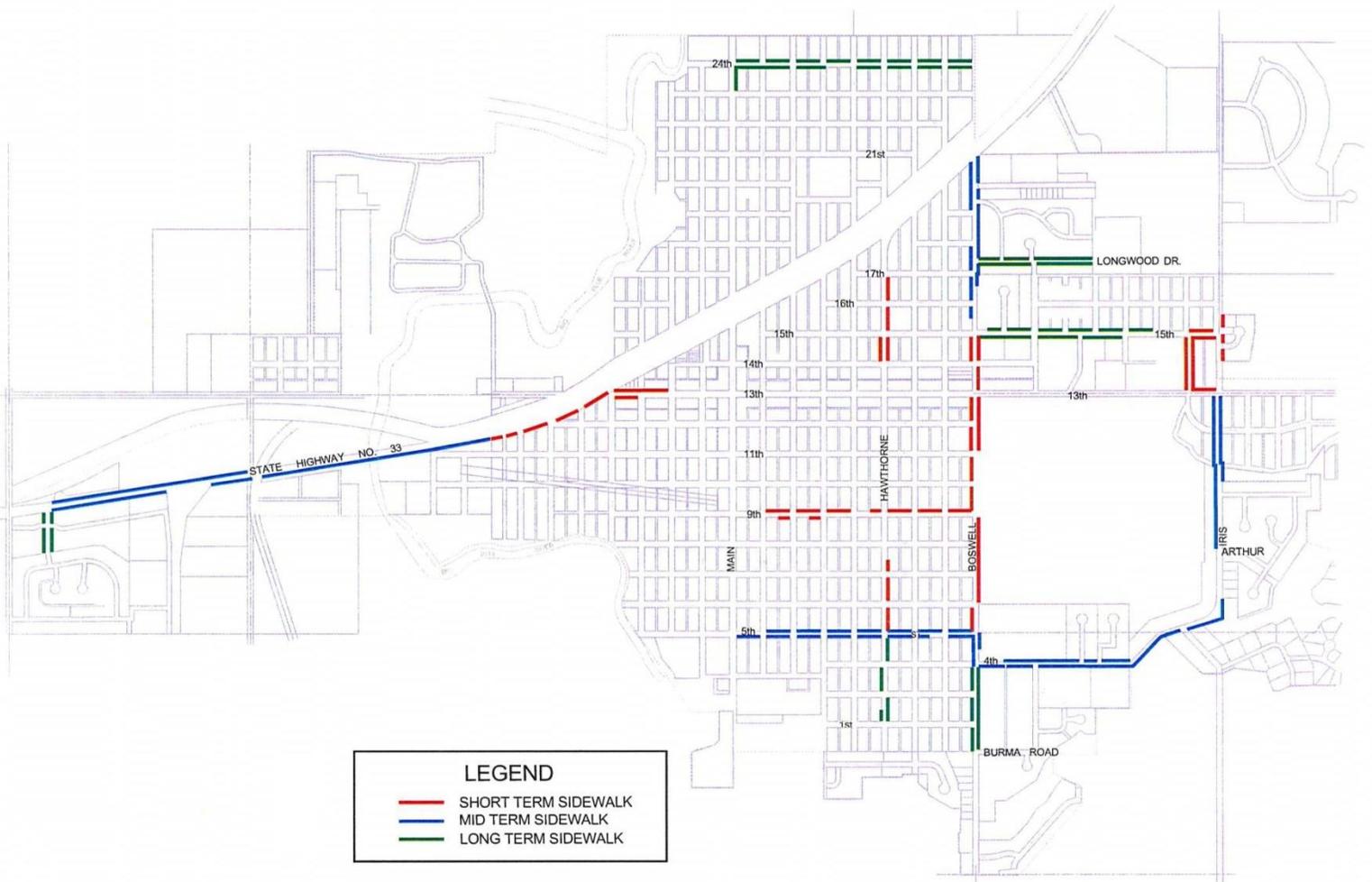
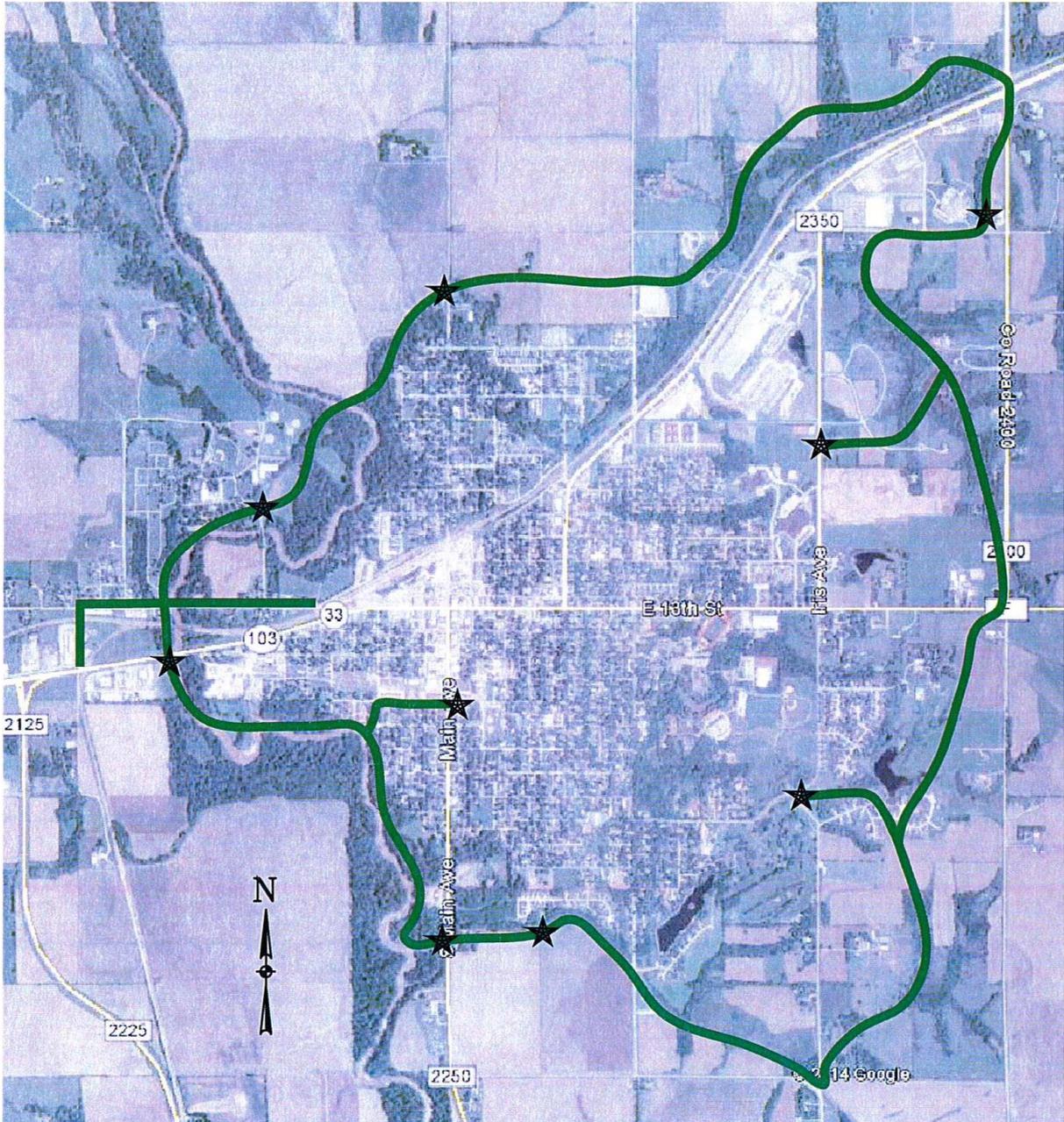


ILLUSTRATION 5.10

PROPOSED GREENWAY TRAIL CRETE, NEBRASKA



— GREENWAY TRAIL ★ TRAILHEAD

ILLUSTRATION 5.11

Following are the key trail/sidewalk intersection points recommended:

- South Downtown/ Main Street
- South Main Street and Proposed Southern City Park
- Boswell Avenue and County Road GG
- Southeast Corner of Doane College
- Southeast Corner of Crete High School
- Crete Area Medical Center
- North Main Street and 24th Street
- Tuxedo Park
- Highway #103 and Arizona Avenue

The development of a trail system will add recreational features, as well as provide a safer environment for pedestrian transportation in and around Crete.

MASS TRANSIT

There is presently no passenger train service or commercial bus service for the City of Crete. The only means of public transit available are the Saline County Area Transit (SCAT) that provides service for the City of Crete and other communities in the county. The service is available to the general public, but the majority of users are the elderly and the disabled.

SCAT has a local daily route. Users can call SCAT at any time, but advanced notice is recommended. SCAT presently has one mini-van with ramp meeting ADA requirements, and one full-sized, 12 passenger van.

The resources and equipment of SCAT has decreased over the last several years. The number of vehicles has decreased from five to two over the last eight years.

It is important that SCAT continue to maintain their current level of service and try to expand if additional resources become available. It is recommended that the City of Crete, the County, and neighboring communities work together along with the NDOR to improve the level of service.

ACCESS MANAGEMENT

Access management is the management of street routes and access along streets. Access management is the location, spacing, and design of roadways, as well as the means of access to those roadways. The following recommendations are for new development and should also be utilized on existing roadways when improvements and upgrades are constructed.

STREET SPACING

Major Arterial - Future arterial streets should be planned at 1-mile intervals. Arterial Streets should be 2-lane or 4-lane roads designed for controlled access with no private drives connecting to the roadway. A center median should be provided for 4-lane roadways. Connector streets should only be allowed every ½ mile. Major arterials should have dedicated left-hand turn lanes at every cross street connection, and dedicated left-hand and right-hand turn lanes at a major arterial street connection.

Collector Street – Collector streets should be planned at every ¼ mile. Collector streets should be designed for 3 lanes with a center turn lane. Driveways can be allowed to connect to a collector street; however, no driveway shall be within 150 feet of an intersection. Collector streets allow limited access for businesses. Residential drives should not be located on collector streets.

DRIVEWAYS

Driveways and their connection to the street system is a key access management criteria. The location of driveways affect the safety and traffic flow of all roadways. These recommendations will allow for safer and more efficient traffic flow.

- Driveways should not be allowed to connect to any arterial roadway.
- Driveways should be limited on collector streets and consolidated wherever possible. Consolidated driveways can be accomplished by the use of a frontage road to connect multiple driveways.
- Driveways or access to large businesses or industries that have high traffic volumes may require signalization. Traffic signals should be located to comply with traffic signal spacing requirements to maintain traffic flow.

TRAFFIC SIGNALS

Future traffic signals on major arterials should be planned at ½ mile intervals. Minor arterial traffic signal spacing should be at ¼ mile intervals. City standards should be applied for all other traffic signal locations.

RAILROAD

The Burlington Northern Santa Fe (BNSF) railroad runs through the City. The railroad is on the north side of Highway #33. The railroad runs from the north side of the intersection of Highways 33 and 103, southwesterly to 12th Street and Unona Avenue, where it then runs west parallel with Highway 33. Presently there are about 20 trains per day on a single main track through the City. The projected increase for 2030 is for 70 trains per day.

Presently there are 11 at grade crossings in the City. The traffic control at each grade crossing is shown in Table 5.7. Grade crossing locations are shown on **Illustration 5.12.**

**TABLE 5.7
GRADE CROSSING TRAFFIC CONTROL
CRETE, NEBRASKA
2014**

<u>Location</u>	<u>Stop Sign</u>	<u>Cross Buck</u>	<u>Flashing Lights</u>	<u>Gates</u>	<u>No. Of Tracks</u>	<u>Advance Signing</u>	<u>Pavement Markings</u>
Highway 103		X	X	X	1	X	X
Private Drive	X	X			1		
Boswell Ave.		X	X	X	1	X	X South Only
Hawthorne Ave.		X	X	X	1	X	X South Only
Main Ave.		X	X	X	5	X	X
13th Street		X	X	X	4	X	X
Redi-Mix Spur		X			1	X	X
Highway 33		X	X		1	X	X
Arizona Ave.	X	X			1	X	
County Rd. 2200		X	X	X	1	X	

The current exposure index for at-grade crossings is determined by the number of trains per day and the annual daily traffic. The present index is well below the Federal Highway Administration recommendations for highway/railroad grade separations, and will remain below for several years. As the population of Crete increases, vehicular volumes will also increase, resulting in more crossing delays for vehicles and pedestrians.

RAILROAD CROSSING LOCATIONS CRETE, NEBRASKA

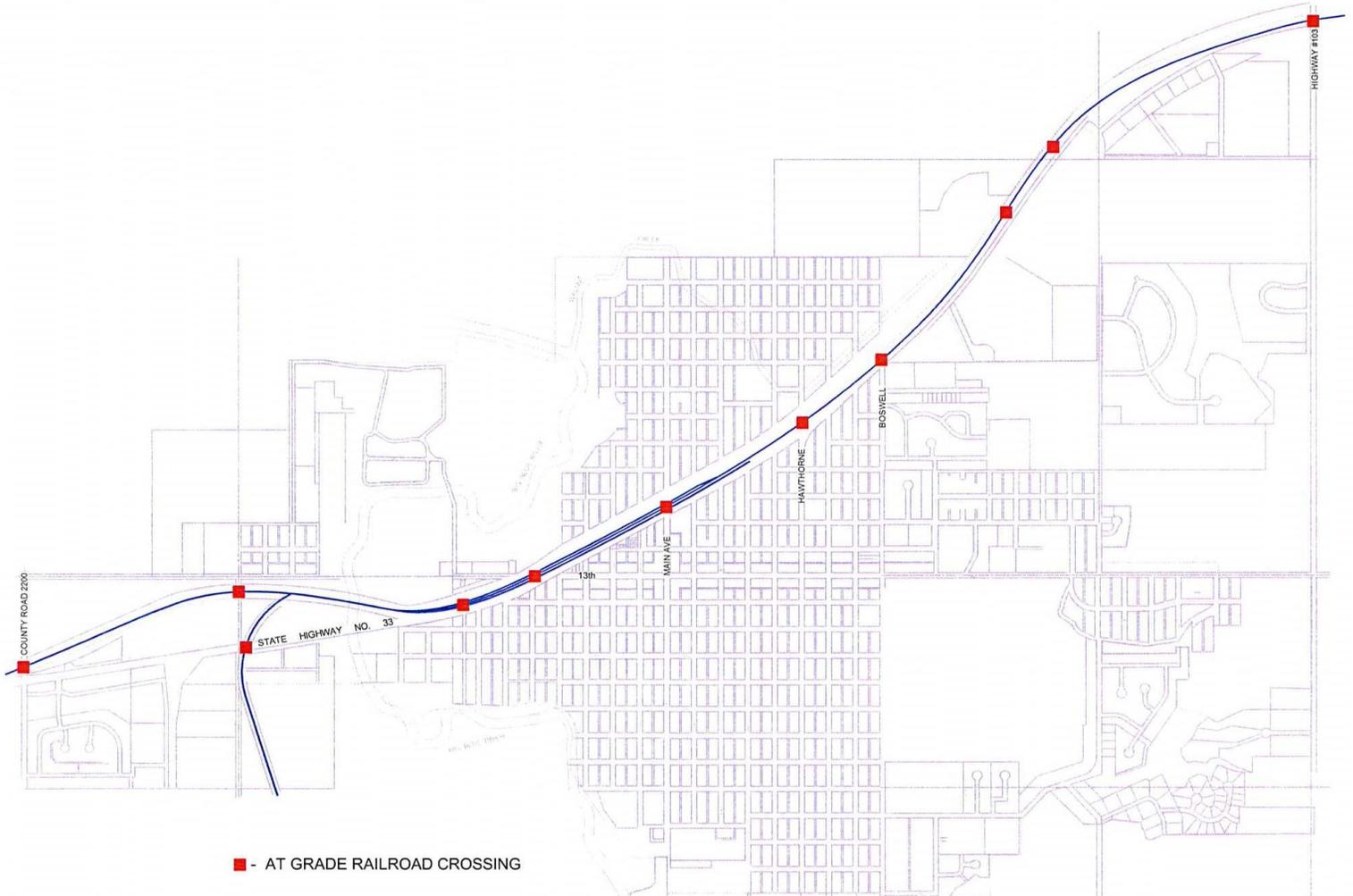


ILLUSTRATION 5.12

More frequent and longer trains will reduce the reliability for police, fire, and ambulance response to areas of the City. Railroad crossing improvements should consider reducing train-vehicle delays by the following:

- Removal of non-essential at grade crossings.
- Installation of active warning devices (lights, bells, gates, etc.) at grade crossings that do not have warning devices.
- Viaduct or other grade separation structure at Main Avenue to provide improved response times to the northern areas of the City cut off by the railroad.
- Use of intelligent transportation systems (IST) to provide real time information on location and speed of trains.

The City could be a candidate for a Quiet Zone Study. The City could benefit from a study. A study would help create a Rail Transportation District that could fund the improvements.

SECTION 6
ECONOMIC & COMMUNITY
DEVELOPMENT PROFILE &
PLAN.



SECTION 6 ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.



INTRODUCTION.

This **Section** addresses strategies, general procedures and concepts for an **Economic and Community Development Profile and Plan** for the **City of Crete**.

“**Economic Development**” addresses the topics of *business retention and development and public relations*. The large number of non-resident employees commuting to Crete alerts the Community leadership and local economic organizations to prepare and implement programs of housing development.

“**Community Development**” is a term that encompasses such varied activities as neighborhood redevelopment, urban design, public facility provisions, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure.

EXISTING CONDITIONS.

The Community of Crete, the largest in Saline County, is located at the junction of Highways 33 and 103 in southeastern Nebraska. Nearby major thoroughfares include Interstate 80, 15 miles north, and Highway 77, a multilane expressway, 15 miles east of Crete. The City was platted and developed in the valley of the Big Blue River, which travels north to south through the Community. The City benefits from its location for storm water drainage, parks and open space. The Burlington Northern Santa Fe Railroad Corridor travels parallel and north of the Highway 33/103 Corridor, both of which travel through the center of the Community, including the Downtown.

Other identified needs include housing rehabilitation, the enhancement of Downtown Crete, the annexation of land in support of new residential development and the expansion of the street and roads system to improve accessibility within the Corporate Limits of the City.

Today, Crete is an attractive Nebraska community with a diversified economic base and growing population. The City also benefits from being located in close proximity to the City of Lincoln, Nebraska, for the provision of additional services and amenities.

The main campus of Doane College is located in Crete. The College enhances the ability of the Community to attract and retain a well-educated workforce. Crete possesses an economic advantage with a number of major industries and a high-rated public school system.

The Highway 33/103 Corridors provide connections from Crete to major interstate highways, such as Interstate 80, and nearby metropolitan areas including Lincoln, Omaha and beyond.

The City of Crete has a significant Hispanic population. The 2010 Census identified 35.7 percent, or 2,464 of the 6,960 residents as being of Hispanic origin. This represented an increase from 2000, where only 13.5 percent, or 814 of the 6,028 residents were of Hispanic origin.

The City of Crete is recognized as having an agriculturally-based economy, while being supported by manufacturing and a major college. The Community is home to several large employers, including Nestlè Purina Pet Care Company, Bunge Milling, Crete Area Medical Center, Douglas Manufacturing, Farmland Foods and Doane College. These major employers contribute to the Community's low median age of 27.7 years, as per the 2010 Census.

Maintaining and developing a variety of businesses and industries, in conjunction with residential growth, will ensure the Community's existence and vibrancy well into the future. With a progressive stance, the City of Crete will be able to prosper and continue its economic and physical growth throughout the 21st Century.

ECONOMIC & COMMUNITY DEVELOPMENT INITIATIVES.

The Crete Planning Commission and the City have been actively involved in a variety of Economic & Community development activities since the adoption of their current Comprehensive Plan in 2006. These activities include, but are not limited to:

- **LB840 Economic Development.** An Economic Development Program was established in Crete, via LB840 funding, in 2010, updated in 2014. Crete officials anticipate collecting \$320,000 annually from 2012 to 2026 through a 0.5 percent sales tax to support economic development efforts.
- **Doane College.** The following highlights development projects on the Doane College Campus. All projects were funded by \$9 Million in revenue bonds from both the City of Crete and Saline County.
 - Renovation of three dormitories.
 - Construction of a new gymnasium and field house.
 - New classroom building.
- **Water Remediation Project.** In 2006, Crete implemented a long range plan to replace aging water mains throughout the City. Issues include iron deposits and water mains approaching or exceeding 100 years of age. As of December 31, 2011, a total of 48,800 feet of water main has been replaced. This process is projected to continue for an additional seven to 10 years.

- **Storm Water Pollution Prevention Plan.** With the assistance of American Recovery & Reinvestment Act grants, Crete is in the process of enhancing storm water drainage throughout the Community. This program includes, but is not limited to, projects involving storm water discharge management, erosion and sediment control, pavement replacement, retaining wall installation, street lighting and other related projects. Two areas in Crete are highlighted in two phases for this activity:
 - Phase I: East 13th Street from Jasmine Avenue to Code Avenue and Iris Avenue 13th Street to Crete High School
 - Phase II: 13th Street from Code Avenue to Hawthorne Avenue and from Jasmine Avenue to the east Corporate Limits of Crete.

Phase I received a 100 percent American Recovery & Reinvestment Act grant for implementation of this project.

- **Street Improvement.** Hawthorne and Code Avenues were resurfaced during the Summer, 2013. An additional, annual street improvements program is being developed through State and Federal resources.
- **Bridge Replacement.** The Big Blue River Bridge on 13th Street is planned for replacement in the near future.
- **Park Expansion.** The City has plans to purchase approximately 40 acres of land to support the expansion of parks and recreation facilities in the southern portions of Crete.
- **Sanitary Sewer Treatment Facility.** Crete is in the early stages of identifying a location for a new Sanitary Sewer Treatment Facility, at a cost of approximately \$12 Million.
- **Municipal Pool Renovation.** A total of \$1.4 Million in upgrades to the Crete Municipal Pool were completed in 2012. **The LB840 sales tax greatly assisted in the funding of this project.**
- **Library Improvements.** The City has identified a need for the rehabilitation of the existing Library, or construction of a new Library within the next five years.
- **High School.** Voters approved bond funding for the construction of a new High School, along with the modernization of the existing Elementary and Middle School facilities in Crete.
- **Civic/Recreation Center.** The City recently purchased the Nebraska National Guard Armory building for use as a Community multi-purpose recreation facility.

- **Group Visioning.** The University of Nebraska-Lincoln College of Architecture completed a Group Visioning Project for the Community, which highlights the strengths, weaknesses and potential for future planning projects in Crete. This Project has served as the foundation for the Planning Steering Committee in the evolution of all elements of the Comprehensive Plan.

Economic and Community development activities are important to the sustained vibrancy of any Community. Urban design guidelines, public facility provisions, historic preservation, neighborhood rehabilitation and reinvestment and the identification of growth areas are key activities that the City of Crete needs to consider during the life of this Comprehensive Plan. Residential, commercial and industrial growth areas are identified to the northeast, east and southeast of the City, beyond the Corporate Limits, and highlighted in the **Future Land Use Map, Illustration 4.6.**

HOUSING REHABILITATION

A large portion of the housing stock in Crete is well-maintained and in good condition, but a need for moderate rehabilitation of existing housing units exists. As the housing stock continues to age, programs such as rehabilitation grants are encouraged to provide all Crete inhabitants with safe and decent housing. ***A Structural Conditions Survey, completed for the Crete Community Housing Study, estimated that up to 825 housing structures are in need of moderate rehabilitation, while an additional 131 housing units were identified as needing substantial rehabilitation or, in extreme cases, demolition and replacement.***

The utilization of Local, State and Federal funding sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of Tax Increment Financing (TIF) for redevelopment of infrastructure and private property identified in the **Comprehensive Plan** is strongly encouraged. Supplementing Local programs with additional State and Federal funding, such as Community Development Block Grants, will assist the citizens of Crete in improving and rehabilitating their dwelling units.

DOWNTOWN/HIGHWAY COMMERCIAL AREAS

Downtown Crete is the City center for business and professional activity, but recent commercial development trends have been focused on the Highway 33/103 Corridor. Retail commercial uses outside of the Downtown must be limited in scope as to not diminish the role of Downtown Crete in the local retail market. A wider variety of retail specialty shops and professional offices are needed in the Downtown to provide goods and services to local citizenry and, potentially, to residents of nearby Communities and Counties.



The Planning Steering Committee identified a need for business development activities and neighborhood beautification in Downtown Crete. This includes the creation of gateways and streetscape improvements, Community and family activity centers, improved parking areas and pedestrian connections to the surrounding neighborhoods. The Steering Committee supported a beautification initiative along the Highway 33/103 Corridor, including street trees, street signage and enhanced pedestrian safety.



The City of Crete Economic/Community Development Department, Crete Chamber of Commerce, Crete City Council and Planning Commission, City Administration and Downtown property owners, merchants and civic groups are all working to improve the appearance and viability of the Downtown. To build on successes, “tools of public intervention,” such as TIF, Historic Preservation Tax Credits and Community Development Block Grants must be used creatively and jointly to impact change.

The City of Crete has a designated Redevelopment Area where TIF is used as an incentive to improve existing and attract new businesses and industries. This Area includes the Downtown, the Highway 33/103 Corridor northeast of Downtown and adjacent businesses and industries to the Highway Corridor.

Commercial Development.

In order to maintain and expand its commercial enterprises, all sectors of the Crete retailing industry must work together. Through changes in technology and social behavior, buildings can become functionally and economically obsolete. To enhance the Crete commercial areas, the following lists of activities were discussed and are recommended to compliment the current redevelopment activities:

- ❖ *Update and enforce minimum building codes to prevent vacant buildings from deteriorating.*
- ❖ *Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool in Downtown Crete and along commercial highway corridors.*
- ❖ *Promote the attitude of **Crete First**. If a local business has the products residents need, encourage them to purchase products in the Community, rather than in larger Communities such as Lincoln, Omaha and Beatrice.*
- ❖ *Maintain and improve the aesthetic appearance of Community, including street trees, adequate pedestrian walkways, street lighting, historic signage and welcome banners.*
- ❖ *Strengthen working ties between the City of Crete and Saline County through expanded marketing efforts to promote the broad range of tourism, recreational activities and special events held in the area.*
- ❖ *Encourage the development of additional specialty retail businesses, especially those catering to the needs of residents of Crete, as well as those of visitors and travelers to the Community.*
- ❖ *Encourage residents to start their own businesses through entrepreneur programs supported in incubator malls or building spaces that have large areas for multiple, individual businesses.*
- ❖ *Support successful home based businesses that have outgrown the “home,” and/or incubator mall, and are in need of permanent commercial or industrial locations.*

HISTORIC PRESERVATION

The goal of historic preservation is to protect the historic resources of a community and preserve the historic properties and/or districts as a reflection of their heritage. It is recommended that Crete become an “Associate Member” of the **Heritage Nebraska “Main Street” Program**. This program promotes the development of historic properties and districts by listing historically significant structures and sites on the **National Register of Historic Places**.

Many historic sites and structures exist in Crete. The preservation of selected residential and commercial buildings is vital to retaining the architectural integrity and heritage of the Community. To assist in the reuse and renovation of these historic resources, the City is encouraged to consider historic preservation guidelines by also participating in the **Certified Local Government (CLG)** program of the Nebraska State Historic Preservation Office. This process can be facilitated by creating a local Historic Preservation Commission and adopting a local Historic Preservation Ordinance.

The **Historic Preservation Ordinance** will afford protection of historic buildings. The buildings listed on the National Register is only an honorarium to promote historic buildings and sites and an implementation policy, thus creating a coordinated effort to “recycle” the

Community's infrastructure and to set a standard which retains architectural integrity and heritage. The Nebraska State Historic Preservation Office (SHPO) maintains an historic building database of each of the Counties in Nebraska and their Communities.

Buildings in the Downtown and throughout the City listed on the National Register would be eligible for a 20 percent federal tax credit to be deducted against personal federal income taxes of building owners or investors. Buildings that are designated as contributors to the historic district are eligible for a 10 percent credit. For every dollar spent on restoration or renovation of a building, 10 to 20 percent can be deducted. This Federal program has been successful in providing incentives for Downtown rehabilitation projects in Communities of all sizes throughout the Nation.

- ❖ *Crete should become an Associate Member of the Heritage Nebraska Main Street Program to develop stronger connection to the State-Wide Organization including access to technical assistance;*
- ❖ *The City should participate in the Certified Local Government (CLG) program through the Nebraska State Historic Preservation Office to gain protection of Historic Properties in Crete;*
- ❖ *The City of Crete should establish a Local Historic Preservation Ordinance, including a Preservation Commission to protect historic properties and gain access to Historic Preservation Tax Credits.*
- ❖ *The Community should Promote the Historic Resources in Crete to expand Tourism and Economic Development.*

HERITAGE NEBRASKA “MAIN STREET” PROGRAM

Since the mid-1970s, the National Trust has implemented the National *“Main Street”* Program. The Program was developed to combine historic preservation programs with a four point approach to rejuvenate America's Downtowns. These four points include the following:

- ***Design:*** focus on renovating buildings, constructing compatible new buildings, improving signage, creating attractive public open spaces and ensuring planning and zoning regulations support Main Street revitalization.
- ***Organization:*** building collaboration between organizations, and public and private sector groups.
- ***Promotion:*** advertising the district to residents, visitors and potential investors.
- ***Economic Restructuring:*** strengthening the district's economic foundation.

The primary foundation of the Main Street Program is time. Successfully rejuvenated Downtowns do not happen overnight. However, the principles of “Main Street” are proven methods by which America's small to medium sized communities have rejuvenated their Downtowns.

The City of Crete should establish historic preservation guidelines to work in conjunction with the Main Street program as an **“Associate Member.”** Nebraska established a State-wide Main Street program in 1995. It is sponsored by the Heritage Nebraska “Main Street” Program.

NEBRASKA STATE HISTORIC TAX CREDIT.

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property."

Nebraska is now the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The Nebraska State Historic Tax Credit establishes a \$15,000,000 tax credit pool, and the Nebraska State Historical Society (SHPO) will handle the annual allocation of the credits for the 2015, 2016, 2017 and 2018 tax years.

The program encourages the preservation of the state's historic buildings for the following important outcomes:

- Incentives for redevelopment of historic properties and districts across the state.
- Private investment in historic buildings, downtowns, and neighborhoods.
- New uses for underutilized and substandard buildings.
- Jobs and economic development in Nebraska communities, both rural and urban.

- Creation of housing units.
- Revitalized communities through preservation of historically significant buildings and districts.
- More heritage tourism in communities.

Basic provisions of the NHTC:

- Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- Tax credits can be transferred with limitations.
- Rehabilitation work must meet generally accepted preservation standards.
- Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- Listed individually in the National Register of Historic Places or
- Located within a district listed in the National Register of Historic Places or
- Listed individually under a certified local preservation ordinance or
- Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln).

\$25,000 (for properties located elsewhere).

NEBRASKA COMMUNITY DEVELOPMENT LAW

The **Nebraska Community Development Law** was approved by the Unicameral in 1975. The law was developed to assist communities with economic growth and redevelopment activities. In order to use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard.

The City of Crete has one designated Redevelopment Area. It is recommended that this Area within the City be advertised for development and redevelopment projects, as a priority implementation strategy of this comprehensive planning process, in adherence with the requirements of the **Nebraska Community Development Law**.

The consensus of members of the Planning Steering Committee was the City should utilize TIF to form public/private partnerships with developers to reduce the infrastructure costs of new subdivisions. The lack of vacant lots for residential construction coupled with the lack of homes and apartments available for purchase or for rent, has hindered businesses and industries from expanding facilities and/or hiring new employees.

ECONOMIC EXPECTATIONS.

The existing economic conditions in Crete have the potential to allow for increased activities in commercial and industrial development. The City has recognized the need to continue to diversify its economic base, relying on retail and highway commercial and service-oriented businesses, along with additional light manufacturing industries, while continuing a deep agriculture-based economy.

ECONOMIC EXPECTATIONS

Much of the recent economic success of Crete can be attributed to locally organized efforts to create public and private partnerships. These partnerships have included the involvement of the City of Crete Economic/Community Development, Crete Chamber of Commerce, Southeast Nebraska Development District, Blue Valley Community Action, Crete City Council, Planning Commission and City Administration. The continued efforts of these partnerships will play a vital role in future economic development activities of Crete.

Crete is expected to continue diversifying its business and employment opportunities by attracting unique businesses and industries to the Community. This could be accomplished through a Business Stewardship/Support Program or through the provision of Local, State and/or Federal governmental incentives. Crete is an excellent location for major industries to locate, due to its close proximity to the City of Lincoln and available highway, railroad and airport service support. Appropriate amounts of land, both within the Corporate Limits and in designated growth areas beyond Crete are available for future commercial and industrial developments.



HOUSING & ECONOMIC DEVELOPMENT

The City of Crete completed a **Community Housing Study**, in 2014, focusing on 10- and 25-year planning periods. This Study documents housing demand for all components of the housing market, with emphasis on all income categories and specific housing types, by 2024.

The Crete Community Housing Study identifies an estimated housing target demand of up to **314 housing units** during the next 10 years, including **184 owner** and **130 rental housing units**. By 2039, Crete has a target housing demand for 588 housing units, including 324 owner and 264 rental housing units. The Community should focus its efforts on developing available vacant land within the Corporate Limits of Crete, before platting a rural subdivision. Residential Growth Areas are identified on the **Two-Mile Planning Jurisdiction Future Land Use Map, Illustration 4.7**. Development activities need to include the construction of safe, affordable housing for families of all income ranges, including workforce and elderly populations. Recommended housing types include single family homes, duplex/triplex and town home developments.

A shortage of safe, decent and affordable housing presently exists in Crete. The lack of an appropriate amount of modern rental housing coupled with an expected increase in owner and renter households by 2024 and 2039 will require a variety of new residential developments.



Housing development in Crete should be closely monitored by an organized **Community Housing Advisory Commission, with the guidance of the City of Crete Economic/Community Development Department**. The Commission should have a close relationship with public and private financing agencies and housing developers to encourage the construction of various housing types in Crete. Knowledge and implementation of housing programs, including those that support **Employers Assistance** and **Continuum of Residential Care, for elderly households**, ensures complete Community housing provisions.

Important to the future economic development success of Crete is the recognition that **housing is economic development** and should be considered when planning new tourism, commercial and industrial projects. It is recommended that all local and regional housing development entities be supported by public and private organizations in Crete to continue to implement its housing goals and objectives.

BUSINESS & INDUSTRIAL DEVELOPMENT

Crete needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Saline County. The local health, educational and recreational facilities should play a major role in attracting new business. Organizations including the City of Crete Economic/Community Development Department, Crete City Council and Planning Commission, City Administration and the Crete Housing Authority should work collectively to address the recruitment, planning and financing of new business, industry and housing.

A majority of recent commercial development in Crete has occurred along the Highway 33/103 Corridor with the construction of a new bank, fast food restaurants and highway commercial oriented businesses. The Highway 33/103 Corridor is an ideal location for future development for these types of commercial entities. Conversely, Downtown Crete needs to focus on the development and retention of specialty retail, professional office and services.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should participate in the review of the City of Crete Economic/Community Development Program.



JOB CREATION

As discussed throughout this **Comprehensive Plan**, the City of Crete should be cognizant of an increasing population, with a fairly low unemployment rate. For Crete to continue to provide its residents with needed services and businesses, **the City will need to actively pursue the creation of up to 350 new jobs, during the next 10 years.** The majority of the new jobs during the planning periods should be created in the professional, services and light industrial sectors, keeping pace with today's employment trends in Midwestern Communities.

The largest employers in Crete include Doane College, Nestle Purina, Bunge Milling, Smithfield Farmland, Crete Area Medical Center and Crete Public Schools. A high percentage of the employees at these industries reside outside of Crete and commute to work each day.

THE ECONOMIC & COMMUNITY DEVELOPMENT PROGRAM.

The City of Crete completed an **Economic Development Program**, in 2010 and amended in March, 2014, that highlights strategies for continued economic growth and development.

The Economic and Community Development Strategy for Crete, as highlighted in the “Statement of Purpose and General Intent” involves:

- Creating high paying quality jobs by generating employment opportunities and expanding the available work force within the labor market of Crete and Saline County.
- Attracting new capital investment to the Community.
- Sustaining existing job opportunities.
- Broadening the tax base to provide economic diversification and ensure economic stability and vitality for the Community of Crete and surrounding area.

The following activities are considered “priority activities” for the use of funds generated by the ½ percent sales tax increase in Crete. Eligible Activities by businesses to qualify for assistance under the Economic/Community Development Program include, but are not limited to:

1. Loan guarantees for qualifying businesses obtaining commercial or business loans from local lenders (defined as any bank having a physical branch within the Crete City Limits with regular business hours).
2. Direct grants to qualifying businesses for fixed assets, working capital, employee recruitment efforts, or any combination thereof.
3. Equity investments in or for a qualifying business.
4. Public works improvements and/or purchase of fixed assets, including potential land grants or real estate options essential to the location or expansion of a qualifying business or for capital improvements when tied to job creation criteria or when critical to retention of jobs of a major employer within the community, which equity investment may be secured by a Deed of Trust, Promissory Note, UCC filing, personal and/or corporate guarantees or other financial instrument.
5. The provision of technical assistance to businesses, such as preparation of financial packages, survey, engineering, legal, architectural or other similar assistance and payment of relocating or initial location expenses.

6. Purchasing of existing buildings or the construction of new buildings for commercial and/or industrial use.
7. Rehabilitation of commercial buildings or potential commercial buildings.
8. The authority to issue bonds pursuant to the Act.
9. Grants or agreements for job training.
10. Rehabilitation, building, purchasing or rebuilding community facilities or infrastructure.
11. Expenses for business or professional recruitment activities.
12. Contracting with an outside entity for implementation of any part of the program and/or payments to the City for staff assistance with implementation, as necessary.
13. Tourism Related Activities.
14. Reduction of real estate property taxes for City of Crete to stimulate local economy.
15. The construction or redevelopment of low to moderate income housing.

SECTION 7
ENERGY ELEMENT.



SECTION 7 **ENERGY ELEMENT.**



INTRODUCTION.

This **Section** of the **Crete Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Crete. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

The City of Crete is a member of the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, 155 Nebraska Communities, including the City of Crete, are member Communities of NMPP. Several Communities in the States of Kansas, Colorado, Wyoming and North Dakota are also members of this electric supply organization.

The passage of legislation in 1981 allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today MEAN supplies wholesale electricity to more than 69 Communities in Colorado, Iowa, Wyoming and Nebraska, including the City of Crete. Collectively, these Communities subscribe to the core philosophies of local control and working together in providing reliable, low-cost energy and energy-related services to member Communities.

MEAN participated with the Public Power Generation Agency along with four other regional utilities on the construction of the Whelan Energy Center Unit 2, near Hastings, Nebraska. The 220-megawatt coal fired power plant began operation in May 2011, supplying MEAN with 80 megawatts from the plant. MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

RENEWABLE ENERGY PROJECTS

MEAN expanded its renewable energy capabilities with the following projects during 2011:

- 1.) A 20-year power purchase agreement with Waste Management, Inc., for six megawatts of capacity from a landfill gas project near Mitchellville in Central Iowa, which has been online as of 2012;
- 2.) The signing of a power purchase agreement for up to eight megawatts from Nebraska Public Power District's Laredo Ridge Wind Facility near Petersburg, Nebraska. The 80-megawatt wind farm began production in 2011;
- 3.) MEAN is seeking additional renewable opportunities, including the Broken Bow, Nebraska Wind Facility.

As of 2014, approximately 41 percent of MEAN's energy generation was from coal, an additional 21 percent of its total sources was purchased from other coal energy producers, 17 percent was from other market purchases, 13 percent was from renewable resources including wind, hydro-electric and other renewable energy sources and 8 percent was purchased nuclear power.

Currently, MEAN's total renewable energy component is 13 percent of its total electric capacity. By comparison, the mission statement of NPPD includes the goal of producing 10 percent of its energy supply from renewable sources by 2020. This would involve the development of at least 80 megawatts of wind-generated power every two year period to achieve the 10 percent goal by 2020.

In order for NPPD to meet its goal of 10 percent of its generating capacity from renewable resources, *primarily wind*, the District will need to have 533 megawatts of total wind generation by 2020. As of December, 2010, the State of Nebraska had a total wind turbine production of 213 megawatts.

"NET METERING"

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as "**Net Metering**." This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Crete Planning Commission chose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Special Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

A new net metering service was developed by NMPP to assist its Communities in complying with net metering laws. The plan offers three options with cost-based fees to allow members to customize the service to best fit the needs of their Communities.

ELECTRICAL ENERGY CONSUMPTION.

The City of Crete Department of Public Works Electric System retails electricity within the corporate limits. The city owns a generating plant capable of generating 6 MW and the distribution system consists of three substations. Two substations handle the City load. A 22 MVA substation with three transformers is centrally located and the second 10 MVA is located in the northeast part of town. The third, an 11.5 MVA, is reserved for industrial customers.

The City also has a looped sub-transmission system at 34.5 kV near the industrial site. Additional sources of electricity are Western Area Power Association (W.A.P.A.) and Municipal Energy Agency of Nebraska (M.E.A.N.).

The City of Crete owns and maintains the electricity distribution system throughout the City and is capable of producing its own power, as detailed above, but does so only as an emergency back-up. Crete purchases 100 percent of its electricity from MEAN and WAPA.

Table 7.1 is a comparison of **Monthly Energy Sales By Sector**. The latest available information is from 2008. Residential and residential heat comprised 22.6 percent of the energy sales. General service includes multiple subcategories that are typically utilized by both commercial and industrial small to mid-scale consumers of electricity. The General Service category comprised a total of 21.7 percent of Total Energy consumed. Large Power Demand 1 and Large Power Demand 2 are combined categories of use for both Commercial and Industrial electricity purchasers, generally including the largest businesses such as Doane College, Nestle Purina Mills, Bunge Milling and Walmart. The Large Power 1 and 2 categories comprised 24.1 and 30.8 percent of the Total Energy Sales.

Monthly electricity rates are based on a flat base rate plus costs consumed at a kilowatt per hour rate. **Table 7.1** below reviews these monthly rate charges.

TABLE 7.1 MONTHLY ENERGY SALES (kw/h) CRETE, NEBRASKA		
	2008	
ENERGY SALES	TOTAL ENERGY	% OF TOTAL
Residential & Residential Heat	27,359,827	22.6
General Service Single Phase	4,208,152	3.5
General Service Three Phase	5,907,518	4.9
General Service Three Phase Heat	5,180	0.0
General Service Three Phase Heat (Winter Only)	87,330	0.1
General Service Three Phase Heat (Winter Only 2)	172,720	0.1
General Service Demand	15,644,178	12.9
General Service Demand Heat	212,640	0.2
Irrigation	21,500	0.0
Street lights Municipal	5,954	0.0
Street Lights 2	635,898	0.5
Large Power Demand 1	29,245,439	24.1
Large Power Demand 2	37,251,500	30.8
GS Municipal Tax Exempt	347,910	0.3
TOTAL ENERGY SALES	121,105,746	100.0
Source: NMPP, MEAN 2014. Hanna:Keelan Associates, P.C., 2014.		

Current Electric Rates: April 1, 2014

Residential (includes all electric)

Monthly Customer Charge \$11.25

Plus:

Summer:

All KWh used, per month. \$.0970

Winter:

First 650 kWh used/month. \$.0710

Balanced used, per month. \$.0600

Commercial

Monthly Customer Charge

Single Phase Service: \$26.00

Three Phase Service: \$49.50

Plus:

Summer:

First 1,200 kWh used/month. \$.0940

Balanced used, per month. \$.0940

Winter:

First 1,200 kWh used/month. \$.0860

Balance used, per month. \$.0665

STATE-WIDE TRENDS IN ENERGY CONSUMPTION

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personnel income has remained constant. In 1970, 11.8 percent of the percentage share of personal income was spent on energy. As of 2011, 12 percent was spent on energy usage. The peak percentage occurred in 1980 at 17.1 percent.

Trends in the Total Energy Consumption for the State of Nebraska, published in the *“2013 Annual Report” of the Nebraska Energy Office*, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each of these energy types are detailed between 1960 and 2011, as follows:

- **Coal** consumption increased from 20 trillion BTU in 1960 to 285.38 trillion BTU, as of 2011. Peak use of coal was established in 2011, surpassing the previous high set in 2010. The increase is attributable to coal energy used to generate electricity
- **Natural Gas** consumption rose and fell during the 51 year period between 1960 and 2011, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and, by 2011, increasing to 173.6 trillion BTU.
- **Gasoline and Diesel Fuel** consumption increased in Nebraska between 1960 and 2011. Gasoline consumption rose by 25 percent, from 78.7 to 97.8 trillion BTU, as of 2011, and peaked in 1978 at 115.9 trillion BTU. Diesel fuel consumption quadrupled from 24.1 trillion BTU to 113.1 trillion BTU. Petroleum consumption, overall, peaked in 1978 at 246.6 trillion BTU.
- **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTU. Usage has increased to 72.5 trillion BTU as of 2011, but peaked in 2007 at 115.7 trillion BTU.
- **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4 and ending at a record high of 164.9 trillion BTU as of 2011. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels or ethanol production began in 1995 equaling hydropower. As of 2011, 69.3 percent of all renewable energy produced came from biofuels. 9.5 percent from hydroelectric, 6.2 percent from wind and 4.6 percent from wood products. Very small amounts came from geothermal and solar energy.

NEBRASKA ENERGY CONSUMPTION BY SECTOR.

The Nebraska Energy Office, in 2011, published the “Nebraska’s Total Energy Consumption by Sector.” State-wide, the Industrial Energy Sector consumed more than a third, 43 percent, of Nebraska’s total energy consumed in 2011. Twenty-Three percent of the energy consumed in the State was in the Transportation Sector, The Residential Sector consumed 18 percent and the Commercial Sector consumed 16 percent.

The only Sector to see an increase in consumption between 2010 and 2011 was the Industrial Sector.

Nebraska is ranked fourth in wind energy resources in the Nation. Approximately 1.8 billion Kilowatt Hours were generated by utility scale wind energy facilities in Nebraska. The State has 422 operational wind turbines capable of producing 734 Megawatts. An average annual output from the 13 wind facilities across Nebraska could potentially power 244,880 homes.

ENERGY CONSERVATION POLICIES.

The most effective means for the City of Crete to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the City:

- ❖ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Crete Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
 - Adopt the NMPP net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.
 - Promote the development of vocational education opportunities in high schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ❖ **Assist Saline County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the Two-Mile Planning Jurisdiction of Crete.
- ❖ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**
- ❖ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial, and industrial (which includes agricultural and public uses).**
 - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Crete Two-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a Neighborhood or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.

- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
- Implement conservation programs supported by NMPP for its member communities. For example, the ENERGYsmart Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce consumption and energy costs.
- The City of Crete could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more efficient.

APPENDIX
CRETE CITIZEN SURVEY
RESULTS.



Crete, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

The City of Crete Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10- and 25 years. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following Citizen Survey to City Hall by WEDNESDAY, MARCH 19TH.

POPULATION CHARACTERISTICS

TOTAL SURVEYS: 316

1. How long have you lived in Crete?

- | | |
|--|--|
| <input type="checkbox"/> Less than 1 Year (14) | <input type="checkbox"/> 11 to 20 Years (63) |
| <input type="checkbox"/> 1 to 5 Years (49) | <input checked="" type="checkbox"/> 21+ Years (108) |
| <input type="checkbox"/> 6 to 10 Years (35) | <input type="checkbox"/> I do not live in Crete (28) |

2. Including yourself, how many persons are there in your family/household?

- | | |
|---|---|
| <input type="checkbox"/> One (28) | <input type="checkbox"/> Four (67) |
| <input checked="" type="checkbox"/> Two (86) | <input type="checkbox"/> Five (35) |
| <input type="checkbox"/> Three (48) | <input type="checkbox"/> Six or More (32) |

3. How many persons in your family are in each of the following age groups?

<input checked="" type="checkbox"/> 225 Less than 18 Years	<input type="checkbox"/> 101 45 to 54 Years
<input type="checkbox"/> 116 18 to 24 Years	<input type="checkbox"/> 95 55 to 64 Years
<input type="checkbox"/> 108 25 to 34 Years	<input type="checkbox"/> 59 65 to 74 Years
<input type="checkbox"/> 117 35 to 44 Years	<input type="checkbox"/> 40 75+ Years

EDUCATION

4. Check all that apply.

- | |
|---|
| <input type="checkbox"/> I am a graduate of Crete Public/Parochial Schools. (97) |
| <input checked="" type="checkbox"/> I have children attending Crete Public/Parochial Schools. (104) |
| <input type="checkbox"/> Crete Public/Parochial Schools were a factor in my decision to locate in Crete. (43) |

5. Are there sufficient and safe routes to school for children?

- | | |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Yes (153) | <input type="checkbox"/> No (100) |
|--|-----------------------------------|

If No, what could be done to improve the safety of children commuting to and from school?

Top Responses: improvements to sidewalks, improved street crossings & traffic congestion reduction.

6. Would you recommend Crete Public/Parochial Schools to parents?

- Yes (230)** No (42)

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

7. What new public recreational opportunities should be considered for Crete?

Top Responses: YMCA/Wellness Center, biking/hiking trails, improved parks, sporting facilities, bowling alley and new library.

8. Is there a need for a Community-owned recreational facility in Crete?

- Yes (200)** No (48)

9. What three new businesses would you like to see in Crete?

Top Responses: fast food and sit-down restaurants, grocery store, clothing/fabric store, YMCA, conference center, coffee shops and retail department stores.

10. What three services would you like to see offered in the City of Crete that are currently not available?

Top Responses: Youth activities, health and wellness programs "Trade" services (plumbing, sewing, vehicle repair, etc.) and recycling program.

11. Please rate the quality of the following Community Services & Public Facilities in your Town. (1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

- | | | |
|-------------------------------|------------------------------|--------------------------------|
| 1.58 Church | _2.31_Discount/Variety Store | _2.33_Repair Services |
| _2.12_Grocery Store | _2.75_Downtown Businesses | _2.98_Entertainment |
| 1.62 Pharmacy | _2.63_Senior Center | _1.94_Library |
| _1.59_Fire Protection | _1.86_Post Office | _1.68_Medical Clinic |
| 1.77 City Offices | _2.78_Restaurant/Cafe | 1.77 Police Protection |
| _2.26_Parks/Recreation | _2.08_Convenience Store | _1.56_Bank |
| _2.89_Wellness/Fitness Center | _2.72_Streets/Sidewalks | 1.77 Schools |
| _1.97_Garbage Collection | _2.06_Utilities | _2.12_Child Care Opportunities |
| _2.07_Local Government | _2.54_Retail Goods/Services | _____ Other _____ |
| _2.40_Cable TV | _2.69_Employment Opportunity | |

12. Please rate the most important business/industry sectors to the City of Crete.

- | | | |
|--------------------------------|---------------------------------|---------------------------------|
| 182 Farming/Agriculture | _170_Health | _94_Financial Activities |
| 156 Manufacturing | _73_Leisure/Hospitality/Tourism | _106_Professional & Business |
| _74_Wholesale Trade | _109_Government | 202 Education |
| _94_Retail Trade | 178 Medical/Emergency | _51_Home-Based Businesses |
| _111_Utilities | _79_Automotive | _149_Law Enforcement/Protection |
| _72_Railroad | _106_Retail | 153 Fire Protection |
| _96_Information | _84_Entertainment | _____ Other _____ |

TRANSPORTATION

	Greatly Needed	Somewhat Needed	Not Needed	Comments
13. Which Transportation items need to be addressed in Crete?				
▪ Traffic Safety Improvements	72	111	40	
▪ Pedestrian/Trails Connections	150	55	25	
▪ School Traffic Circulation	135	70	18	
▪ Improved Traffic Control	69	105	41	
▪ Improved Truck Routes	99	67	49	
▪ Highway Corridor Enhancement	95	71	44	
▪ Access Management Improvement	31	96	51	
▪ Reduce Railroad/City Conflicts	61	96	50	
▪ More Parking	65	76	58	
▪ Control Storm Water Run-off	54	102	47	
▪ Congestion Reduction	40	92	64	

COMMUNITY GROWTH/LAND USE/ZONING

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
14. The appearance of the City of Crete can be improved with...					
▪ Street & Pedestrian Lighting.	92	92	41	7	4
▪ Special Sales, Events and Welcome Banners.	54	103	46	11	4
▪ Crosswalk Enhancements.	96	85	27	8	5
▪ Street Trees, Benches & Landscaping.	92	78	38	17	4
▪ Pedestrian Seating Areas and Sidewalk Cafes.	80	85	39	16	4
▪ Vehicular Traffic Safety.	49	93	61	12	4
▪ Coordinated Traffic Control Lighting.	57	84	66	15	3
▪ Directional Signage.	66	90	65	15	4
▪ Restoration/Preservation of Historic Buildings.	85	90	36	6	6
▪ Gateway Entrance Signage and Advertising.	61	83	53	15	6
▪ Design Guidelines for Facades, Awnings, etc.	85	75	48	7	5
▪ Safer Railroad Crossings.	55	88	55	11	7
▪ Other (Specify):					
15. The sustainability of the City of Crete can be improved with...					
▪ Water, Sewer & Utility Replacement.	68	94	43	3	6
▪ Improved Streets, Sidewalks & Alleys.	99	97	25	2	2
▪ Additional Pedestrian Safety Measures.	65	88	56	3	4
▪ Additional Parking for Businesses/in Downtown.	46	79	57	27	4
▪ Burying Overhead Utility Lines.	47	75	66	12	3
▪ Business Retention, Recruitment & Expansion.	113	56	30	2	3
▪ Marketing of Sales & Festivals.	68	104	26	11	4
▪ Coordinated Business Hours.	39	85	65	13	5
▪ Designation of "Historic Districts."	46	68	64	14	7
▪ Increased Marketing of Vacant Buildings.	82	78	34	5	5
▪ Development of an Incubator Business Program.	36	74	82	6	5
▪ Reducing utility costs w/ alternative energy sources.	91	76	36	7	6
▪ Other (Specify):					

16. Where should future residential growth in Crete take place?

- North (37) **East (120)**
 South (48) West (38)

17. Should the role of Downtown Crete be expanded with new commercial and entertainment facilities?

- Yes (193)** No (30)

Should new commercial and entertainment facilities be expanded along Highway Corridors?

- Yes (190)** No (31)

If No, where should future commercial and entertainment facilities be developed?

Top Responses: South along Boswell Street, South of Highway 33 along Iris Street and East/West of Crete along Highway 103/33.

18. Do you support strict enforcement of City ordinances regarding parking, junk vehicles and property maintenance?

- Yes (202)** No (30)

HOUSING & RESIDENTIAL DEVELOPMENT

19. Do you own or rent your place of residence?

- Own (180)** Rent (61)

20. Describe the type of housing you currently reside in.

- House (196)** Apartment (28)
 Mobile Home (11) Town Home/Duplex (6)

21. Are you satisfied with your current housing situation?

- Yes (201)** No (40)

If No, why not?

Top Responses: Neighbors not keeping up with property maintenance, traffic, slum landlords and excessive vehicle parking on lawns.

22. How would you rate the condition of your home or place of residence?

- Excellent (114)** Fair – Needs Minor Repair (32)
 Good (87) Poor – Needs Major Repair (5)

If minor or major repair is needed to your home, please describe the type of repair needed.

Top Responses: Foundation repair, cosmetic improvements and tree trimming,

23. Which of the following housing types are needed in Crete?

	Greatly Needed	Somewhat Needed	Not Needed
▪ Housing For:	-----	-----	-----
1. Lower-Income Families	91	71	47
2. Middle-Income Families	125	73	16
3. Upper-Income Families	59	82	50
4. Single Parent Families	66	103	21
5. Existing / New Employees	90	82	16
▪ Single Family Housing	108	78	12
▪ Rental Housing (General)	72	87	40
▪ Manufactured Homes	21	86	83
▪ Mobile Homes	15	34	138
▪ Condominiums/Townhomes	40	110	42
▪ Duplex Housing	45	109	36
▪ Apartment Complexes (3 to 12 Units per Complex)	36	81	70
▪ Rehabilitation of Owner-occupied Housing	86	83	18
▪ Rehabilitation of Renter-occupied Housing	90	77	22
▪ Housing Choices for First-Time Homebuyers	104	71	17
▪ Single Family Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	43	106	30
2. Long-Term 6 to 15 Years	56	90	32
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	33	96	44
2. Long-Term 6 to 15 Years	43	82	47
▪ One Bedroom (Apartment or House)	25	77	73
▪ Two Bedroom (Apartment or House)	58	90	100
▪ Three Bedroom (Apartment or House)	86	74	24
▪ Independent Living Housing for Persons with a Mental/Physical Disability	60	92	33
▪ Group Home Housing for Persons with a Mental/Physical Disability	48	95	35
▪ Housing in Downtown	28	69	83
▪ Retirement Housing – Rental	52	95	35
▪ Retirement Housing – Purchase (Owner occupant)	54	95	28
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	76	82	30
2. Middle-income Elderly Persons	73	83	24
3. Upper-income Elderly Persons	47	77	47
▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)	60	82	26
▪ Single-Room-Occupancy Housing (Boarding Homes)	17	58	94
▪ Short-Term Emergency Shelters – 30 Days or Less	36	86	49
▪ Long-Term Shelters – 90 Days or Less	43	63	67
▪ Transitional Housing (3-12 month temporary housing)	44	87	48
▪ Other (specify):			
▪ Other (specify):			

24. **Would you support Crete using State or Federal grant funds to conduct:**
... an owner housing rehabilitation program? **166 Yes** __73__ No
... a renter housing rehabilitation program? **136 Yes** __102__ No

25. **Would you support Crete establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?** **199 Yes** __42__ No

26. **Would you support Crete using grant dollars to purchase, rehabilitate and resale vacant housing in the Community?** **193 Yes** __48__ No

27. **Would you support your Community using State or Federal grant dollars to provide down payment assistance to first-time homebuyers?**
169 Yes __70__ No

28. **Please provide any additional comments regarding the future of Crete:**

_____(See Attachment)_____

Thank You For Your Participation!

Crete, Nebraska



COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN & ZONING & SUBDIVISION REGULATIONS & COMMUNITY HOUSING STUDY.

Funded In Partnership By The City of Crete &
Nebraska Investment Finance Authority.

ZONING REGULATIONS.

Prepared By:

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 * www.hannakeelan.com *

MARCH, 2015

174

CITY OF

CRETE

NEBRASKA

ARTICLE 4 – FLOOD FRINGE AND FLOODWAY
OVERLAY DISTRICTS 53

Section:

11-401 – Statutory Authorization, Findings of Fact and Purposes	53
11-402- General Provisions	55
11-403- Development Permit	57
11-404- Establishment of Zoning Districts	58
11-405- Standards for Floodplain Development	59
11-406- Flood Fringe Overlay District (Including AO and AH Zones)	60
11-407- Floodway Overlay District	64
11-408- Variance Procedures	64
11-409- Nonconforming Use	67
11-410- Penalties for Violation	67
11-411- Amendments	68
11-412- Definitions	68

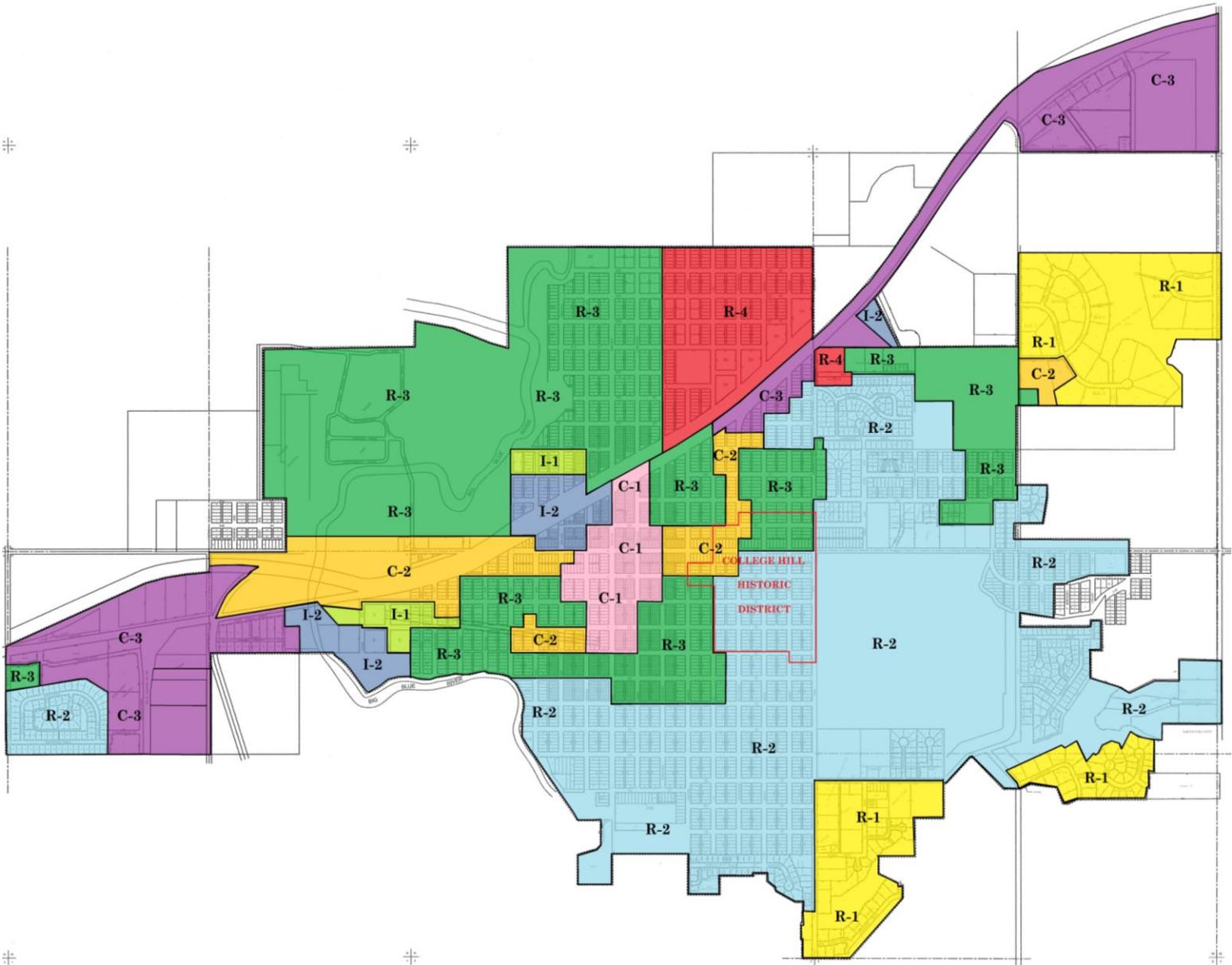
ARTICLE 5 – FLOOD FRINGE AND FLOODWAY 53

Section:

11-501 - Visibility at Intersection in Residential Districts	73
11-502 - Fences, Walls and Hedges	73
11-503 - Accessory Buildings	74
11-504 - Erection of More than One Principal Structure Per Lot	75
11-505 - Height Regulations Exceptions	76
11-506 - Yard Requirements Exceptions	76
11-507 - Structures to Have Access	77
11-508 - Off-Street Parking and Loading; Requirements	77
11-509 - Off-Street Parking and Loading; Building Permits	79
11-510 - Off-Street Parking; Multiple Dwelling Units	79
11-511 - Parking Lots	79
11-512 - Home Occupations	80
11-513 - On Site Standards (Repealed)	81
11-514 - Outdoor Advertising Standards (Repealed)	81
11-515 - Mobile Home Parks	81
11-516 - Community Unit Plan	84
11-517 – Patio Decks and Slabs	87
11-518 – Zoning Regulations; Manufactured Homes; Standards	87
11-518.01 – Manufactured/Moved Structures; Permanent Foundation Time of Construction	88
11-519.01 – District Sign Regulations	89
11-519.02 – General Sign and Street Graphics Regulations	96

	<u>PAGE NO.</u>
11-519.03 – Maintenance and Design Elements for Signs	100
11-519.04 – Other Design Elements	102
11-519.05 – Compliance and Amortization of Nonconforming Signs	103
11-519.06 – General Permit Procedures	104
11-519.07 – Method of Measurement for Regulators	105
11-519.08 – Permitted Sign Types by Zoning Districts	105
11-519.09 – Auxiliary Design Elements	106
11-519.10 – Maximum Permitted Sign Area	106
11-519.11 – Permitted Signs by Number, Dimensions, and Location	106
11-519.12 – Outdoor Advertising Signs	106
11-519.13 – Sign Master Plan for Large Projects	107
11-519.14 – Tables	108
11-520 – Storage and/or Carport Structures; Metal and/or Fabric Materials: Permanent Structure	112
11-521 – Residential Design Standards	113
11-522 – Commercial Design Standards	113
11-523 – Salvage or Junk Yard	114
11-524 – Landfills and Sanitary Landfills	115
11-525 – Small and Commercial Wind Energy Conversion Systems	116
11-526 – Small Wind Energy Conversion System	118
11-527 – Commercial Wind Energy Conversion System	121
11-528 – Communication Tower	127

OFFICIAL ZONING MAP
CORPORATE LIMITS
CRETE, NEBRASKA
2015

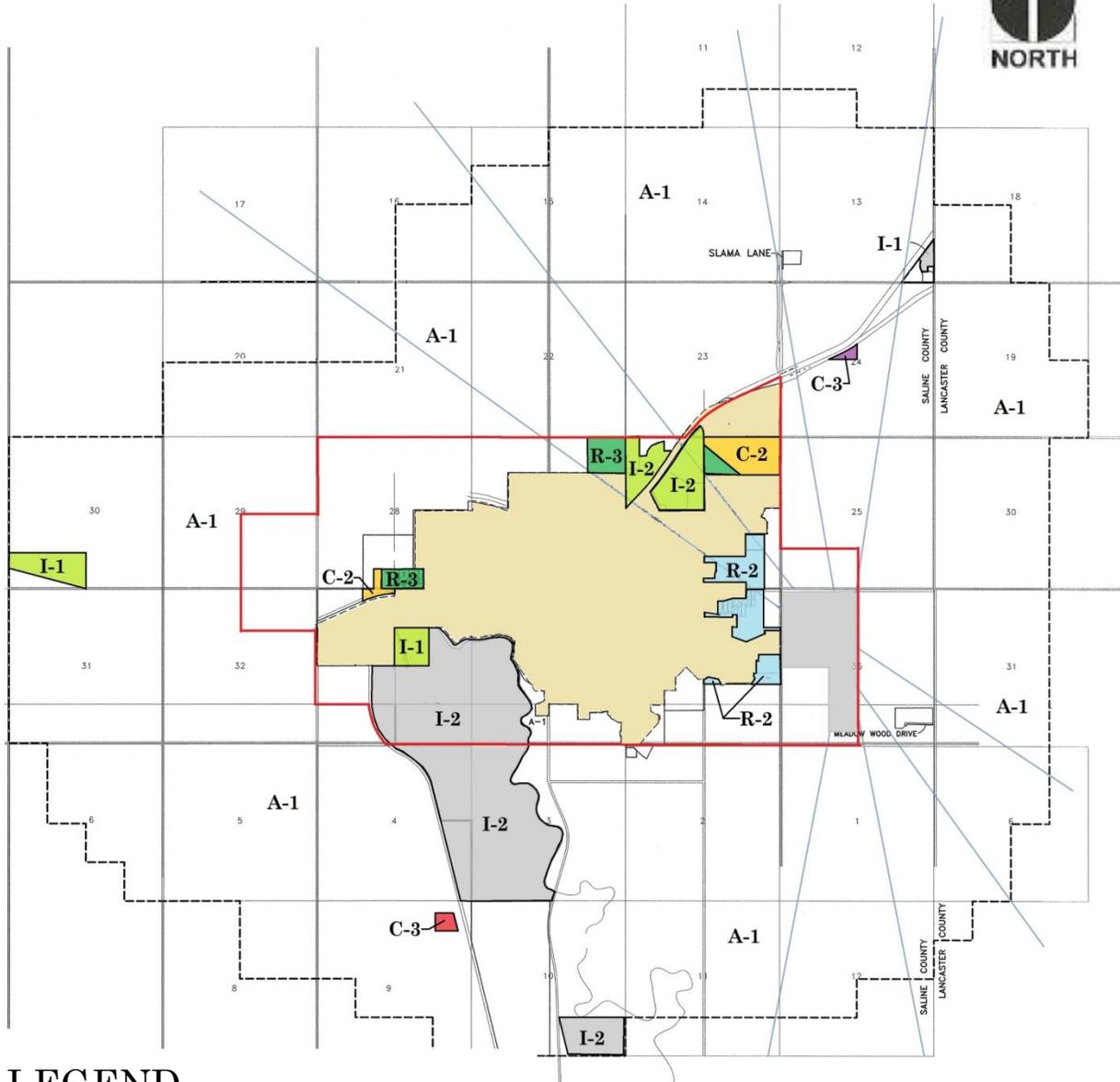


- A-1 Agricultural
- R-1 Low Density Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- R-4 Mixed Residential
- C-1 Central Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial

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OFFICIAL ZONING MAP
TWO-MILE PLANNING JURISDICTION
CRETE, NEBRASKA
2015



LEGEND

- A-1 Agricultural
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- C-2 General Commercial
- C-3 Highway Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- Wellhead Protection Area
- Airport Approach Paths

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§11-201 ESTABLISHMENT OF ZONING DISTRICTS. District regulations shall be as set forth in the Schedule of District Regulations, hereby of this Article, as set out in Sections 11-212 through 11-230.

For the purposes hereof, the following zoning districts and zoning map designations are established:

- A-1 Agricultural
- R-1 Low Density Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- R-4 Mixed Residential
- C-1 Central Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- SF-1 Selected Floodway Overlay District
- F-1 Floodway Overlay District

(Amended by Ord. No. 1142, 8/6/91) (Amended by Ord. _____, / /2015)

§11-202 OFFICIAL ZONING MAP: The City and certain properties within two (2) miles in all directions of its corporate limits is hereby divided into zones, or districts, as shown on the Official Zoning Map, which together with all explanatory matters thereon, or as determined and described in the FIRM Flood Hazard Boundary Map, on _____, 2015, to date or passage of this ordinance, is hereby adopted by reference and declared to be a part of this Chapter.

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk and bearing the seal of the City under the following words: “This is to certify that this is the Official Zoning Map referred to in Section 1 of Ordinance Number _____ of the City of Crete, Nebraska” together with the date of adoption of this Article.

The Official Zoning Map, and all changes, amendments or additions thereto shall be located in the office of the City Clerk. *(Amended by Ord. Nos. 988, 5/7/85; 1142, 8/6/91; 1438 12/15/98) (1463, 8/24/99)(Ord. 1773; 10/05/10) (Amended by Ord. _____, / /2015)*

§11-203 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists as to the boundaries of the districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of roads, streets, highways or alleys shall be construed to follow such center lines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following City limits shall be construed as following such City limits;
- D. Boundaries indicated as following standard survey subdivision lines such as one-quarter (1/4) or one-eighth (1/8) section lines shall be so construed;
- E. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- F. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines;
- G. Boundaries indicated as parallel to or extensions of features indicated in Subsections A through E above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map;
- H. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered in Subsections A through E above, the City Council shall interpret the district boundaries;
- I. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Article, the City Council may permit, as a special exception, the extension of the regulations for either portion of the lot.

§11-204 APPLICATION OF DISTRICT REGULATIONS. The regulations set by this Article within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- A. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located; Provided, however, that outside of the corporate limits of the City, and outside of the Commission floodway the use of land for farming or agricultural purposes, except the provisions of this Article.
- B. No building or other structure shall hereafter be erected or altered:
 - 1. To exceed the height or bulk;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of lot area;
 - 4. To have narrower or smaller rear yards, front yards, side yards or other open spaces; than herein required; or in any other manner be contrary to the provisions of this Article.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Article, shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this Article shall be reduced in dimension or areas below the minimum requirements set forth herein. Yards or lots created after the effective date of this Article shall meet at least the minimum requirements established by this Article.
- E. Districts or parts of districts which are also included within the boundary of a selected floodway district or a floodplain district shall comply with all use regulations of the selected floodway district or floodplain district, whichever may apply, and with the use regulations of the primary district to which it is attached, except in the case of conflicting regulations, in which case the more restrictive of the regulations shall apply.

§11-205 NONCONFORMITIES:

Nonconformities; Intent. Nonconformities are of three types: nonconforming lots of record, nonconforming structures and nonconforming uses.

Any lawful use of land or structure existing at the time of enactment or subsequent amendment of this ordinance, but not in conformity with its provisions, may be continued subject to the following conditions:

A. NONCONFORMING LOTS OF RECORD:

The Zoning Administrator may issue a Permit for any nonconforming lot of record provided that:

Said lot is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited, and

Said lot has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been prohibited by the zoning regulation, and

Said lot can meet all required yard regulations for the district in which it is located.

B. NONCONFORMING STRUCTURES

Authority to Continue: Any structure, which is devoted to a use, which is permitted in the zoning district in which it is located, but which is located on a lot, which does not comply with the use regulations, and/or the applicable yard and height regulations may be continued, so long as it remains otherwise lawful.

Enlargement, Repair, Alterations: Any nonconforming structure may be enlarged, maintained, repaired, remodeled, or rebuilt; provided, however, that no such enlargement, maintenance, repair or remodeling shall not create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure, unless the property owner receives a Special Use Permit in accordance with the Zoning District in which it is located.

Damage or Destruction: In the event any nonconforming structure is damaged or destroyed, by any means, to the extent of more than 50 percent of its assessed fair market value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located. When a structure is damaged to the extent of 50 percent or less of its assessed fair market value, no repairs or restoration shall be made unless a building permit is obtained within six (6) months, and restoration is actually begun within one (1) year after the date of such partial destruction and is diligently pursued to completion.

Moving: No nonconforming structure shall be moved in whole or in part for any distance whatever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

C. NONCONFORMING USES

Authority to Continue: Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Ordinary Repair and Maintenance:

1. Normal maintenance and incidental repair, or replacement, installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, water and/or waste disposal systems, may be performed on any structure or system that is devoted in whole or in part to a nonconforming use.
2. Nothing in these regulations shall be deemed to prevent the strengthening or restoring to a safe condition of a structure in accordance with an order of a public official in charge of protecting the public safety who declares such structure to be unsafe and orders its restoration to a safe condition.

Extension: A nonconforming use shall not be extended, enlarged, or increased in intensity. Such prohibited activities shall include, without being limited to the extension of such use to any structure or land area other than that occupied by such nonconforming use on the effective date of these Regulations (or on the effective date of subsequent amendments hereto that cause such use to become nonconforming).

Enlargement: No structure that is devoted in whole or in part to a nonconforming use shall be enlarged or added to in any manner unless such structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.

Damage or Destruction: In the event that a nonconforming building or use is damaged to the extent of more than fifty (50) percent of its reasonable replacement value, the property shall conform to the zone in which it is located.

Moving: No structure that is devoted in whole or in part to a nonconforming use and nonconforming use of land shall be moved in whole or in part for any distance whatsoever, to any location on the same or any other lot, unless the entire structure and the use thereof or the use of land shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.

Change in Use: If no external structural alterations are made which will expand the area or change the dimensions of the existing structure, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the governing body after receiving a recommendation from the Planning Commission, by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. More appropriate shall mean creating less traffic, noise, glare, odor or other characteristics of the proposed use. In permitting such change, the governing body may require appropriate conditions and safeguards to protect surrounding areas and properties. Once such use has changed, it may no longer be returned to the original use or any other less appropriate use.

Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned, for a period of twelve (12) consecutive months, such use shall not thereafter be re-established or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located.

Nonconforming Accessory Uses: No use, which is accessory to a principal nonconforming use, shall continue after such principal use shall cease or terminate.

(Amended by Ord. _____, / /2015)

§11-206 SCHEDULE OF FEES, CHARGES AND EXPENSES.

The City Council shall establish a schedule of fees, charges and expenses and a collection procedure for building permits, certificates of zoning compliance, appeals and other matters pertaining to this Article. The schedule of fees shall be posted in the office of the Administrative Official and may be altered or amended only by the City Council.

Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

§11-207 AMENDMENTS. The regulations, restrictions and boundaries set forth in this Article may from time to time be amended, supplemented, changed, modified or repealed, provided that such modification or repeal shall in each instance be proposed in an ordinance presented to the Governing Body for adoption in the same manner and upon the same notice as required for the adoption of the original article.

Prior to consideration of amending, supplementing, changing, modifying, or repealing this Article by the Governing Body, notice of public hearing shall be provided as follows:

- A. A notice shall be posted in a conspicuous place on or near the property upon which action is pending. Such notice shall be not less than eighteen (18") inches (45.72 centimeters) in height and twenty-four (24") inches (60.96 centimeters) in width with a white or yellow background and black letters not less than one and one-half (1-1/2") inches (3.81 centimeters) in height. Such posted notice shall be so placed upon such premises that it is easily visible from the street and shall be so posted at least ten (10) days before the date of such hearing. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearing.
- B. At least ten (10) days before the date of hearing, the City Clerk shall have published in a weekly newspaper having a general circulation in the City of Crete, a notice of the time, place and subject matter of such hearing. *(Amended by Ord. No. 1169, 4/21/92)*

§11-208 PROVISIONS DECLARED MINIMUM REQUIREMENTS. In their interpretation and application, the provisions of this Article shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this Article are at variance with the requirements of any other lawfully adopted rules, regulations, resolution, deed restrictions or covenants, the most restrictive or that imposing the higher standards, shall govern.

§11-209 COMPLAINTS REGARDING VIOLATIONS. Whenever a violation of this Article occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the causes and basis thereof and shall be filed with the City Clerk's office. He shall properly record such complaint, immediately investigate same, and take action thereon as provided by this Article.

§11-210 PENALTIES FOR VIOLATION. Violation of the provisions of this Article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this Article or fails to comply with any of its requirements shall upon conviction thereof be fined not more than five hundred (\$500.00) dollars and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent, or other person who knowingly commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

§11-211 DEFINITIONS: For the purpose of this Chapter, certain terms or words used herein shall be interpreted as follows:

The word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

The word "he" shall mean people of either sex for the purpose of these requirements.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word "shall" is mandatory; the word "may" is permissive.

The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."

The word "lot" includes the words "plot" or "parcel."

ACCESSORY USE OR STRUCTURE. A use or structure on the same lot with, and of a nature customarily incidental and sub-ordinate to, the principal use or structure.

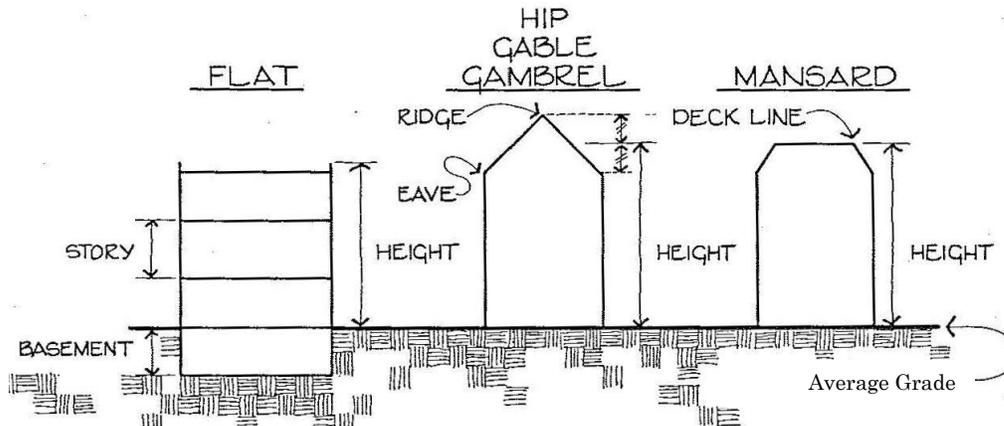
ALTERATION. Repair of structures which have been destroyed or damaged to the extent of fifty (50%) per cent or more of the fair market value and the modification of any structure in size or shape which would materially affect flood flows.

ARTIFICIAL OBSTRUCTION. Any obstruction which is not a natural obstruction.

BUILDABLE AREA. The buildable portion of the lot remaining after the yard setbacks have been determined on all sides of the lot.
(*Inserted by Ord. _____, / /2015*)

BUILDING. An enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breezeway shall be deemed one building. The term "Building" includes "structure". (*Amended by Ord. _____, / /2015*)

BUILDING HEIGHT. The vertical distance to the highest point of the roof; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, and gambrel roofs, measured from the average grade line of the building. (*Inserted by Ord. _____, / /2015*)

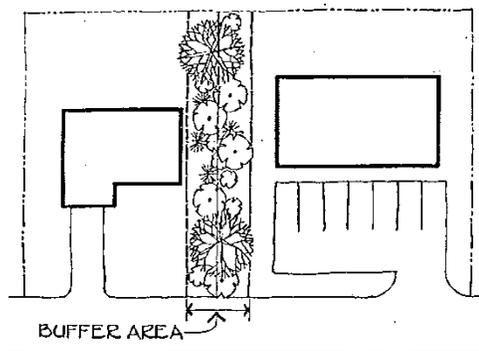


Source: “A Survey of Zoning Definitions”, Planning Advisory Service Report Number 421, American Planning Association, December 1989.

(Inserted by Ord. _____, / /2015)

BUILDING, TEMPORARY. Any portable or demountable building, or any building not securely and permanently anchored or bounded to a substantial foundation and which is used primarily for temporary office or storage space or for emergency enclosure purposes.

BUFFER AREA. A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.



Source: “A Survey of Zoning Definitions”, Planning Advisory Service Report Number 421, American Planning Association, December 1989.

(Inserted by Ord. _____, / /2015)

CHANNEL. The geographical area within the natural or artificial banks of the watercourse or drainage way.

CHILD CARE CENTER: A facility which is or should be licensed by the Nebraska Department of Health and Human Services under the authority of Sections 71-1908 through 71-1918, Revised Statutes of Nebraska, as provided and defined under the Title 474 of the Nebraska Administrative Code, Chapter 6, Section 002.

(Inserted by Ord. _____, / /2015)

CHILD CARE HOME: A private home providing care (for children) for compensation. No person shall operate a Child Care Home for four (4) or more children without being licensed by the Nebraska Department of Health and Human Services under the authority of Sections 71-1908 through 71-1918, Revised Statutes of Nebraska. *(Inserted by Ord. _____, / /2015)*

COMMISSION FLOODWAY. A floodway whose limits have been designated and established by order of the Nebraska Natural Resources Commission, and shall be contiguous with the floodplain of a flood of one hundred (100) year frequency.

COMMUNITY UNIT PLAN. A flexible plan for the development of properties within a zoning district, as distinguished from subdivisions of standard lot sizes and standard street systems; provided, that the plan must meet the basic intent of the zoning district for which it is planned.

DRAINWAY. Any depression two (2) feet or more below the surrounding land serving to give direction to a current of water less than nine (9) months of the year, having a bed and well-defined banks; Provided, that in the event of doubt as to whether a depression is a watercourse or drainway it shall be presumed to be a watercourse.

DWELLING, SINGLE-FAMILY. A detached residential dwelling unit other than a mobile home, designed for and occupied by one (1) family only.

DWELLING, TWO-FAMILY. A building having accommodations for and occupied exclusively by two (2) families.

DWELLING, MULTIPLE-FAMILY. A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.

DWELLING, RANCH AND FARM. Residential dwellings including mobile home dwellings appurtenant to agricultural operations including living quarters for persons employed on the premises (but not including labor camps or dwellings for transient labor), guest houses not rented or otherwise conducted as a business, and private garages, stables and barns.

DWELLING: One of a group or row of not less than two (2) nor more than twelve (12) attached, single family dwellings designed and built as a single structure facing upon a street in which the individual townhouse may or may not be owned separately. For the purpose of the side yard regulations, the structure containing the row or group of townhouses shall be considered as one building occupying a single lot. (*Inserted by Ord. _____, / /2015*)

DWELLING UNIT. One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

FAMILY. One or more persons, related or unrelated, living together as a single family housekeeping unit with or without domestic servants, caregivers, foster children and supervisory personnel in a group living arrangement. The term "family" shall not include occupancy of a residence by persons living in fraternities, sororities and clubs. Also excluded are nursing and convalescent homes. (*Portion Deleted by Ord. _____, / /2015*)

FARMSTEAD. An area of twenty (20) acres (8.09 hectares) or more on which is located at least one (1) dwelling unit and on which farm products of a value of one thousand (\$1,000.00) dollars or more are normally produced each year.

COMMERCIAL FEED LOT.

(*Deleted by Ord. _____, / /2015*)

FLOODPLAIN. Floodplain shall mean those lands which are subject to a one percent (1%) or greater chance of flooding in any given year.

FLOODWAY. The channel of a watercourse or drainage way and those portions of the land areas normally expected to be inundated by the discharge of flood waters from that watercourse or drainage way.

FLOODWAY ENCROACHMENT LINES. The lines limiting a Commission floodway.

HOME OCCUPATION. A business, occupation or profession carried on within a residential dwelling by the resident thereof, which is incidental and secondary to the residential occupancy and does not change the residential character thereof. The regulations pertaining to home occupations are included in section 11-512 of this ordinance.

LANDFILL: A disposal site employing an engineering method of disposing solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day and in conformance with the requirements of the Nebraska Department of Health and Human Service System.

(Inserted by Ord. _____, / /2015)

LIVESTOCK CONFINEMENT FACILITY OR OPERATION. The confined feeding of food, fur or pleasure animals in buildings, lots, pens, pools or ponds which normally are not used for raising crops or for grazing animals, which are designed and/or used for on-going confined raising, feeding or management of animals for more than 180 consecutive days. *(Inserted by Ord. _____, / /2015)*

LOADING SPACE, OFF-STREET. Space logically and conveniently located for bulk pickups and deliveries, sealed to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

LOCATE. To construct, place, insert or excavate.

LOT. A parcel of land occupied or intended for occupancy by a use permitted in this Article, including one (1) main building together with its accessory buildings, the open spaces and parking spaces required by this Article and fronting upon a street.

LOT FRONTAGE. The front of a lot shall be construed to be the portion nearest to and facing the street. In all zoning areas, for the purpose of determining yard requirements on a corner lot, all sides of a lot adjacent to streets shall be considered frontage, and must meet the minimum front yard requirements. Except in R-2 through R-4 developed before 1994, one front yard, other than the apparent front yard may be reduced in depth to conform with other "existing residences" located on that side of the block, provided that the yard frontage shall not be less than ten (10) feet (3.05 meters).

Front yards in R-2 and R-3 zoning areas developed before 1994, which have existing residential structure located with less than twenty-five (25) foot (7.62 meters) front yard minimum, may be reduced to a distance of not less than twenty (20) feet (6.10 meters).

LOT MEASUREMENT.

- A. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

B. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80%) percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the eighty (80%) percent requirement shall not apply.

LOT OF RECORD. A lot which is part of a subdivision recorded in the office of the County Clerk, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

MANUFACTURED HOME: A factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built to compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280 et seq., promulgated by the United States Department of Housing and Urban Development, or a modular housing unit as defined in Section 71-1557 of the Nebraska Revised Statutes bearing the seal in accordance with the Nebraska Uniform Standards for Modular Housing Units Act. *(Inserted by Ord. _____, / /2015)*

MOBILE HOME: A year-round, transportable structures which is a single family dwelling unit suitable for permanent, more than thirty (30) days of living quarters, more than eight (8) feet wide and forty (40) feet in length and built to be towed on its own chassis with or without a permanent foundation when connected to the required utilities. This portable dwelling may consist of one (1) or more units that can be telescoped when towed and expanded later for additional capacity, or two (2) or more units, separately towable but designed to be joined as one (1) integral unit. Nothing in this definition shall be construed so as to include prefabricated, modular, precut dwelling units or these manufactured in sections or parts away from the site and transported thereto for assembly. *(Inserted by Ord. _____, / /2015)*

MOBILE HOME PARK: Any area of land which two (2) or more mobile homes are parked, connected to utilities and used by one (1) or more persons for living or sleeping purposes. A mobile home parked in this area can either be placed on permanent foundation or supported only by its wheels, jacks, blocks, or skirting's or a combination of these devices. A mobile home park includes any premises set apart for supplying to the public parking space, either free of charge or for revenue purposes for one (1) or more mobile homes, connected to utilities and used by one (1) or more persons living, or sleeping purposes and shall include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such mobile home park. *(Inserted by Ord. _____, / /2015)*

MODULAR HOME: Any dwelling whose construction consists entirely of or the major portions of its construction consist of a unit or units not fabricated on the final site for the dwelling units, which units are movable or portable until placed on a permanent foundation and connected to utilities. All modular homes shall bear a label or seal indicating that it was built in accordance with the Nebraska Uniform Standards for Modular Housing Units Act, as established in Section 71-1557 of the Nebraska revised Statutes. *(Inserted by Ord. _____, / /2015)*

NATURAL OBSTRUCTION. Any rock, tree, gravel or analogous natural material that is an obstruction and has been located within the floodway by a non-human cause.

NET METERING: A utility policy for consumers in which a property owner utilizes one or a combination of alternative energy sources including Wind, Solar, Geothermal, Biomass, or Methane, to generate a portion or all of their electrical energy needs for their home or business. If the property owner is able to generate more power than needed for the home or business, the local utility company is required by Nebraska Law to purchase the “extra” or excess electrical power from the property owner. *(Inserted by Ord. _____, / /2015)*

NON-FARM BUILDING. All buildings except those utilized for agricultural purposes on a farmstead of twenty (20) acres or more which produces one thousand (\$1,000.00) dollars or more of farm products each year.

OBSTRUCTION. Any structure, dam, wall, wharf, embankment, levy, dike, pile, abutment, projection, excavation, channel rectification bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, or other analogous structure or matter in, along, across or projecting into any floodway which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry the same downstream to the damage or detriment of either life or property.

ONE HUNDRED YEAR FREQUENCY FLOOD. A flood magnitude expected to recur on the average of once every one hundred (100) years or a flood magnitude which has a one (1%) percent chance of occurring in any given year.

OUTDOOR ADVERTISING BUSINESS. The provision of outdoor displays or display space on a lease or rental basis and in conformity with the outdoor advertising standards as set forth in this Article.

RECYCLING CENTER: A facility which accepts salvage material limited to paper, aluminum foil, containers made of glass, plastic, metal, aluminum, and paper; and similar household wastes; no hazardous material as defined by state and federal law is accepted; there is no wrecking or dismantling of salvage material and no salvage material is held outside a building. *(Inserted by Ord. _____, / /2015)*

SANITARY LANDFILL: A lot or parcel of land used primarily for the disposal, abandonment, dumping, burial or burning of garbage, sewage, trash, refuse, junk, discarded machinery or motor vehicles, or parts thereof, or other waste, and which is in conformance with the requirements of the Nebraska Department of Health and Human Service System. *(Inserted by Ord. _____, / /2015)*

SALVAGE OR JUNK YARD: A place where waste, discarded or salvaged metals, building materials, paper, textiles, used plumbing fixtures, abandoned or inoperable motor vehicles or parts thereof, and other used materials are bought, sold, exchanged, stored, baled or cleaned; and places or yards for the storage of salvaged metal, materials and equipment; but not including pawn shops and establishments for the sale, purchase or storage of used cars or trucks presently in operable condition, boats or trailers presently in operable condition, and used furniture and household equipment in usable condition and not including the processing of used, discarded or salvaged material as part of manufacturing operations.
(Inserted by Ord. _____, / /2015)

SIGN. Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided, however, that the following shall not be Included in the application of the regulations herein:

- A. Signs not exceeding one (1) square foot (0.09 sq. meters) in area and bearing only property numbers, post box number, names of occupants or premises, or other identification of premises not having commercial connotations;
- B. Flags and insignia of any government except when displayed in connection with commercial promotion;
- C. Legal notices; identification, informational, or directional signs erected or required by governmental bodies;
- D. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
- E. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

SIGN, ON-SITE. A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services or activities on the premises, and conforming to the on-site sign standards contained in this Article. On-site signs do not include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business.

SPECIAL EXCEPTION. A special exception is a use that would not be appropriate generally or without restriction throughout the zoning division or district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.

STREET LINE. The right-of-way line of a street.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards and poster panels.

TEMPORARY HOUSING UNITS: Include travel trailers, campers or self-contained motor homes not exceeding eight (8) feet in width, nor thirty-two (32) feet in length.

TRAVEL TRAILER. A portable structure or vehicle, having a body which is less than eight (8') feet (2.44 meters) wide and forty (40') feet (12.19 meters) long, which is supported upon its own chassis and wheels and is so constructed as to permit its being used as a conveyance, either propelled or drawn by its own or other motive power, for purposes of occupancy as a temporary dwelling or sleeping place for recreational, vacation or travel purposes.

VARIANCE. Relief from or variation of the provisions of those regulations, other than use regulations, as applied to a specific piece of property, as distinct from rezoning, as further set out hereinafter in section 2-401 of this Code relating to the powers and duties of the Board of Adjustment.

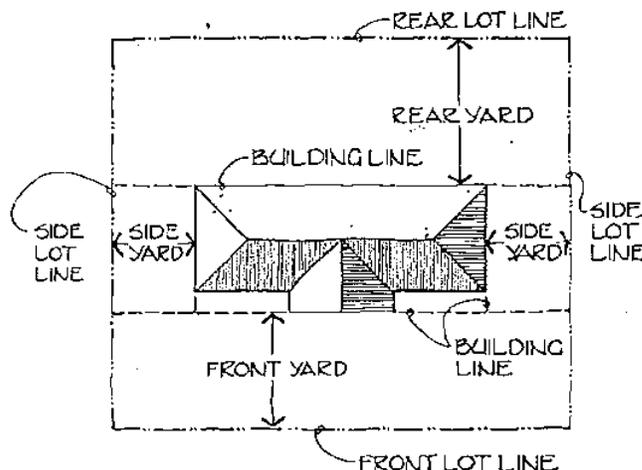
WATERCOURSE. Any depression two (2) feet or more below the surrounding land serving to give direction to a current of water at least nine (9) months of the year, having a bed and well-defined banks; provided, that it shall, upon order of the Nebraska Natural Resources Commission, also include any particular depression which would not otherwise be within the definition of a watercourse.

WIND ENERGY CONVERSION SYSTEM (COMMERCIAL) – A wind energy conversion system under common or aggregated ownership or operating control that includes substations, MET towers, cables/wires and other building accessories, whose main purpose is to supply electricity to off-site customers.

(Inserted by Ord. _____, / /2015)

WIND ENERGY CONVERSION SYSTEM (SMALL) – A wind energy conversion system which has a rated capacity of up to Twenty-Five (25) kilowatts and which is incidental and subordinated to another use of the same parcel. A system is considered a small wind energy system only if it supplies electrical power for site use, except that when a parcel on which the system is installed also received electrical power supplied by a utility company, access electrical power generated and not presently needed for onsite use may be sold back to the utility company. *(25 Kilowatt limit approved by the Crete Planning Commission and City Council may be increased to a maximum of 100 Kilowatts with Nebraska State Legislature authorization by future amendment)* *(Inserted by Ord. _____, / /2015)*

YARD. A required open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.



Source: "A Survey of Zoning Definitions", Planning Advisory Service Report Number 421, American Planning Association, December 1989.

(Drawing Inserted by Ord. _____, / /2015)

YARD, FRONT. A yard across the full width of the lot extending from the front line of the main building to the front line of the lot.

YARD, SIDE. A yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear yard.

YARD, REAR. A yard across the full width of the lot between the back line of the main building and the back line of the lot. (*Amended by Ord. No. 1142, 8/6/91; 1262, 3/7/95*)

ZONING MAP: The term "Zoning Map" means a map or maps officially enacted by the governing body as part of this ordinance showing the boundaries of a zoning district or districts, a copy or copies of which, certified to have been enacted as provided by law, is filed in the office of the City Clerk as an official record of the City. (*Inserted by Ord. _____, / /2015*)

Note: Each of the following Zoning Districts have been substantially reconfigured and re-numbered to reflect the deletion of former Districts A-2, R-4, NP and P; as well as the renumbering of former District R-5 to R-4. (*Amended by Ord. _____, / /2015*)

§11-212 A-1 AGRICULTURAL DISTRICTS.

- A. INTENT:** The intent of this District is to recognize the gradual transition of agricultural uses of land to community land; to encourage the continued use of that land which is suitable for agriculture, but to limit any land uses that may be a detriment to normal community expansion.
- B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:
1. Agricultural uses, excluding expansion of existing or development of new livestock confinement/facilities or operations. Animals confined for purposes including personal consumption and for 4H competitions, shall be exempt from this requirement and can confine up to a maximum of ten (10) head of animals.
 2. Ranch and farm dwellings, single-family dwellings.
 3. On-site signs.
 4. Outdoor advertising business.
 5. Recreational camps, parks, playgrounds, golf courses, country clubs, tennis courts, horse riding academies and other similar recreational uses.
- C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 2. Home occupations in accordance with Article 5, Section 11-512; and
 3. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation.
- D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the “A-1” Agricultural District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.
1. Cemeteries, crematories, mausoleums and columbarium’s.
 2. Educational and health services to include medical, dental and other health clinics,
 3. Veterinary services and animal hospitals.
 4. Utility substations, filter beds, sanitary landfills, sewage treatment and water supply plants.
 5. Commercial mines, quarries, sand and gravel pits and accessory uses.

6. Mobile Home Parks in compliance with Supplementary District Regulations.
7. Rural Subdivisions when individual lots are serviced by a joint or “community style” water system and/or sanitary sewer system in conformance with the requirements of the Nebraska Departments of Health and Human Services (NHHS) and Environmental Quality (NDEQ), then the minimum lot size of an individual dwelling can be reduced to one (1) acre.
8. Airports and airport facilities.
9. Churches and places of worship.
10. Communication towers in conformance with the provisions of Section 11-528 of these Regulations.
11. Expansion of existing livestock confinement/facilities or operations, when located between one and two miles beyond the Corporate Limits of the City of Crete and in conformance with the permitting procedures and regulations of the Nebraska Department of Environmental Quality.
12. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
13. Commercial Wind Energy Conversion Systems (CWECS) utilizing a single tower application or multiple tower applications or “Wind Farm,” held in single ownership or in an association of multiple owners, in conformance with the provisions of Article 5, Section 11-525 and 11-527 of these Regulations.
14. Salvage or Junk Yard, in conformance with the provisions of Article 5, Section 11-523.
15. Landfills and Sanitary Landfills, in conformance with the provisions of Article 5, Section 11-524.
16. Other uses that are consistent with the intent of this District.
(Amended by Ord. No. 941, 6/21/1983; Ord. No. 1774, 11/2/2010)

E. PROHIBITED USES AND STRUCTURES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the A-1 Agricultural District.

F. SPECIAL REGULATION: Provisions must be made for disposal of wastes in accordance with local and state regulations.

G. MINIMUM YARD REQUIREMENTS: No structure shall be placed within two hundred (200) feet of high water mark of waterways in designated District. No property shall be utilized for any purpose other than permitted by this District, and no structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the A-1 Agricultural District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height*</i>
Dwelling, single- family	3 acre	200 feet	70 feet	40 feet	50 feet	35 feet
Other permitted uses	1 acre	200 feet	70 feet	40 feet	50 feet	None

*Maximum Height is for structures intended for human occupancy, all other structures shall have no limitations.

2. Accessory uses and structures in the A-1 Agricultural District shall have minimum side yard and rear yard setbacks of fifteen (15) feet and a front yard setback of seventy (70) feet.

H. SIGN REGULATIONS: Signs within the A-1 Agricultural District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as defined herein.

§ 11-213 R-1 LOW DENSITY RESIDENTIAL DISTRICTS.

- A. INTENT:** This District is intended to provide for single-family residential dwellings within the existing range of Municipal services, and at a lower density of development than other residential areas of the City.
- B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:
1. Single-family dwellings.
 2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-518.
 3. Churches and places of worship.
 4. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
 5. Public parks, playgrounds or playfields.
 6. Community buildings owned and/or occupied by public agencies.
 7. Child care homes.
- C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principal Use or Structures are present:
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 2. Private garages.
 3. Home occupations in accordance with Article 5, Section 11-512.
 4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
- Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.
- D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the “R-1” Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.
1. Utility substations.
 2. Hospitals and nursing, convalescent and retirement homes.

3. Medical clinic.
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
5. Child care centers.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Country clubs.
8. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
9. Community Unit Plans, in compliance with Supplementary District Regulations.

E. PROHIBITED USES AND STRUCTURES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-1 Residential District.

F. MINIMUM YARD REQUIREMENTS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the R-1 Residential District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Dwelling, single-family	10,000	75 feet*	25 feet	10 feet	Smaller of 30 feet or 20% of lot depth.	35 feet
Other permitted uses	10,000	75 feet*	25 feet	10 feet	Smaller of 30 feet or 20% of lot depth.	35 feet

* *Frontage on a cul-de-sac or loop-out street may have a frontage of not less than 40 feet (12.19 meters) provided that the width of the site as measured along the front yard setback line is at least 75 feet (22.86 meters).*

2. Maximum lot coverage shall be 40%
- G. SIGN REGULATIONS:** Signs within the R-1 Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.
- H. MISCELLANEOUS PROVISIONS:** Supplementary District Regulations shall be complied with herein defined.
(Amended by Ord. No. 1142, 8/6/91)
- I. PARKING REGULATIONS:** Parking within the R-1 Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.
- J. FENCE REGULATIONS:** Fences within the R-1 Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-214 R-2 TWO-FAMILY RESIDENTIAL DISTRICTS.

- A. INTENT:** This District is intended to provide for single and two-family residential dwellings within the existing ranges of Municipal services, or where Municipal services can be obtained or developed economically.
- B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:
1. Single-family dwellings.
 2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-518.
 3. Two Family Dwellings.
 4. Churches and places of worship.
 5. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
 6. Public parks, playgrounds or playfields.
 7. Community buildings owned and/or occupied by public agencies.
 8. Child care homes.
- C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 2. Private garages.
 3. Home occupations in accordance with Article 5, Section 11-512.
 4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
 5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.
- D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the “R-2” Two-Family Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.
1. Utility substations.
 2. Hospitals and nursing, convalescent and retirement homes.
 3. Medical Clinic.

4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
5. Child care center.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Community Unit Plans, in compliance with Supplementary District Regulations.

E. PROHIBITED USES AND STRUCTURES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-2 Two-Family Residential District.

F. MINIMUM YARD REQUIREMENTS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the R-2 Residential District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Dwelling, single- family	5,000	50 feet*	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
, Two-Family	3,000 per family Dwelling	50 feet*	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Other Permitted Uses	5,000	50 feet*	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	35 feet

* *Frontage on a cul-de-sac or loop-out street may have a frontage of not less than 35 feet (10.67 meters) provided that the width of the site as measured along the front yard setback line is at least 59 feet (15.24 meters).*

2. Maximum lot coverage shall be 50%

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as herein defined.

(Amended by Ord Nos. 1142, 8/6/91:1240, 6/7/94)

H. SIGN REGULATIONS: Signs within the R-2 Two-family Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. PARKING REGULATIONS: Parking within the R-2 Two-family Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J. FENCE REGULATIONS: Fences within the R-2 Two-family Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-215 R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS.

- A. **INTENT:** This District is intended to provide for single-family, two-family and multiple-family residential dwellings within the existing ranges of Municipal services, or where Municipal services can be obtained or developed economically.
- B. **PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521:
1. Single-family dwellings.
 2. Manufactured single family dwellings that comply with the provisions of Article 5, Section 11-518.
 3. Two Family Dwellings.
 4. Multiple-Family Dwellings.
 5. Churches and places of worship.
 6. Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges and universities.
 7. Public parks, playgrounds or playfields.
 8. Child care homes.
 9. Community buildings owned and/or occupied by public agencies
- C. **PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 2. Private garages.
 3. Home occupations in accordance with Article 5, Section 11-512.
 4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
 5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.
- D. **SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the “R-3” Multiple-Family Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these regulations.

1. Utility substations.
2. Hospitals and nursing, convalescent and retirement homes.
3. Medical Clinic.

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
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4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
5. Child care center.
6. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Community Unit Plans, in compliance with Supplementary District Regulations.
9. Mobile Home Parks in compliance with Supplementary District Regulations.
10. Professional, medical and business offices, including personal services Offices that are appropriate in a residential neighborhood.

E. PROHIBITED USES: AND STRUCTURES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-3 Multiple-Family Residential District.

F. MINIMUM YARD REQUIREMENTS: No structure shall be placed within two hundred (200) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the R-3 Multiple-Family Residential District shall be as follows:

Dwelling, single- family	5,000	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	45 feet
Dwelling, Two-Family	2,500 per family	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	45 feet
Dwelling Multiple-Family	2,000 per family	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	45 feet
Other Permitted Uses	5,000	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth.	45 feet

- 2. Maximum lot coverage shall be 50%
- 3. Sites that front on a cul-de-sac or loop-out street may have a frontage of not less than 35 feet provided that the width of the site as measured along the front yard setback line is at least 50 feet.

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as herein defined.
(Amended by Ord Nos. 1116, 5/1/90; 1142, 8/6/91)

H. SIGN REGULATIONS: Signs within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. PARKING REGULATIONS: Parking within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J. FENCE REGULATIONS: Fences within the R-3 Multiple-Family Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§ 11-216 R-4 MIXED RESIDENTIAL DISTRICTS.

- A. INTENT:** The intent of this District is to provide for medium to high density residential development, including single-family, two-family, multiple-family and mobile home dwellings and mobile home parks.
- B. PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right, when in conformance with the Residential Design Standards in Section 11-521.
1. Single-Family dwellings.
 2. Two-Family dwellings.
 3. Multiple-Family dwellings.
 4. Mobile Homes.
 5. Mobile Home Parks in compliance with Supplementary District Regulations.
 6. Child care homes.
- C. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present.
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 2. Private garages.
 3. Home occupations in accordance with Article 5, Section 11-512.
 4. Temporary buildings, mobile homes or travel trailers for dwelling, storage, office or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty (60) days after occupancy of the permanent residential dwelling.
 5. Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one (1) period of time to exceed thirty (30) days in duration.
- D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the R-4 Mixed Residential District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of this Ordinance.
1. Utility substations.
 2. Hospitals and nursing, convalescent and retirement homes.
 3. Medical Clinic.
 4. Professional, medical and business offices, including personal services offices that are appropriate in a residential neighborhood.
 5. Child care centers.

6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 5, Section 11-525 and 11-526 of these Regulations.
7. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
8. Commercial business meeting facility, group activity center or fraternal organizations meeting facility.
9. Community Unit Plans, in compliance with Supplementary District Regulations.

E. PROHIBITED USES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the R-4 Mixed Residential District.

F. SPACE LIMITATIONS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the R-4 Mixed Residential District shall be as follows:

	<i>Lot Area (Sq. Ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Dwelling, single- family	5,000	44 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Dwelling, Two-Family	2,500 per family	44 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Dwelling Multifamily	2,000 per family	44 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Other Permitted Uses	5,000	50 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet

1. Maximum lot coverage shall be 60%.

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as herein defined.

(Ord. No. 1142, 8/6/91) (Amended by Ord. No. 1264, 3/7/95)

H. SIGN REGULATIONS: Signs within the R-4 Mixed Residential District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. PARKING REGULATIONS: Parking within the R-4 Mixed Residential Ordinance District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J. FENCE REGULATIONS: Fences within the R-4 Mixed Residential District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-217 C-1 CENTRAL COMMERCIAL DISTRICT.

- A. INTENT:** The intent of the Central Commercial District is to provide for commercial business services and activities to support community and trade area needs, and to promote the traditional character of the original center of the community.
- B. PERMITTED PRINCIPAL USES:** The following shall be permitted as uses by right, when in conformance with the Commercial Design Standards in Section 11-522 of these Regulations and are primarily considered to be a retail business or establishment as follows, or similar to:
1. Antique stores.
 2. Apparel and accessory stores.
 3. Appliance stores.
 4. ATM drive-thru or walk-up location.
 5. Automobile wash facilities.
 6. Bakeries.
 7. Banks, savings and banks, savings and associations, and other financial institution.
 8. Barber and beautician services.
 9. Book and Stationery stores.
 10. Bowling alleys.
 11. Business or professional office, supplying commodities or performing services.
 12. Bus terminals.
 13. Camera supply stores and photographic studios.
 14. Confectionery stores.
 15. Contract construction services.
 16. Drapery, curtain and upholstery stores.
 17. Drug and proprietary stores.
 18. Eating places, indoor or outdoor.
 19. Filling stations.
 20. Food and beverage stores, general retail.
 21. Food lockers without preparation facilities.
 22. Furniture and home furnishings retail.
 23. Garden supplies and nurseries.
 24. General merchandise retail stores.
 25. Hardware retail stores.
 26. Jewelry retail.
 27. Laundry, self-service and/or dry cleaning plants.
 28. Lumber yards.
 29. Medical, dental and other health services.
 30. Motels.
 31. Multifamily dwellings.

32. Outdoor advertising business.
33. Paint, glass and wallpaper retail.
34. Plumbing and heating services.
35. Public buildings, parks and other similar property.
36. Radio and television, sales and service.
37. Sporting goods, retail.
38. Taverns.
39. Variety and gift stores.

(Amended by Ord. Nos. 978, 2/5/85; 1142, 8/6/91; 1436, 12/01/98; Ord. No. 1579, 06/17/03)

C. PERMITTED ACCESSORY USES: The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special exception uses.

D. SPECIAL EXCEPTION USES: A building or premise may be used for the following purposes in the C-1 Central Commercial District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of this Ordinance.

1. Civic, social and fraternal associations.
 2. Churches and places of worship.
 3. Funeral homes.
 4. Motion picture theaters.
 5. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.
 6. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to 70-2005 (August 30, 2009, as amended.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.
 7. Bed and breakfast guest home.
 8. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
 9. Recycling center.
 10. Single and Two-Family dwellings.
- (Ord. No. 1579, 06/17/03)*

E. PROHIBITED USES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the C-1 Commercial District.

F. SPACE LIMITATIONS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the C-1 Central Commercial District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Permitted Principle Uses	3,500	25'	None	0' or 10' when abutting a Residential District	0' or 25' when abutting a Residential District.	45 feet
Other permitted uses	3,500	25'	None	0' or 10' when abutting a Residential District	0' or 25' when abutting a Residential District.	45 feet

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as defined herein, except there shall be no minimum parking or loading requirements for any commercial use. Minimum parking and loading requirements shall be complied with for all residential uses, except for residential uses located on the second, or higher floor(s) of a commercial building built prior to January 1, 1990.

(Amd. by Ord. 1661, 01/16/07)

H. SIGN REGULATIONS: Signs within the C-1 Central Commercial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. FENCE REGULATIONS: Fences within the C-1 Central Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-218 C-2 GENERAL COMMERCIAL DISTRICTS.

- A. INTENT:** The General Commercial District is intended to provide for commercial business services and activities generally along the Highway 33 and/or 103 Corridors, including areas contiguous to the Central Business District, to support community and trade area needs.
- B. PERMITTED PRINCIPAL USES:** The following shall be permitted as uses by right, when in conformance with the Commercial Design Standards in Section 11-522 of these Regulations:
1. Automobile and truck sales, service and repair.
 2. Automobile wash facilities.
 3. Barger shops, beauty salons and shoe repair shops.
 4. Banking and financial services institutions.
 5. Construction sales and services.
 6. Commercial operations and businesses intended for the purpose of servicing travel and recreational users.
 7. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses).
 8. Convenience store or filling station.
 9. Detached banking facilities (ATM).
 10. Electric and telephone substations.
 11. Garden centers and nurseries.
 12. Grocery stores.
 13. Irrigation equipment sales and services.
 14. Mini-storage facilities.
 15. Mobile home sales.
 16. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants.
 17. Restaurants and cafes.
 18. Service stations.
 19. Single family dwellings.
 20. Stores or shops for sale of goods at retail.
 21. Transportation warehousing.
 22. Trucks and freight terminals.
 23. Utilities including ships and offices.
 24. Medical clinics.
 25. Lumber yards and construction materials sales.

C. PERMITTED ACCESSORY USES: The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special exception uses.

D. SPECIAL EXCEPTION USES: All special exception uses permitted in the C-2 General Commercial District.

1. Civic, social and fraternal associations.
2. Churches and places of worship.
3. Funeral homes.
4. Motion picture theaters.
5. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.
6. Veterinary services and small animal hospitals.
7. Bulk Fertilizer Plants.
8. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
9. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to 70-2005 (August 30, 2009, as amended.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.

(Ord. No. 1579, 06/17/03)

E. PROHIBITED USES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the C-2 Commercial District.

F. SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from a Residential District, a solid wall, fence, compact evergreen hedge six (6) feet in height or buffering area may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials associated with a permitted use or permitted special exception use shall be allowed only within an area surrounded or screened by a solid wall or fence.

G. SPACE LIMITATIONS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the C-1 Central Commercial District shall be as follows:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Permitted Principle Uses	2,500	44 feet*	10 feet	0' or 10' when abutting residential districts	Smaller of 20 feet or 20% of lot depth.	35 feet
Dwelling, Two-Family	2,500 per family	44 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Dwelling Multifamily	2,000 per family	750 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet
Other Permitted Uses	5,000	50 feet*	20 feet	5 feet	Smaller of 20 feet or 20% of lot depth.	35 feet

H. Miscellaneous Provisions: Supplementary District Regulations shall be complied with as defined herein.

(Amended by Ord. Nos. 965, 8/7/84: 1142, 8/6/91: 1544, 01//21/03)

I. SIGN REGULATIONS: Signs within the C-2 General Commercial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

J. PARKING REGULATIONS: Parking within the C-2 Commercial District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

K. FENCE REGULATIONS: Fences within the C-2 General Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-219 C-3 HIGHWAY COMMERCIAL DISTRICTS.

- A. INTENT:** To provide for the trade, service, cultural and recreational uses which are appropriate to be developed in conjunction with a highway and offer a desired convenience in location and accessibility to the motoring public.
- B. PRINCIPAL PERMITTED USES:** The following shall be permitted as uses by right, when in conformance with the Commercial Design Standards in Section 11-522 of these Regulations:
1. Automobile and truck dealerships, service and repair facilities.
 2. Automotive parts supplies stores.
 3. Big box discount department stores, grocery and hardware stores.
 4. Fast food dine-in and drive-through restaurants.
 5. Farm machinery and equipment sales and services.
 6. Feed, grain and fertilizer sales.
 7. Golf driving ranges and miniature golf courses.
 8. Lumber yards and construction materials sales.
 9. Mobile home sales.
 10. Motion picture theaters, including drive-in theaters.
 11. Railroad and truck terminals, excluding stockyards.
 12. Shopping Centers, Strip-malls.
 13. Wholesale distribution and warehousing.
- B. PERMITTED ACCESSORY USES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present:
1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special exception uses.
- C. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the C-3 Highway Commercial District if a Special Use Permit for such use has been obtained in accordance with Section 11-230 of these Regulations.
1. Civic, social and fraternal associations.
 2. Churches and places of worship.
 3. Funeral homes.
 4. Motion picture theaters.
 5. Electrical and gas distribution substations, and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.

6. A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the commercial establishment.
7. Veterinary services and small animal hospitals.
8. Bulk Fertilizer Plants.
9. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
10. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statues §70-2001to 70-2005 (August 30, 2009, as amended.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.

(Ord. No. 1579, 06/17/03)

D. LANDSCAPING AND DEVELOPMENT REQUIREMENTS.

1. Landscaped parking lots, including trees and landscaped islands as separations between parking bays.
2. Roof-lines shall incorporate peaked parapet false front facades, or peaked roofs.
3. Wide sidewalks abutting the storefronts with canopy or roof overhangs extending over pedestrian areas.

E. PROHIBITED USES: All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the C-3 Highway Commercial District.

F. SPACE LIMITATIONS: No structure shall be placed within seventy (70) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the C-3 Highway Commercial District shall be as follows:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Permitted Principle Uses	10,000	80 feet	10 feet	0’ or 10’ when abutting residential districts	Smaller of 20 feet or 20% of lot depth.	35 feet
Other Permitted Uses	10,000	80 feet	20 feet	0’ or 10’ when abutting residential districts	Smaller of 20 feet or 20% of lot depth.	35 feet

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as defined herein.

(Amended by Ord. Nos. 965, 8/7/84: 1142, 8/6/91: 1544, 01//21/03)

H. SIGN REGULATIONS: Signs within the C-3 Highway Commercial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. PARKING REGULATIONS: Parking within the C-3 Highway District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J. FENCE REGULATIONS: Fences within the C-3 Highway Commercial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-220 I-1 LIGHT INDUSTRIAL DISTRICTS.

- A. INTENT:** This District is intended to provide for light industrial activities in areas where ingress and egress can be provided in a safe and convenient manner. The activities located in this District should be engaged in wholesale commercial trade or manufacturing, compounding, assembly or treatment of articles or materials with the exception of heavy manufacturing and the processing of raw materials. It is further intended that activities proposing to locate in any of the areas designed Light Industries shall satisfy the Planning Commission and the City Council that the activity conducted in the aforementioned areas shall conform to the pollution control standards in existence for the State of Nebraska. No use shall be permitted that does not conform to these minimum pollution control standards.
- B. PERMITTED PRINCIPAL USES:** Foundry casting light weight non-ferrous metal not causing noxious fumes or odor.
1. Terminal yard, trucking.
 2. Wholesale distribution and warehousing.
 3. Manufacture and/or assembly of component parts.
 4. Food processing and packaging.
 5. Concrete batch plant cement, clay or pottery products manufacture.
 6. Contract construction equipment storage.
 7. Fuel storage yard.
 8. Machine shops.
 9. Truck and tractor repair.
 10. Mobile or modular home manufacturing.
 11. Beverage bottling or distribution.
 12. Raising of field crops and horticulture.
 13. On-site signs.
 14. Outdoor advertising business.
 15. Sawmill, planing mill, including manufacturing or wood products not involving chemical treatment.
- C. PERMITTED ACCESSORY USES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present.
1. A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the industry.
 2. Other uses normally appurtenant to the permitted uses when established in conformance with the space limits of this District.

D. SPECIAL EXCEPTION USES: A building or premise may be used for the following purposes in the I-1 Light industrial District if a Special Use Permit for such use has been obtained in accordance with Section 11-239 of this Ordinance.

1. Animal sales yards, auctions and slaughter locker plant operation.
2. Gravel, sand or dirt removal, stockpiling, processing or distribution and sales thereof.
3. Retail sales of products constructed on-site.
4. Auto wrecking and salvaging operations thereof, sufficiently screened from public view.
5. Contractor's storage yard or plant.
6. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
7. One additional dwelling unit (in addition to that allowed under Permitted Accessory Uses), including mobile home, for use by the owner, operator or caretaker of the industry.
8. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to 70-2005 (August 30, 2009, as amended.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.

E. PROHIBITED USES. All other uses which are not specifically permitted or are not permissible as a special exception use and specifically:

1. Commercial cattle feed lots.
2. Any residential use except for owner, operator or watchman quarters.
3. **No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinder, gas, fumes, noise, vibrations, refuse matter or water-carried waste.**

F. SPACE LIMITATIONS: No structure shall be placed within two hundred (200) feet of high water mark of waterways in designated district. No structure shall be moved or constructed without complying with the provisions of Section 11-401 Flood Plain Overlay Districts. The following shall apply except as otherwise allowed for Community Unit Plans of the Supplementary District Regulations.

1. *Height and area regulations.* The maximum height and minimum lot requirements within the I-1 Light Industrial District shall be as follows:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Permitted Principle Uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet
Other Permitted Uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet

G. MISCELLANEOUS PROVISIONS: Supplementary District Regulations shall be complied with as herein defined. All uses within this District shall meet the minimum performance standards for industry as defined herein.

(Amended by Ord. Nos. 966, 8/7/84; 1142, 8/6/91; 1165, 4/7/92)

H. SIGN REGULATIONS: Signs within the I-1 Light industrial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.

I. PARKING REGULATIONS: Parking within the I-1 Light industrial District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.

J. FENCE REGULATIONS: Fences within the I-1 Light industrial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

§11-221 I-2 HEAVY INDUSTRIAL DISTRICTS.

- A. INTENT:** This District is intended to provide areas for activities and uses of a heavy industrial character, which permits the manufacturing or treatment of any goods from raw materials or any other activity with which hazardous processes, products or fumes are associated. It is the least restrictive of any district and provides for the widest range of industrial operation permitted by this Article.
- B. PERMITTED PRINCIPAL USES:** Any building or uses of a heavy industrial character, which permits the manufacturing or treatment of any goods from raw materials, not in conflict with any ordinance of the City or law of the State of Nebraska regulating nuisances or environmental pollutants.
1. Terminal yard, trucking.
 2. Wholesale distribution and warehousing.
 3. Manufacture and/or assembly of component parts.
 4. Food processing and packaging.
 5. Concrete batch plant cement, clay or pottery products manufacture.
 6. Contractors construction equipment storage.
 7. Fuel storage yard.
 8. Machine shops.
 9. Truck and tractor repair.
 10. Mobile or modular home manufacturing.
 11. Beverage bottling or distribution.
 12. Raising of field crops and horticulture.
 13. On-site signs.
 14. Outdoor advertising business.
 15. Sawmill, planing mill, including manufacturing or wood products not involving chemical treatment.

It is further intended that activities proposing to locate in any of the areas designated Heavy Industrial shall satisfy the Planning Commission and the City Council that the activities conducted in the aforementioned areas shall conform to the pollution control standards in existence for the State of Nebraska. No use shall be permitted that does not conform to these minimum pollution control standards.

- C. PERMITTED ACCESSORY USES:** The following accessory uses and structures shall be permitted if the Principle Use or Structure is present.
1. A dwelling unit, including mobile home, for use by the owner, operator or caretaker of the industry.
 2. Other uses normally appurtenant to the permitted uses when established in conformance with the space limits of this District.
- D. SPECIAL EXCEPTION USES:** A building or premise may be used for the following purposes in the I-2 Heavy Industrial District if a Special Use Permit for such use has been obtained in accordance with Section 11-239 of this Ordinance.
1. Animal sales yards, auctions and slaughter locker plant operation.
 2. Gravel, sand or dirt removal, stockpiling, processing or distribution and sales thereof.
 3. Retail sales of products constructed on-site.
 4. Auto wrecking and salvaging operations thereof, sufficiently screened from public view.
 5. One additional dwelling unit (in addition to that allowed under Permitted Accessory Uses), including mobile home, for use by the owner, operator or caretaker of the industry.
 6. Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of Section 11-528 of these Regulations.
 7. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001 to 70-2005 (August 30, 2009, as amended.) shall also be in conformance with the provisions of Section 11-525 and 11-526 of these Regulations.
- E. PROHIBITED USES:** All other uses and structures, which are not specifically permitted or not permissible, as special exception uses shall be prohibited from the I-2 Heavy Industrial District.
- F. SPACE LIMITATIONS:** All principal or accessory structures housing a use permitted only in the I-2 District shall be located at least 200 feet (60.96 meters) from any residential or commercial district boundary and not less than 100 feet (30.48 meters) from any other district, except a Light Industrial District boundary.
1. *Height and area regulations.* The maximum height and minimum lot requirements within the I-2 Heavy Industrial District shall be as follows:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max. Height</i>
Permitted Principle Uses	20,000	80 feet	50 feet	50 feet	50 feet	50 feet
Other Permitted Uses	20,000	80 feet	50 feet	10 feet	20 feet	50 feet

- G. **MISCELLANEOUS PROVISIONS:** The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance, shall be employed.
(Amended by Ord. No. 1142, 8/6/91)
- H. **SIGN REGULATIONS:** Signs within the I-2 Heavy Industrial District shall be in conformance with the provisions of Article 5, Section 11-519.01 of these Regulations.
- I. **PARKING REGULATIONS:** Parking within the I-2 Heavy Industrial District shall be in conformance with the provisions of Article 5, Section 11-508 of these Regulations.
- J. **FENCE REGULATIONS:** Fences within the I-2 Heavy Industrial District shall be in conformance with the provisions of Article 5, Section 11-502 of these Regulations.

[Sections §11-222 through §11-225 are reserved for future use.]

§11-226 ADMINISTRATION AND ENFORCEMENT. The City Building Inspector shall administer and enforce this Article. He/she may be provided with the assistance of such other persons as the City Council may direct.

If the City Building Inspector shall find any of the provisions of this Article are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He/she shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Article to insure compliance with or to prevent violation of its provisions.

§11-227 BUILDING PERMITS. *(Repealed by Ord. 1523; 07/03/01)*
(See 9-201 through 9-206)

§11-228 CERTIFICATES OF ZONING COMPLIANCE. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure, until a certificate of zoning compliance shall have been issued therefore by the Building Inspector, stating that the proposed use of the building or land conforms to the requirements of this Article.

§11-229 CONSTRUCTION AND USE AS PER APPLICATIONS, PLANS, PERMITS AND CERTIFICATES. Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the Building Inspector, authorize only the use, arrangement and constructions set forth in such approved plans and applications, and no other use, arrangement, or construction, use, arrangement or construction at variance with that authorized shall be deemed violation of this Article, punishable as provided by Section 11210.

§11-230 SPECIAL EXCEPTIONS. The City Council shall hear and decide only such special exceptions as are provided for by the terms of this Article; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this Article, or to deny special exceptions when not in harmony with the purpose and intent of this Article. A special exception shall not be granted by the City Council unless and until:

- A. A written application for a special exception is submitted indicating the section of this Article under which the special exception is sought and stating the grounds on which it is requested;
- B. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which special exception is sought or his agent shall be notified by mail. Notice of such hearings shall be posted on the property for which special exception is sought, at the City Hall, and in one (1) other public place at least ten (10) days prior to the public hearing;
- C. The public hearing shall be held. Any party may appear in person or by agent or attorney;
- D. The City Council shall make a finding that it is empowered under the section of this Article described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
- E. Before any special exception shall issue, the City Council shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provision and arrangement has been made concerning the following, where applicable:
 - 1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and in case of fire or catastrophe;
 - 2. Off-street parking and loading areas where required, with particular attention to the items in 1 above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district;
 - 3. Refuse and service areas, with particular reference to the items in 1 above;
 - 4. Utilities, with reference to locations, availability and compatibility;
 - 5. Screening and buffering with reference to type, dimensions and character;
 - 6. Sign, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

7. Required yards and other open space;
 8. General compatibility with adjacent properties and other property in the district.
- F. The concurring vote of two-thirds (2/3) of the City Council shall be necessary to decide in favor of the applicant on any matter upon which it is required to pass under this Article.

§11-231 SEPARABILITY CLAUSE. Should any section or provision of this Article be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the article as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

§11-400 FLOOD FRINGE AND FLOODWAY OVERLAY DISTRICTS**§11-401 STATUTORY AUTHORIZATION, FINDINGS OF FACT AND PURPOSES:****A. STATUTORY AUTHORIZATION**

The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety and general welfare. The Legislature, in Sections 31-1001 to 31-1022, R.R.S. 1943, has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the county, city or village with zoning jurisdiction over the flood-prone area. Therefore, the City Council of Crete, Nebraska, ordains as follows:

B. FINDINGS OF FACT**1. Flood Losses Resulting from Periodic Inundation**

The flood hazard areas of Crete, Nebraska, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare.

2. General Causes of the Flood Losses

These flood losses are caused by: (1) The cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, (2) The occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.

3. Methods Used to Analyze Flood Hazards

This ordinance uses a reasonable method of analyzing flood hazards which consists of a series of interrelated steps.

- a. Selection of a regulatory flood which is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood is selected for this ordinance. It is representative of large floods which are reasonably characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one year, as delineated on the Federal Insurance Administration's Flood Insurance Study, and illustrative materials dated November 4, 2010 as amended, and any future revisions thereto.

- b. Calculation of water surface profiles based on a hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the base flood.
- c. Computation of the floodway required to convey this flood without increasing flood heights more than 1 foot at any point.
- d. Delineation of floodway encroachment lines within which no obstruction is permitted which would cause any water surface increase along the floodway profile.
- e. Delineation of floodway fringe, i.e., that area outside the floodway encroachment lines, but which still is subject to inundation by the base flood.

C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare and to minimize those losses described in Section 301 B 1 by applying the provisions of this ordinance to:

- 1.31 Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- 1.32 Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction.
- 1.33 Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.
- 1.34 Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the National Flood Insurance Program.

(Amended by Ordinance 1768, 10/05/2010)

§SECTION 11-402 GENERAL PROVISIONS:**A. LANDS TO WHICH ORDINANCE APPLIES**

This ordinance shall apply to all lands within the jurisdiction of the City of Crete, Nebraska identified on the Flood Insurance Rate Map (FIRM) dated November 4, 2010 any revisions hereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 11-404 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the city council or its duly designated representative under such safeguards and restrictions as the city council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 11-405, 11-406 and 11-407.

B. THE ENFORCEMENT OFFICER

The building inspector of the community is hereby designated as the community's duly designated Enforcement Officer under this Ordinance.

C. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

The boundaries of the floodway and flood fringe overlay districts shall be determined by scaling distances on the official zoning map or on the Flood Insurance Rate Map or Floodway Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the official zoning map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions, the Enforcement Officer shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustment will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his case to the Board of Adjustment and to submit his own technical evidence, if he so desires.

D. COMPLIANCE

Within identified special flood hazard areas of this community, no development shall be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

E. ABROGATION AND GREATER RESTRICTIONS

It is not intended by this ordinance to repeal, abrogate or impair any existent easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provision of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

F. INTERPRETATION

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

G. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This ordinance shall not create liability on the part of the City of Crete or any officer or employee thereof for any flood damages that may result from reliance on this ordinance or any administrative decision lawfully made thereunder.

H. SEVERABILITY

If any section, clause, provision or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

I. APPEAL

Where a request for a permit to develop or a variance is denied by the building inspector the applicant may apply for such permit or variance directly to the Board of Adjustment. *(Amended by Ordinance 1769, 10/05/2010)*

§SECTION 11-403 DEVELOPMENT PERMIT**A. PERMIT REQUIRED**

No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined in Section 11-412.

B. ADMINISTRATION

1. The building inspector is hereby appointed to administer and implement the provisions of this ordinance.
2. Duties of the building inspector shall include, but not be limited to:
 - a. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.
 - b. Review applications for proposed development to assure that all necessary permits have been obtained from those Federal, state or local governmental agencies from which prior approval is required.
 - c. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
 - d. Notify adjacent communities and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - e. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
 - f. Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures in special flood hazard areas.

- g. Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which new or substantially improved structures have been flood proofed.
- h. When flood proofing is utilized for a particular structure the building inspector shall be presented certification from a registered professional engineer or architect.

C. APPLICATION FOR PERMIT

To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:

- A. Identify and describe the development to be covered by the floodplain development permit.
- B. Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development.
- C. Indicate the use or occupancy for which the proposed development is intended.
- D. Be accompanied by plans and specifications for proposed construction.
- E. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.
- F. Give such other information as reasonably may be required by the building inspector.

§SECTION 11-404 ESTABLISHMENT OF ZONING DISTRICTS

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) and a flood fringe overlay district [and accompanying map(s)]. Within these districts all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

§SECTION 11-405 STANDARDS FOR FLOODPLAIN DEVELOPMENT

- A. No permit for development shall be granted for new construction, substantial improvements and other development(s) including the placement of manufactured homes within all numbered and unnumbered A zones (including AE, AO, and AH zones) unless the conditions of this Section are satisfied.
- B. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; however, the water surface elevation was not provided. The unnumbered A zones shall be subject to all development provisions of Section 11-406. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from Federal, State or other sources.
- C. Until a floodway has been designated, no development or substantial improvement may be permitted within special flood hazard areas unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown on the Flood Insurance Study.
- D. New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
1. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 2. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
 3. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

- 4. All utility and sanitary facilities be elevated or flood proofed up to the regulatory flood protection elevation.

E. Storage of Material and Equipment

- 1. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.
- 2. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

- F. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, be required to assure that (a) all such proposals are consistent with the need to minimize flood damage, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated and constructed to minimize or eliminate flood damage, (c) adequate drainage is provided so as to reduce exposure to flood hazards, and (d) proposals for development (including proposals for manufactured home parks and subdivision) of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals the base flood elevation.

§SECTION 11-406 FLOOD FRINGE OVERLAY DISTRICT - (Including AO and AH Zones)

A. PERMITTED USES

Any use permitted in Section 7.0 shall be permitted in the Flood Fringe Overlay District. No use shall be permitted in the district unless the standards of Section 5.0 are met.

B. STANDARDS FOR THE FLOOD FRINGE OVERLAY DISTRICT

- C. Require new construction or substantial improvements of residential structures to have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation.

- D.** Require new construction or substantial improvements of nonresidential structures to have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, to be flood proofed so that below that level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the building inspector as set forth in Section 11-403.B, 2(g).
- E.** Require for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be not higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- F.** Within AH zones adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
- G. Manufactured Homes**
1. All manufactured homes shall be anchored to resist floatation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
 - (a) Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;
 - (b) Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;

- (c) All components of the anchoring system be capable of carrying a force of 4,800 pounds; and
 - (d) Any additions to the manufactured home be similarly anchored.
- 2. Require that all manufactured homes to be placed or substantially improved within special flood hazard areas on the community's FIRM on sites:
 - (a) Outside of a manufactured home park or subdivision,
 - (b) In a new manufactured home park or subdivision,
 - (c) In an expansion to an existing manufactured home park or subdivision, or
 - (d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 11-406 G 1.
- 3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas on the community's FIRM that are not subject to the provisions of Section 11-406 G 2 be elevated so that either:
 - (a) The lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation, or
 - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that is no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 11-406 G 1.

- H. Recreational vehicles placed on sites within the special flood hazard areas on the community's official map shall either (1) be on the site for fewer than 180 consecutive days, (2) be fully licensed and ready for highway use, or (3) meet the permit requirements and the elevation and anchoring requirements for "manufactured homes" of this ordinance. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.
- I. Located within the areas of special flood hazard established in Section 11-402 A are areas designated as AO Zones. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:
1. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
 2. All new construction and substantial improvements of non-residential structures shall:
 - (a) Have the lowest floor elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or
 - (b) Together with attendant utility and sanitary facilities be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in Section 11-403 B 2 (g).
 3. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

§SECTION 11-407 FLOODWAY OVERLAY DISTRICT**A. PERMITTED USES**

Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other ordinance. The following are recommended uses for the Floodway District:

1. Agricultural uses such as general farming, pasture, nurseries, forestry.
2. Residential uses such as lawns, gardens, parking and play areas.
3. Non-residential areas such as loading areas, parking and airport landing strips.
4. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves.

B. STANDARDS FOR THE FLOODWAY OVERLAY DISTRICT

New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section 11-405 and 11-406. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or Section 11-405 F(d) of this ordinance, in meeting the standards of this section.

§SECTION 11-408 VARIANCE PROCEDURES

- A. The Board of Adjustment as established by the City Council shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- B. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the building inspector in the enforcement or administration of this ordinance.
- C. Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in Section 19-912, R.R.S. 1943.

- D.** In passing upon such applications, the Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:
1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger to life and property due to flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 7. The compatibility of the proposed use with existing and anticipated development;
 8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - a. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - b. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

E. CONDITIONS FOR VARIANCES

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (E2-E6 below) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.
4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon (1) a showing of good and sufficient cause, (2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
6. This application shall be given a written notice over the signature of a community official that (1) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100 of insurance coverage and (2) such construction below base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

§SECTION 11-409 NONCONFORMING USE

- A. A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions:
1. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this ordinance. The Department of Public Works shall notify the building inspector in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.
 2. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses
- B. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, provided that the alteration shall not preclude its continued designation.

(Amended by Ordinance 1770, 10/05/2010)

§SECTION 11-410 PENALTIES FOR VIOLATION

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

Nothing herein contained shall prevent the City Council or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

§SECTION 11-411 AMENDMENTS

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Crete. At least 10 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of this ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the 1983 Nebraska Flood Plain Management Act.

§SECTION 11-412 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application:

"Appeal" means a request for a review of the building inspector's interpretation of any provision of this ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Base Flood" means the flood having one percent chance of being equaled or exceeded in any given year.

"Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Existing Construction" means (for the purposes of determining rates) structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRM's effective before that date. "Existing construction" may also be referred to as "existing structures."

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The usual and rapid accumulation of runoff of surface waters from any source.

"Flood Fringe" is that area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one percent chance of flood occurrence in any one year).

"Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Flood Insurance Study has delineated the Flood Hazard Boundaries and the zones establishing insurance rates applicable to the community.

"Flood Insurance Study" is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

"Floodplain" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodway" or "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure" means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"New Construction" For floodplain management purposes, "new construction" means structures for which the "start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"Overlay District" is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

"Principally Above Ground" means that at least 51 percent of the actual cash value of the structure is above ground.

"Recreational Vehicle" means a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

"Start of Construction" [for other than new construction or substantial improvements under the coastal Barrier Resources Act (Pub. L. 97-348)] includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building that is principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"Variances" is a grant of relief to a person from the requirements of this ordinance which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

"Violation" means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

"100-Year Flood" The base flood having a one percent (1%) chance of annual occurrence. (*Amended by Ord. Nos. 1029, 3/17/87; 1163, 04/07/92; 1164, 04/07/92; 1597, 12/16/03*)

SUPPLEMENTARY DISTRICT REGULATIONS**§11-501 VISIBILITY AT INTERSECTIONS IN RESIDENTIAL DISTRICTS.**

On a corner lot in any residential district, nothing shall be erected, placed, planted, or allowed to grow in such manner as materially to impede vision between height of two and a half (0.76 meters) and ten feet (3.05 meters) above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty feet (15.24 meters) from the point of the intersection. *(Amended by Ord. No. 1142, 8/6/91)*

§11-502 FENCES, WALLS AND HEDGES. Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall not be erected over four (4) feet (1.21 meters) in height and all fences in the front yard must be of an open weave or see-through design. Hedges and walls in the front yard up to four (4) feet (1.21 meters) in height will be allowed only as special exception use, application is made as allowed by ordinance, and approved by the Council. *(Amended by Ord. No. 1142, 8/6/91; 1261, 3/7/95)*

The following regulations shall apply to the construction of fences.

- A. No solid fence shall be constructed closer to the street than the property line. No fence shall be closer than eighteen (18) inches to the sidewalk.
- B. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed four (4) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
- C. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot (see above, Section 11-501).
- D. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
- E. No component of a fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet, except for the provisions of item “K”, below.
- F. No fence shall be constructed within a designated floodway.

- G. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
- H. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.
- I. All fences constructed in the City of Crete shall comply with the provision of this section and obtain a building permit.
- J. The good side of fence shall face to the outside of the property.
- K. All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

(Amended by Ord. _____, / /2015)

§11-503 ACCESSORY BUILDINGS. Accessory buildings located within the Corporate Limits of the City of Crete, that are not attached to a structure must comply with the following provisions:

- A. Accessory buildings as part of principal buildings.** Any accessory building attached to a principal building shall be considered part of the principal building, and the total structure shall adhere to the yard requirement for the principal building within the Zoning District that it is located.
- B. Accessory buildings not to be constructed prior to principal building.** No construction permit shall be issued for the construction of an accessory building prior to the issuance of a construction permit for the construction of the main building upon the same premises. If construction of the main building does not precede or coincide with the construction of the accessory building, the Zoning Administrator shall revoke the construction permit for the accessory building until construction of the main building has been substantially completed.
- C. Distance between adjacent buildings.** The minimum distance between an accessory building and any other building(s) on the same lot shall be five (5) feet
- D. Height of accessory buildings.** The maximum height of accessory buildings shall not exceed fifteen (15) feet.

- E. Maximum number of accessory buildings.** There shall be a maximum of one (1) primary accessory garage with a maximum of 864 square feet or one-half the area of the first floor of the principle dwelling, whichever is greater; and two (2) accessory storage buildings not to exceed 10' x 12' in size.
- F. Location.** An accessory building may be erected in the rear yard only and shall be set back from side and rear lot lines by a minimum of three (3) feet, except that, if erected on a corner lot, the accessory building shall be set back from the side street to comply with the setback line applying to the principal building for that side street. If the garage entrance is from the alley, the garage shall be a minimum of ten (10) feet from the rear property line. No accessory building shall be erected in any required front or side yard.
- G. Accessory buildings on corner lot.** Accessory buildings on corner lots shall not be erected closer to the street line than the front yard required on the adjacent lot.
- H.** An accessory building shall not be located on a lot unless a principal building is also located on that same lot.
- I.** The design of accessory buildings shall be consistent with the residential character of the neighborhood and the exterior materials shall match those of the principal building as much as possible.
- J.** An accessory building may be located in the required rear yard, but such accessory building may not occupy more than forty percent (40%) of the required rear yard (*Amended by Ord. No. 1142, 8/6/91*)

(*Amended by Ord. _____, / /2015*)

§11-504 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE PER LOT

LOT. Where a lot or tract is used for business, commercial or industrial use, more than one main building may be located upon the lot or tract, provided that yard and other requirements of this Article shall be met for each building. In the event a lot is to be occupied by a group of two or more buildings to be used as a unit for any combination of two-family dwellings or multiple family dwellings, there may be more than one main building on the lot, provided the open space between buildings shall have a minimum distance of ten feet (3.05 meters) and yard and other requirements of this Article shall be met for each building. (*Amended by Ord. No. 1142, 8/6/91*)

§11-505 HEIGHT REGULATIONS EXCEPTIONS.

- (A) The height limitations contained in the Schedule of District Regulations shall apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, electrical generators, wind propelled devices, and/ or other appurtenances usually required to be placed above the roof level and not intended for human occupancy, except as provided for herein. Application for special exception use, under Crete City Ordinance §11-230, and approval of the City Council, shall be required before any such structure is constructed that will exceed the height limitations established by the Schedule of District Regulations, zoning regulation and/ or Crete City Ordinance, regardless of whether the structure to be constructed is attached to another structure or is free standing.
- (B) Nothing in this section shall be construed to prohibit the placement of direct broadcast satellite, broadband radio service and/ or television broadcast antennas, without permit, as allowed under the “Over-the-Air Reception Devices” (OTARD), Federal Communications Commission Rule (47 C.F.R. Section 1.4000) as now exists or as may be amended.

(Amended by Ord. No. 1142, 8/6/91; Ord. No. 1757, 6/1/10)

§11-506 YARD REQUIREMENTS EXCEPTIONS. For the purposes of computing yard dimensions, the following architectural features shall be disregarded: cornices, canopies, eaves extending not more than three feet (0.91 meters); fire escapes or uncovered outside stairs extending not more than three feet (0.91 meters); landing planes and uncovered porches having floor levels not higher than the entrance floors of the respective buildings and extending not more than six feet (1.83 meters) into a front or rear yard, nor more than three feet (0.91 meters) high around such landings or porches and fences. *(Amended by Ord No. 1142, 8/6/91)*

FRONT YARDS: The front yards heretofore established shall be adjusted in the following cases:

- A. Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets is developed and the buildings on this side of a block have observed a front yard greater in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings provided that no building shall be required to have a front yard setback of more than fifty (50) feet.
- B. Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have a front yard less than the required, new buildings shall not be erected closer to the street than the nearest building on the block.

(Amended by Ord. _____, / /2015)

§11-507 STRUCTURES TO HAVE ACCESS. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking. *(Amended by Ord. No. 1142. 8/6/91)*

§11-508 OFF-STREET PARKING AND LOADING REQUIREMENTS.

The following off-street parking requirements and spaces are hereby established and required for all new construction for which building permits are required for new structures of the City of Crete, Nebraska. Such requirements shall be and constitutes the minimum off-street parking or loading requirements and shall not prevent the City Council from requiring additional parking spaces for new structures if the minimum off-street parking requirements are insufficient to provide adequate parking of vehicles.

Uses and Structures	Minimum Off-Street Parking Requirements (Applicable in all zoning districts to the uses of structures indicated)	Minimum Off-Street Loading Requirements (applicable in all districts to the uses or structures indicated)
Residential Structures (including mobile home dwellings and multiple-family dwellings)	2 spaces per single-family dwelling unit; 2 spaces for multiple-family dwellings per dwelling unit. A garage stall is considered a parking space, but the driveway in front of the garage stall is not considered a parking space.	None required
Mobile Home Park	2 spaces per dwelling unit	None required
Lodging and Boarding Houses	1 space per each rental unit	None required
Nursery and Primary Educational Services	Parking spaces equal to 20% of capacity of students	2 spaces per structure
All other Educational Services	Parking spaces equal to 40% of capacity of students	2 spaces per structure
Libraries	1 space per 500 sq. ft. (46.45 sq. meters) floor	1 space per structure
Hospitals	1 space per 2 beds	3 spaces per structure
Medical Clinics	5 spaces per staff doctor or dentist	None required

Uses and Structures	Minimum Off-Street Parking Requirements (Applicable in all zoning districts to the uses of structures indicated)	Minimum Off-Street Loading Requirements (applicable in all districts to the uses or structures indicated)
Veterinary	3 spaces per staff doctor	None required
Sanitariums, Convalescent and Rest Home Services	1 space per 3 beds plus 1 space per employee	1 space per establishment
Funeral Homes and Chapels	8 spaces per reposing room	2 spaces per establishment
Churches, Synagogues and	1 space per 4 seats in main unit of worship	None required
Private Clubs and Lodges	1 space per 3 seats	1 space per establishment
Hotels	1 space per each rental unit	1 space per establishment
Motels	1 space per each rental unit	None required
Retail Sales Establishmen	1 space per 200 sq. ft. (18.85 sq. meters) of gross floor area	1 space per establishment
Service Establishment (including office	1 space per 200 sq. ft. (18.85 sq. meters) of gross floor area	1 space per establishment
Eating and Drinking Establishments	Parking spaces equal to 30% of capacity in persons	2 spaces per establishment
Theaters, Auditoriums and Places of Assembly	1 space per 3 people in designed capacity	1 space per establishment
Bowling Alleys	4 spaces per alley	1 space per establishment
Roadside Stands	4 spaces per establishment	None required
Wholesaling and Distribution Operations	1 space per 2 employees on largest shift	2 spaces per establishment
Uses permitted by virtue of complying with the industrial performance standards	1 space per 2 employees on largest shift	2 spaces per establishment
Bed and Breakfast Guest Home	1 space per 2 rental guest rooms	None required
Child Care Centers	1 space per employee	1 space per 10 children
Domestic Shelters	1 space for every 4 residents plus 1 space per 2 employees	None required

General Conditions: The following general conditions shall apply, except as otherwise noted in this Chapter.

- A. Parking spaces are permitted in the required front or rear yards of all districts upon gravel or hard surfaced driveways, and not upon grass or dirt areas within the yards.
(Amended by Ord. _____, / /2015)

- B. Front yard parking spaces on lots less than 60 feet in width shall not exceed a combined width of 20 feet and parking spaces on lots greater than or equal to 60 feet in width shall not exceed 35% of the front yard width.
- C. No parking space is permitted in the required side yard.
- D. All required parking spaces shall be provided on the same lot as the use for which they are required.
- E. Any parking requirement resulting in a partial parking space shall be rounded up to the next whole number. *(Amended by Ord. No. 1142, 8/6/91)(Ord. No. 1813, 10/18/11)*

§11-509 OFF-STREET PARKING AND LOADING; BUILDING PERMITS.

No building permit for new structures shall be granted unless the minimum parking and minimum loading requirements as set forth in Section 11-508 of this ordinance are met and provided for in the plan or plans and specifications for the construction of the structure for which the building permit is applied. The Council may require additional parking and loading requirements set forth are insufficient for the structure for which the building permit is applied for and may require that the plan or plans and specifications for each new structure provide for such additional off-street parking and loading requirements set forth in Section 11-508 of this ordinance. All parking spaces shall conform to the City of Crete parking lot design standards. *(Ord. No. 1142, 8/6/91)*

§11-510 OFF-STREET PARKING; MULTIPLE-DWELLING UNITS.

Multiple-dwelling units containing three (3) family units or more constructed within the C-1 Central Commercial District may be granted a parking variance with City approval. The Council may require additional parking requirements if the minimum off-street parking requirement is insufficient for the structure for which the building permit is applied. *(Ord. No. 1142, 8/6/91)*

§11-511 PARKING LOTS. Parking lots consisting of six (6) or more parking spaces located in any zoning district except for nonpermanent lots that are allowed for no more than a period of two years, and lots for the purpose of sale, resale or servicing of vehicles shall be constructed in accordance with the following requirements:

- A. **Design Standards:** All parking lots authorized by this chapter shall be constructed pursuant to and in conformance with the design standards adopted by the City and on file with the Building Inspector.
- B. **Entrances and Exits:** The location and design of all entrances and exits shall be subject to the approval of the City.

- C. **Lighting:** If lighting is used to illuminate parking lots, it shall be so arranged as to reflect lighting away from the adjacent properties and public streets.
- D. **Signs:** Only one sign, not to exceed three (3) square feet in area and not located on public right-of-way, is permitted at each entrance and/or exit designating that entrance or exit and may state conditions of use of the parking lot. No other signs except as otherwise permitted in the zoning district shall be permitted except for signs for parking spaces for the handicapped.
- E. **Waiver of Surfacing Requirement:** Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirements of this section if the Council finds:
- (1) The parking lot is (a) to be used in conjunction with nonprofit, religious, educational or philanthropic institution; (b) in excess of the parking required by the provisions of this ordinance and not paid parking; or used for employee parking and located wholly within an industrial district; and
 - (2) Alternative materials or techniques shall be utilized which provide reasonable control of dust, runoffs and safe circulation; and
 - (3) (a) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses or (b) The frequency of use of the parking lot is so low that compliance with the resurfacing requirement would cause undue hardship upon the owner as compared with minimal impact upon surrounding uses. (*Ord. No. 1142, 8/6/91*)

§11-512 HOME OCCUPATIONS. A home occupation may be carried on within a dwelling unit under the following conditions:

- A. No person other than members of the family residing on the premises shall be engaged in such occupation;
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its There shall be no changes in the Occupants, and not more than twenty-five (25%) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;

- C. There shall be no changes in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two (2) square feet (0.19 sq. meters) in area, non-illuminated, and mounted flat against the wall of the principal building;
- D. No home occupation shall be conducted in an accessory building;
- E. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard; and
- F. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

(Ord. No. 1142, 8/6/91)

§11-513 ON-SITE STANDARDS.

(Repealed by Ord. No. 1860, 6/4/2013) See Section 11-519.01

§11-514 OUTDOOR ADVERTISING STANDARDS. 11-514 REPEALED.

See Section 11-519.01

§11-515 MOBILE HOME PARKS. Mobile home parks may be developed in those districts where this use is permitted. The expansion of an existing mobile home park may be allowed by a Special Exception Permit. Mobile home parks must comply with the following requirements:

- A. The park has a minimum site area of two acres (0.81 hectares).
- B. The park complies with all licensing procedures, health, zoning, plumbing, electrical, building, fire prevention and all other applicable ordinances and regulations of the City.
- C. A minimum distance of twenty-five (25') feet (7.62 meters) shall be maintained between mobile homes in all horizontal directions.

- D. No mobile home shall be located closer than fifty (50') feet (15.24 meters) to any exterior property line.
- E. The request for this use shall specify the location and legal description of such proposed mobile home park and a plan of the park to include property dimensions, interior roads, proposed mobile home sites, sanitary utility lines, and other improvements.
- F. The park is properly landscaped, in the opinion of the Planning Commission, so as not to constitute a nuisance to other residents.
(Amended by Ord. No. 1142, 8/6/91)
- G. Individual mobile home lots shall have an area of not less than four thousand (4,000) square feet per single wide mobile home and six thousand (6,000) square feet for double wide mobile homes, and the total number of lots per gross acre shall not exceed six (6).
- H. Mobile homes shall be set back at least fifteen (15) feet from the nearest service road. Enclosed additions shall be considered a part of the mobile home in measuring required yard distance. The required area for each mobile home space shall not include area required for access or service roads, service buildings, recreation areas, office, and other similar mobile home park needs.
- I. The mobile home park shall have direct access to a public street or highway by a right-of-way at least fifty - (50) feet in width and a minimum length of one hundred (100) feet to permit the easy entrance and exit from the mobile home park. Service roads shall be provided to each mobile home space. Each service road shall provide for continuous forward movement, shall connect with a street or highway, and shall a minimum clear width of twenty (20) feet paved with a suitable dustless material.
- J. Walks and Lighting. Walkways not less than four (4) feet wide shall be provided from mobile home spaces to the service buildings. All walkways within the park shall be hard surfaced and lighted at night with a minimum illumination of twenty-five (25) watt lamps spaced at intervals of not more than one hundred (100) feet.

- K. Off-Street Parking. Two off-street parking spaces for each mobile home space shall be provided at each mobile home space or in group parking. Each off-street parking space shall be at least three hundred (300) square feet.
- L. The area of the mobile home stand shall be improved to provide an adequate and approved foundation for the placement and tie-down of the mobile home, thereby securing the super-structure against uplift, sliding, rotation, or overturning. The mobile home or trailer stand shall be on incombustible materials and shall not shift or settle unevenly under the weight of the mobile home or trailer due to frost action, inadequate drainage, vibration or other forces acting upon the super-structure. The mobile home or trailer stand may be provided by means of a solid concrete footer block (16" x 16" x 4" Minimum) placed on solid uniform soil with at least two (2) standard concrete blocks with cells placed vertically beside each other on the footer block. A solid 4" concrete cap covering the two (2) concrete blocks shall be provided as the bearing area to be positioned directly beneath the steel frame of the mobile home or trailer. Such blocking shall be provided along the full length of the mobile home or trailer unit, spaced not more than ten (10) feet apart, and not more than five (5) feet from the ends of the unit.
- M. The mobile home or trailer stand shall be provided with anchors and the tie downs such as cast-in-lace concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home or trailer. The tie-down devices shall be compatible with the foundation system provided for the mobile home or trailer such that the tie-downs are designated to resist the action of frost in the same manner as the foundation system.
- N. The skirting of all mobile homes and trailers is required. Such skirting shall not attach a mobile home or trailer permanently to the ground, but shall be sufficient to withstand wind load requirements and shall not provide a harborage for junk or rodents, nor create a fire hazard. Such skirting shall be provided with removable access panels sufficient to provide easy access to all utility connection points of the mobile home or trailer and its subsequent connection to the utility raisers if they are located within the skirted area.

Permit the Creation of Mobile Home Parks in Which the Individual Mobile Home Lots Are Available For Sale. Wherever a mobile home park is permitted by this Ordinance to be created through the granting of Special Exception uses, or otherwise, said mobile home park may be designed to permit the sale of the individual mobile home lots within said park. A proposed mobile home park in which the individual mobile home lots will be offered for sale must meet all of the following requirements:

- A. The individual mobile home lots shall, for the distinct within which such mobile home park is located, meet the minimum lot requirements, minimum yard requirements, maximum lot coverage, and maximum height requirements of such districts.
- B. Each such mobile home lot shall be individually serviced with all utilities and shall be individually metered for all utilities and treated in all respects by the City as a separate user of utilities.
- C. The developer of such mobile home park shall be required to secure a preliminary and final plat as per the subdivision process outlined in the City of Crete Subdivision Regulations.
- D. At the time of an application for a special use permit, or at the time of the application for subdivision in a mobile home park where the lots are to be offered for sale, the developer shall submit all legal documents necessary for the creation of an association having the purpose of maintaining, controlling, and covering all expenses, taxes and costs incurred on common areas within the mobile home park. Such association shall require that all property owners within the mobile home park be members thereof and pledge the lots owned within the mobile home park as security for the association performing such obligations. Covenants shall be placed on the property by the developer and owners thereof so as to ensure this obligation. These documents shall be submitted by the proper officials to the City Council for its approval and no subdivision permit or special use permit may be issued without the approval of these documents by the City Council.

(Amended by Ord. _____, / /2015)

§11-516 COMMUNITY UNIT PLAN.

- A. In order to permit and to encourage the creative design of new living areas, as distinguished from subdivisions of standard lot sizes and standard street systems, and in order to permit safety and general welfare of existing and future residents of surrounding neighborhoods, the owner or owners of any tract of land which is one (1) acre or more in area may submit to the City Council a plan for the use and development thereof for residential purposes or for the repair and alteration of any existing development; Provided, however, that the City Council shall apply the following standards in considering all applications for community unit plans upon tracts of land which are one (1) acre (0.40 hectares) or more but less than ten (10) acres (4.05 hectares) in area, including existing public rights-of-way:

1. A community unit plan shall be permitted on a tract of land which is less than ten (10) acres (4.05 hectares) but more than five (5) acres (2.02 hectares) in area only under circumstances which such tract of land is of such shape or is so topographically unusual that it would present peculiar and unusual problems if normal residential subdivisions would be proposed and where such tract of land is either totally or partially bounded by artificial or natural boundaries such as streams, major roads, railroad tracks or urban uses of a substantially different nature. The strictness in application of the provisions of this subparagraph shall be proportionally increased with direct relation to the degree of the difference in size of a particular tract from the maximum acreage prescribed herein.
 2. A community unit plan shall be permitted of a tract of land which is not more than five (5) acres (2.02 hectares) but more than one (1) acre (0.40 hectares) in area only where it can be shown that such tract cannot be reasonably developed for the purposes allowed in the zoning district in which the tract is located and in the manner required by the subdivision ordinance. The strictness in application of the provisions of this subparagraph shall be proportionally increased with direct relation to the degree of the difference in size of a particular tract from the maximum acreage prescribed herein.
 3. Notwithstanding the provisions of 1 and 2 above, a community unit plan may be permitted on a tract of land having less than ten (10) acres (4.05 hectares) in area where it appears that such tract is bounded on at least two (2) sides by an existing community unit plan that such tract relates to the adjacent existing community unit plan that such tract relates to the adjacent existing community unit plan more than it does to adjacent areas being developed under a conventional lot and block subdivision, and that the proposed community unit development on such tract shall otherwise meet all requirements of this Section, except acreage.
- B. An application and plans for development of a community unit plan shall be referred to the City Planning Commission, which shall, within a period of sixty (60) days hold a public hearing upon such application and plans and make a report to the City Council regarding the effect of the proposed community unit plan upon the surrounding neighborhood and other matters pertaining to the public health, safety and general welfare. No action shall be taken on any application for a community unit plan until and unless a report of the Planning Commission has been filed with the City Council; Provided, however, that if no report is received from the Planning Commission within said sixty (60) day period, it shall be presumed that

approval of the application has been given by the Commission and the Council may proceed to take action upon the same.

- C. The report of the Planning Commission provided for in sub-section B above shall include reasons for recommending approval or denial of any application, and if approval is recommended, shall further include specific evidence and facts showing that the proposed community unit plan meets the following conditions:
1. That land surrounding the tract for the proposed community unit plan will not be adversely affected;
 2. That the proposed community unit plan is consistent with the intent and purpose of this Chapter to promote the public health, safety, morals and general welfare;
 3. That the buildings and land in the proposed community unit plan shall be used only for single-family dwellings, two-family dwellings, row houses or multiple-dwellings, and the usual accessory uses, such as garages, storage space, private recreational uses and any other uses permitted in the zoning district in which the land is located;
 4. That the average lot area per family with the proposed community unit plan will not be less than the area per family required in the zoning district or districts in which the tract for the proposed community unit plan is located.
- D. Upon approval of a community unit plan by the City Council, building permits and certificates of occupancy shall be issued upon compliance with community unit plan as approved regardless of any regulations to the contrary with regard to the height and location of buildings, yard requirements, open space requirements, and the fronting of lots upon public streets set forth elsewhere in this Chapter and applying to the zoning district or districts in which the community plan is to be located. (*Amended by Ord. No. 1142, 8/6/91*)

§11-517 PATIO DECKS AND SLABS. Notwithstanding other provisions of this article, patio decks and concrete slabs on grade, may be permitted in the following required yard areas in all residential zones:

- A. In required side and rear yards, concrete slabs on grade may be extended to property lines.
- B. In required side and rear yards, patio decks may extend into but not exceed two-fifths (2/5) of the required side and/or rear yard.
- C. In required front yards, patio decks and/or concrete slabs on grade may extend into but not exceed one-third (1/3) of the required front yard. (*Ord. No. 1260, 3/7/95*)

§11-518 ZONING REGULATIONS; MANUFACTURED HOMES; STANDARDS.

- (1) A manufactured home may be used as a residential structure in any zone in which residential uses are permitted if such manufactured home bears an appropriate seal which indicates that it was constructed in accordance with the standards of the Uniform Standard Code for Manufactured Home and Recreational Vehicles, the Nebraska Uniform Standards for Modular Housing Units Act, or the United States Department of Housing and Urban Development.
- (2) Manufactured homes permitted pursuant to this section shall be located and installed according to the following standards which are applicable to site-built, single-family dwellings:
 - (a) The home shall be located and installed on a permanent perimeter foundation;
 - (b) The home shall be installed with permanent utility connections;
 - (c) The home shall comply with all setback and lot requirements of the residential zone in which it is located;
 - (d) The home shall comply with the minimum square footage requirements of the residential zone in which it is located.
- (3) Manufactured homes shall also meet the following standards:
 - (a) The home shall have no less than nine hundred (900') square feet of floor area;

- (b) The home shall have no less than an eighteen-foot (18') exterior width;
 - (c) The roof shall be pitched with a minimum vertical rise of two and one-half inches (2 1/2") for each twelve inches (12") of horizontal run;
 - (d) The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;
 - (e) The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
 - (f) The home shall have wheels, axles, transporting lights, and removable towing apparatus removed.
- (4) Nothing in this section shall be deemed to supersede any valid restrictive covenants of record.
- (5) For purposes of this section, manufactured home shall mean (a) a factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280 et seq., promulgated by the United States Department of Housing and Urban Development, or (b) a modular housing unit as defined in Section 71-1557 RS Neb., bearing the seal in accordance with the Nebraska Uniform Standards for Modular Housing Unit Act. (*Ref. 19-902 RS Neb.*) (*Ord. No. 1286, 8/1/95*); (*Ord. No. 1455, 8/3/99*)

§11-518.01 MANUFACTURED/MOVED STRUCTURES; PERMANENT FOUNDATION; TIME OF CONSTRUCTION. A manufactured home and/or other residential, commercial and/or different structure of any kind, which is moved onto a site, where it is to be permanently located, after it has been substantially manufactured and/or constructed, at another site, shall have a permanent perimeter foundation constructed within thirty (30) days of the structure being moved onto the site where it is to be permanently located. If the foundation is not constructed within the thirty (30) day period, the owner of the structure shall move the structure to a suitable storage location, approved by the City, until the foundation is constructed.

(Ordinance No. 1712, 08/05/2008)

§11-519.01 DISTRICT SIGN REGULATIONS:**A) PURPOSE**

The Sign Regulations provide standards for communicating information in the environment of the City of Crete and its Jurisdiction. The regulations recognize the need to protect public health, safety, and welfare; to maintain the City's attractive appearance; to provide adequate business identification, advertising, and communication of information; and to encourage the fair enforcement of sign regulations.

B) DEFINITIONS

The following definitions shall be used for terms contained in this chapter that are not otherwise defined in the Crete Municipal Code.

ABANDONED SIGN: A sign, including sign face and supporting structure, which refers to a discontinued use, business, profession, commodity, service or other activity formerly occupying the site; or which contains no sign copy on all sign faces for a continuous period of six months.

ATTACHED SIGN: A sign that is structurally connected to a building or depends upon such building for support.

AUXILIARY DESIGN ELEMENTS: Terms that describe secondary characteristics of a sign, including its method of illumination and other such features within the bounds of its basic shape.

AWNING AND AWNING SIGN: A permanent or movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for a supporting framework. An awning sign is a message printed on such a shelter. Right-of-Way permits may apply.

BANNER: Material with a printed message or graphic secured or mounted from a structure in such a way to allow wind movement.

BUILDING MARKER: An historic or commemorative plaque, or building name or cornerstone carved into a masonry surface.

BUSINESS CENTER IDENTIFICATION SIGN: A sign that identifies a building or a group of commercial buildings in single ownership or control, sharing parking and access.

CANOPY (OR ARCADE) SIGN: A sign that is attached or made and integral part of a canopy.

CLEARANCE: The distance from the bottom of a sign face elevated above grade and the grade below.

DETACHED SIGN: A sign that is self-supporting and structurally independent from any building.

DIRECTIONAL SIGN: A sign that serves only to designate the location or direction of any area or place.

DOUBLE-FACED SIGN: A sign consisting of no more than two parallel or near parallel faces supported by a single structure. The angle created by the two faces of a double-faced sign shall not exceed 15 degrees.

ELECTRONIC INFORMATION SIGNS: Signs which use an array of electrically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics. Information may include news, events, or information about businesses or attractions. Signs whose information is limited to time and temperature are not considered electronic information signs.

FLAG SIGN: Signs that are emblazoned on a flag and are intended to be displayed in a free-flowing manner. Flags of the United States, the State of Nebraska, Doane College, and any institution of the University of Nebraska system shall not be considered flag signs for the purpose of this Ordinance.

FLASHING SIGN: A sign that has a lighting source or lighting element that periodically illuminates or is not maintained stationary or constant in intensity and /or color at all times when the sign is in use, usually in a manner as to draw the attention of the viewer. This definition specifically excludes electronic information signs.

FRONTAGE: The length of a property line of any one premise abutting and parallel to a public street, private way, or court.

GROUND SIGN: A detached on-premises sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than 3 feet.

ILLUMINATION: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.

MARQUE: A permanent roofed structure attached to and supported by a building and extending over a public right-of-way.

MAXIMUM PERMITTED SIGN AREA: The maximum permitted combined area of all signs allowed on a specific property.

MONUMENT SIGN: An on-premise freestanding sign with the appearance of a solid base.

MOVING SIGN: A sign which conveys its message through rotating, changing, or animated elements.

NONCONFORMING SIGN: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.

OBSOLETE SIGNS: Signs that identify a business or occupant that is no longer in operation at the premises.

OUTDOOR ADVERTISING SIGNS: A panel for the display of information relating to a business, product, event, or other subject of advertising or publicity. Outdoor advertising signs may advertise on-premise or off-premise businesses or products, but are not included in the definition of premise identification signs. Special regulations or permissions apply to outdoor advertising signs in certain geographic locations within the City of Crete and its jurisdiction.

POLE SIGN: An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than 3 feet.

PORTABLE SIGN: Any sign supported by frames or posts rigidly attached to bases not permanently attached to the ground or a building and capable of being moved from place to place.

PREMISE IDENTIFICATION SIGN: A sign which pertains to the use of premises and which contains information about the owner or operator of that use; the type of business being conducted or the principal brand name of a commodity sold on the premises; and other information relative to the conduct of the use.

PREMISES: A tract of one or more lots or sites that are contiguous and under common ownership or control.

PROJECTING SIGNS: A sign other than a wall sign that is attached to and projects from a building face.

RESIDENTIAL SIGN: A small detached or attached sign located on a residential premise, conveying a message communicated by the owner of the property.

ROOF SIGN: Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.

INTEGRAL ROOF SIGN: A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.

ABOVE –PEAK ROOF SIGN: A roof sign positioned above the peak of a roof or above a parapet or cornice.

SIGN: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information about a use, product, business, activity, place, person, institution, candidate, or political idea.

SIGN TYPE: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.

STREET FAÇADE: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, private way, or court. Separate faces oriented in the same direction or within 45 degrees of one another are considered part of the same street façade.

TEMPORARY SIGNS: Any sign designed or fabricated of materials that advertise or communicate messages that change frequently or that become outdated; are made of materials of relatively low durability; are intended to be removed or replaced within a period of six months or less; or are portable. Temporary signs generally fall into two categories: temporary civic signs and temporary commercial signs.

VISION CLEARANCE ZONES: The vision clearance zone shall be a triangle defined by:

- 1) 20 feet back from the intersection of curb lines and right-of-way edges of alleys.
- 2) 25 feet from the intersection of curb lines of intersecting local streets and non-residential drives.
- 3) 40 feet from the intersection of curb lines of collector streets.
- 4) 55 feet from the intersection of paving surface edge or curb lines of Arterial roadways.

*See figure (1).

WALL SIGN: A sign attached to and parallel with the side of a building.

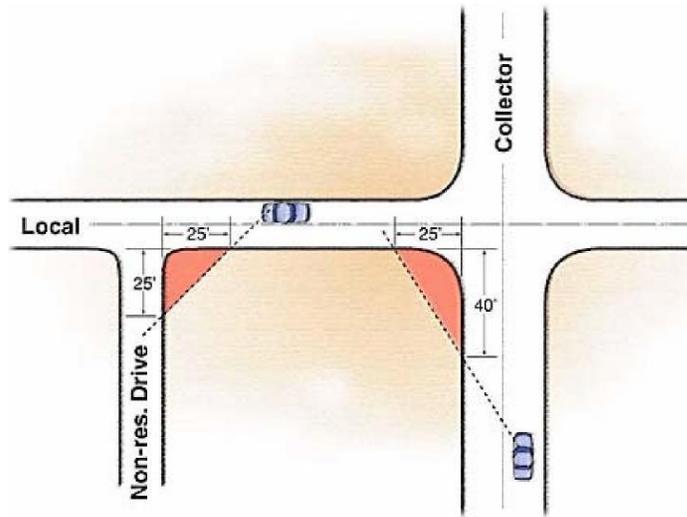
WINDOW SIGN: A sign painted on or installed inside a window for the purpose of viewing from outside the premises.

ZONE LOT: A parcel of land in a single ownership that is large enough to meet the minimum zoning requirements of its zoning district and can provide such yards and other open spaces that are required by the site development regulations.

Figure (1):

Vision Clearance Triangle

No fence, wall, hedge, shrub, structure or other Obstruction to view shall be erected, placed or maintained within a triangle formed by the property line immediately adjacent to a street, road, railroad right-of-way, or nonresidential drives as illustrated in the figure below.



Street/Road Classification	Required Distance from Intersection
Alley	20'
Non-residential drive	25'
Local	25'
Collector	40'
Arterial	55' Distance of Vision

Figure (2):

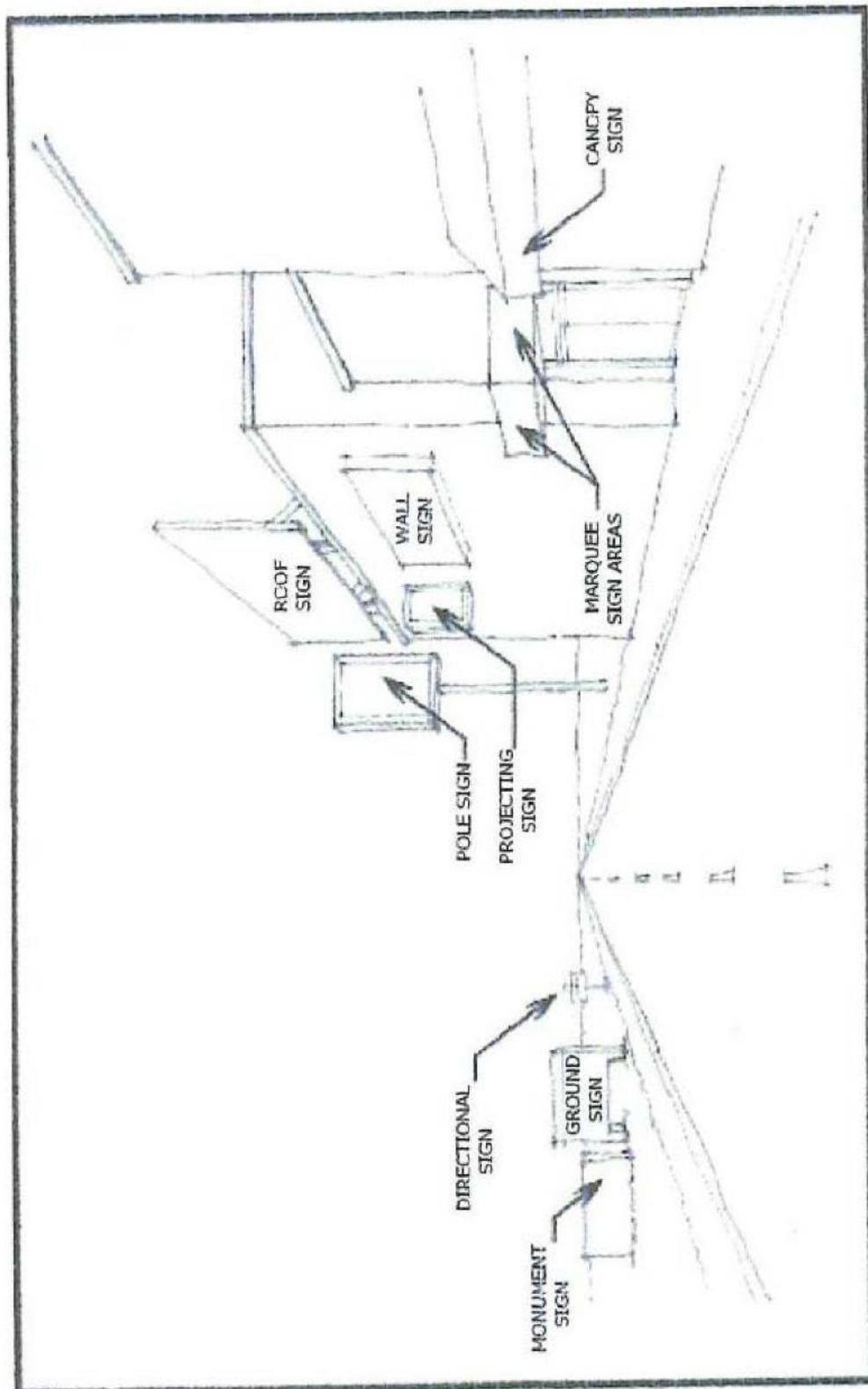
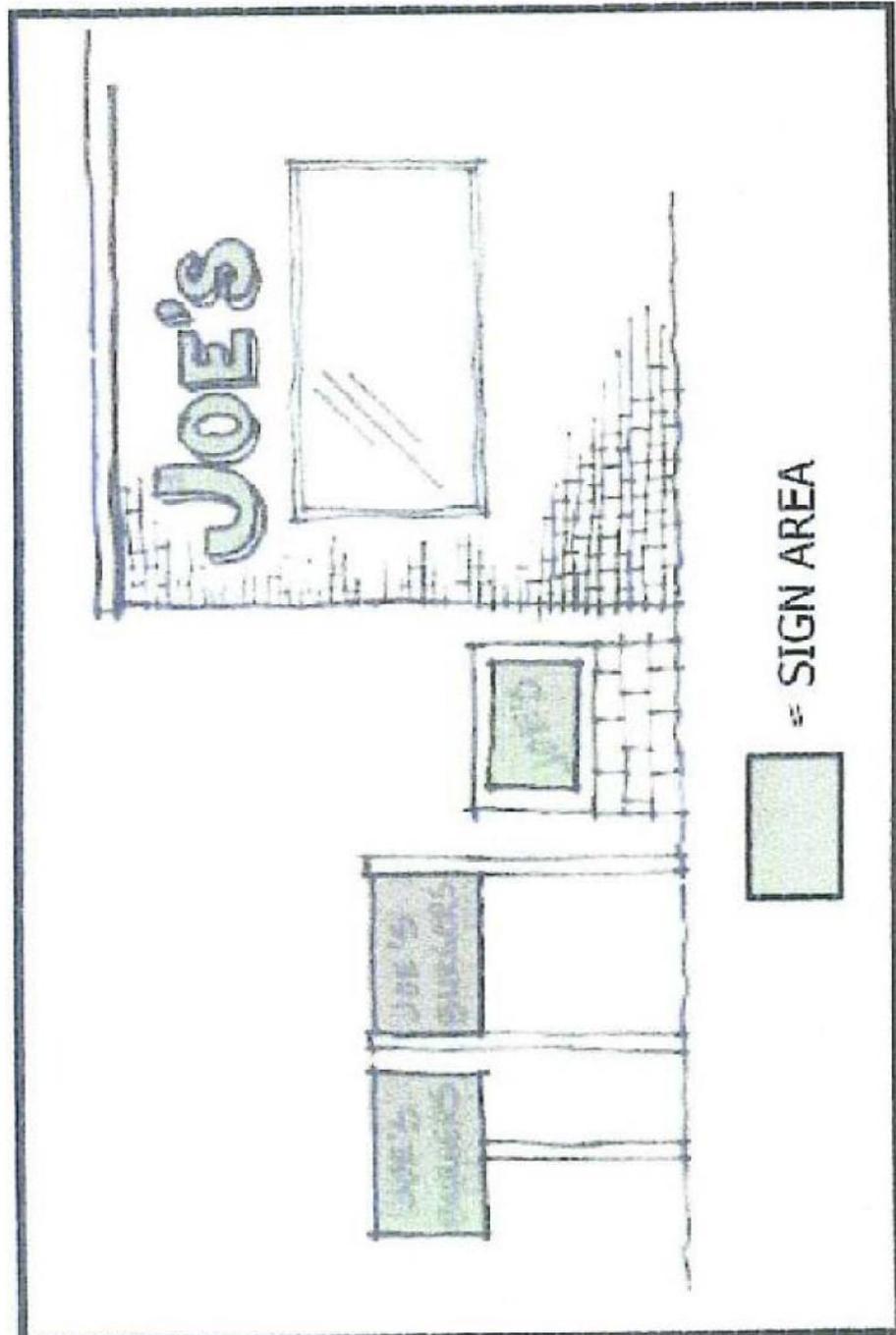


Figure (3):



§11-519.02 GENERAL SIGN AND STREET GRAPHICS REGULATIONS**A) COMPLIANCE**

Each sign or part of a sign erected within the zoning jurisdiction of the City of Crete must comply with the provisions of this chapter, other relevant provisions of the City of Crete Municipal Code, and applicable building codes.

B) RESOLUTION OF CONFLICTING REGULATIONS

This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Crete's Municipal Code. In cases of conflict between Code section, State or Federal Regulation, the more restrictive regulation shall apply.

C) PROHIBITED SIGNS

The following signs are prohibited in all zoning districts.

- 1) Obsolete signs are signs that advertise an activity, use, business, product or service no longer conducted on the premises on which the sign is located.
- 2) Signs or sign structures which resemble, imitate, simulate, or conflict with traffic control signs or devices included in the Manual of Uniform Traffic Control Devices, which otherwise mislead or confuse persons traveling on public streets, which create a traffic hazard, or which violate any of the provisions of Section 60-6,127 or Section 60-6,128 of Nebraska Rules of the Road or any other applicable State Statutes.
- 3) Banners, balloons, posters. Signs which contain or consist of banners, balloons, posters, pennants, ribbons, streamers, spinners, or other similarly moving devices, except as specifically provided in this Section. These devices when not part of any sign shall also be prohibited.
- 4) Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
- 5) Off premise signs on public property.
- 6) Flashing Signs. No flashing, blinking, or rotation lights shall be permitted for either permanent or temporary signs.
- 7) Painted Wall Signs. Off-premise signs painted on building walls unless specifically approved as an element of a Historic Neighborhood.
- 8) Above-peak roof signs.

D) EXEMPT SIGNS

The following signs are permitted in any zoning district and are exempt from other provisions of this chapter.

- 1) **Real Estate Signs.** Signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed. One non-illuminated sign, not to exceed six square feet in residential districts and 32 square feet in commercial or industrial districts, shall be permitted on each premise. Such signs shall not extend higher than three feet above grade level in residential districts. Such signs shall be removed within seven days after the disposition of the premises.
- 2) **Construction Signs.** Signs identifying the architect, engineer, contractor or other individuals involved in the construction of a building and such signs announcing the character of the building enterprise or the purpose for which the building is intended but not including product advertising. One non-illuminated sign not to exceed fifty square feet shall be permitted per street frontage. Such sign shall not extend higher than ten feet above grade level and meet the front yard requirement for a principal structure unless located on the wall of a building on the premises or on a protective barricade surrounding the construction. Such signs shall be removed within one week following completion of construction.
- 3) **Political Campaign Signs.** Signs announcing candidates seeking public political office or pertinent political issues are permitted on private property and shall be removed within one week following the election to which they pertain.
- 4) **Street Banners.** A sign advertising a public event, providing that specific approval is granted under regulations established by the City Council.
- 5) **Seasonal Decorations.** Signs pertaining to recognized national holidays and national observances.
- 6) **Public Signs.** Signs of a noncommercial nature and in the public interest, erected by or upon the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs, including signs designating hospitals, libraries, schools and other institutions or places of public interest or concern.

- 7) Integral Signs. Signs for churches or temples, or names of buildings, dates of erection, monumental citations, commemorative tablets and other similar signs when carved into stone, concrete or other building material, or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached.
- 8) Window Signs. Such signs that are displayed inside of a window or within a building provided, however, that neon window signs shall be permitted only in those districts where neon signs are permitted.
- 9) Works of graphic art painted or applied to building walls that contain no advertising or business identification message.
- 10) Residential signs under 6 square feet in size.
- 11) Neighborhood or subdivision identification signs under 50 square feet.
- 12) Signs that are not visible from a public right-of-way, private way, or court or from a property other than that on which the sign is installed.
- 13) Directional signs provided that such signs:
 - a) Do not exceed 4 square feet in maximum size or three feet in maximum height.
 - b) Are limited to one sign at each driveway or access point with a public street; and one sign at any critical decision point internal to a development.

E) TEMPORARY COMMERCIAL SIGNS

- 1) Permit Required. All temporary signs not listed in the preceding section but falling within the definition of temporary signs shall be classified as Temporary Commercial Signs. All Temporary Commercial Signs shall obtain a Temporary Sign Permit from the City of Crete prior to any repair, alteration, relocation, or maintenance of such a sign.
- 2) Size and Time Limitations of Temporary Signs. The location of both temporary civic and temporary commercial signs shall comply with the following regulations:
 - a) The total amount of temporary banner signage permitted on any premise shall be the smallest of 5% of the area of all street facades or 100 square feet. Street facades include any building facades visible from and oriented to public streets.
 - b) The maximum size of detached temporary signs or portable signs shall be 50 square feet in area. Temporary commercial signs shall be no smaller than 8 square feet.

- c) A Temporary Sign Permit may be in effect for a period of 30 days on two separate occasions from the date of issuance, as designated on the application. The two 30 periods may be contiguous, but not separated by more than one year.

3) Location Requirements for Temporary Signs

- a) Temporary signs shall not be attached to any sign pole or light pole on public or private property; or public utility poles or trees in either public or private property.
- b) Temporary Commercial Signs are prohibited in any public right-of-way or property, including streets, sidewalks, parks, and public facilities.
- c) Temporary signs shall not be located within the defined Vision Clearance Triangle.
- d) Temporary signs shall not interfere with any public right of way, driveway or access way, or any means of egress to any building.
- e) Any attached temporary sign shall be attached only to vertical facades of the primary building and shall not be attached to roofs, roof extensions, cornices, overhangs, or other building extensions.
- f) Detached temporary signs cannot be placed on public property.

4) Condition of Temporary Signs.

- a) All Temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this section.
- b) The zoning Administrator shall order the removal of any sign not in compliance with any of the provisions of this section. If the owner of the premise on which such sign is located, or the owner of the sign if unlawfully located on public property, fails to remove such sign, the zoning administrator shall be authorized to remove the sign. Any costs of removal of a sign on private property shall be assessed to the owner of the property. Any such removal shall also result in the immediate cancellation of any outstanding temporary sign permit.

F) POLITICAL SIGNS

Political signs may be erected or maintained for a period not to exceed sixty (60) days prior to the date of an election to which signs are applicable. Political Signs shall be removed within seven (7) days following said election.

§11-519.03 MAINTENANCE AND DESIGN ELEMENTS FOR SIGNS**A) VISION CLEARANCE AREA**

No sign may project into or be placed within a vision-clearance area.

B) MAINTENANCE

All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

C) WALL SIGNS AND GRAPHICS

Wall signs and graphics are subject to the following general regulations.

- 1) A wall sign shall not extend more than 18 inches from the wall to which it is attached.
- 2) A wall sign must be parallel to the wall to which it is attached.
- 3) A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for attachment.
- 4) A wall sign may not extend beyond its building's roof line.
- 5) A wall sign in the C-1 District attached to a building on its front property line may encroach on a public right-of-way by no more than 18 inches. Such a wall sign shall provide minimum clearance of eight feet, six inches. This encroachment is not permitted along state or federal highways in the commercial districts.
- 6) For the purpose of calculating permitted sign areas pursuant to this Ordinance, signs painted on the walls of buildings shall be considered wall signs.
- 7) Where permitted, canopy signs are counted as wall signs when calculating total permitted sign area.

D) PROJECTING SIGNS AND GRAPHICS

Projecting signs and graphics are subject to the following general regulations.

- 1) The maximum projection of any projecting sign shall be as follows:
 - a. 3 feet over public sidewalks less than 12 feet wide;
 - b. 5 feet over public sidewalks 12 feet wide or more, or over private property.
- 2) Within the C-1 District, a projecting sign may come within five feet of the vertical plane of the inside curb line.
- 3) Each projecting sign must maintain at least the following vertical clearances:
 - a. 12 feet over sidewalks; except that a canopy may reduce its vertical clearance to 7 feet, 6 inches;
 - b. 15 feet outside of parking areas or driveways, but within three feet of such areas; or 50 feet of the right-of-way lines formed by a street intersection;
 - c. 15 feet over parking lots;
 - d. 18 feet over driveways.
- 4) No projecting sign extending three feet or more from a property line may be located within 25 feet of any other projecting sign extending three feet or more from a property line.
- 5) Projecting signs must minimize visible support structure, including guy wires, cables, turnbuckles, angle iron, or other similar external support structure.

E) POLE SIGNS

Pole signs, where permitted, are subject to the following general regulations:

- 1) Each pole sign must maintain at least the following vertical clearances:
 - a. 8 feet, 6 inches over sidewalks;
 - b. 10 feet outside of parking areas or driveways, but within three feet of such areas; or within 50 feet of the right-of-way lines formed by a street intersection;
 - c. 14 feet over parking lots;
 - d. 18 feet over driveways.
- 2) Permitted pole signs may revolve at a rate not to exceed six revolutions per minute.

F) AWNING SIGNS

Awning signs, where permitted are subject to the following regulations:

- 1) The copy area of an awning sign shall not exceed 25% of the total face area of the awning. The combined area of all front-facing awning panels shall not exceed 35% of the total wall area.
- 2) Awnings shall not extend above the eave or parapet of the building façade and shall be a minimum of seven feet six inches above the sidewalk or grade, whichever is higher. Awnings shall not extend over any area utilized by motor vehicles.
- 3) Awnings may project no more than nine feet from the façade of the wall to which they are mounted. Any extension beyond six feet shall have plans stamped by a licensed architect or Professional Engineer, certifying the ability of the wall and associated structures to carry all imposed loads.

G) ELECTRONIC INFORMATION SIGNS

Electronic information signs, where permitted, are subject to the following regulations:

- 1) Electronic information signs shall be set back a minimum of 25 feet from any right-of-way line and shall not be located within an arc with a 75 foot radius formed by the intersecting right-of-way lines of a corner lot or lots.
- 2) No electronic information sign shall be located within 500 feet of another electronic information line, measured from the points of the two signs nearest each other.
- 3) No electronic information sign shall be programmed in a way that suggests or resembles a traffic control device, such as a traffic signal.

H) GROUND SIGNS

See Definition and Tables A1 through A4.

I) MONUMENT SIGNS

See Definition and Tables A1 through A4.

§11-519.04 OTHER DESIGN ELEMENTS

A) ILLUMINATION

- 1) Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.

B) MARQUEES AND MARQUEE SIGNS

1) Signs placed on, attached to, or constructed on a marquee are subject to the maximum projection and clearance regulations of projecting signs.

C) PERMANENT BANNERS

- 1) A banner sign projecting from a building may not exceed the wall height of the building.
- 2) Maximum projection for any banner is five feet from the building with a minimum clearance of ten feet.
- 3) Flag signs and banner signs count against the sign area permitted a premise.

D) CLOCKS

For the purposes of this chapter, clocks are not considered a moving sign.

§11-519.05 COMPLIANCE AND AMORTIZATION OF NONCONFORMING SIGNS**A) CONFORMANCE REQUIRED**

Except as may be hereinafter specified, no sign shall be erected, placed, maintained, converted, enlarged, reconstructed or structurally altered which does not comply with all of the regulations established by this title.

B) MAINTENANCE

All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

C) NONCONFORMANCE AND AMORTIZATION OF PREMISE IDENTIFICATION SIGNS

Where a sign exists at the effective date of adoption or amendment of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

- 1) No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
- 2) Should such a sign be destroyed by any means to an extent of sixty percent or more of its replacement cost at a time of destruction, it shall not be reconstructed except in conformity with the provisions of this title.
- 3) Within any zoning district, all premise identification signs or other signage that pertains to the premises on which such sign is located, shall comply fully with the provisions of this Ordinance, unless otherwise provided, within fifteen years after the effective date of this Ordinance. This amortization provision does not apply to outdoor advertising signs, provided that such signs remain in continuous use. Any nonconforming outdoor advertising sign that remains unused for a continuous period of 180 days shall forfeit its right to continue as a nonconforming use.

§11-519.06 GENERAL PERMIT PROCEDURES

A) APPLICABILITY

- 1) A sign permit, approved by the Building Official, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming to this title.
- 2) A permit shall not be required for repainting without changing permanent wording, composition, or colors; or nonstructural repairs.

B) PLANS SUBMITTAL

A copy of plans and specifications shall be submitted to the Building Official for each sign regulated by this title. Such plans shall show sufficient details about size of the sign, location and materials to be used and such other data as may be required for the Building Official to determine compliance with this title. When requested by the Building Official, the applicant shall furnish a certification of the structural integrity of the sign and its installation by a registered Professional Engineer with specialization in structures.

C) APPEALS

Any person or persons aggrieved by the decision of the Building Official to approve or disapprove a sign permit, as provided by this title, may appeal such decision to the Board of Adjustment.

D) APPLICATION FEES

Each application for a sign permit shall be accompanied by any applicable fees, which shall be established by the City Council from time to time by resolution. The fees shall be assessed for signs as set forth in Ordinance §9-201.

§11-519.07 METHOD OF MEASUREMENT FOR REGULATORS

A) MAXIMUM PERMITTED SIGN AREA

Maximum permitted sign area for premises is set forth as a numerical limit or as a function of the frontage of the premises on a street or private way. For properties with frontage on more than one street or private way, the total frontage shall be calculated as the longest frontage plus one-half the length of all additional frontages.

B) SIGN AREA

- 1) Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, or architectural elements of the building.
- 2) The area of double –faced signs is calculated on the largest face only.
- 3) The sign area for ground signs, monument signs, and architectural sign bands is calculated as the area enclosing the extreme limits of the copy area only.
- 4) In the case of individual letters mounted to a wall, only the total area of the letters themselves is included within the sign area.

C) HEIGHT

The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or sign structure.

D) SETBACK

The setback of a sign is measured from the property line to the line projected to the ground plane of the nearest portion of the sign.

§11-519.08 PERMITTED SIGN TYPES BY ZONING DISTRICTS

Table A1 sets forth the sign types permitted within each zoning district of the City of Crete.

§11-519.09 AUXILIARY DESIGN ELEMENTS

Table A2 sets forth auxiliary design elements permitted within each zoning district of the City of Crete.

§11-519.10 MAXIMUM PERMITTED SIGN AREA

Table A3 sets forth the maximum sign area permitted within each zoning district of the City of Crete.

§11-519.11 PERMITTED SIGNS BY NUMBER, DIMENSIONS, AND LOCATION

Table A4 sets forth the maximum permitted numbers of signs per premise; the maximum permitted dimensions of each sign; and the required setbacks for detached signs.

§11-519.12 OUTDOOR ADVERTISING SIGNS:**A) VARIANCES FROM MAXIMUM DETACHED SIGN SIZE INSPECIFIC SITUATIONS**

Within the total amount of sign area permitted to them, some parcels at specific locations in the C-3, I-1 and I-2 zoning districts may elect to devote a portion of their sign budgets to installation of an outdoor advertising sign, subject to the conditions contained in this section. This provides a variation from the maximum size of an individual detached sign set forth in table A-3.

B) LOCATION

Eligible properties must be located within an A-1, C-3, I-1, or I-2 District along Nebraska Highway 33 or Highway 103.

C) IMPACT ON BUSINESS IDENTIFICATION AND OTHER SIGNAGE

Utilization of this provision does not entitle any parcel to additional permitted sign area and the area of the sign counts against the total sign areal permitted the parcel. The outdoor advertising sign shall count as a detached sign for the purpose of calculating the total number of permitted detached signs.

D) MAXIMUM SIZE AND HEIGHT

- 1) The size of an outdoor advertising sign shall not exceed 500 square feet.
- 2) The maximum height of such a sign shall be 35 feet.

E) SEPARATION FACTORS

- 1) Where permitted along Nebraska Highway 33, outdoor advertising signs in excess of the maximum size permitted by Table A4 shall be separated by 2000 feet from any other outdoor advertising sign of any size and 300 feet from any other detached sign.
- 2) Any such outdoor advertising sign shall be separated by 200 feet from any property in a residential zoning district, including R-1 through R-4 Districts.

F) OTHER STANDARDS

- 1) New installations of stacked signs or other installations of two signs or other installations of two signs facing the same direction on a single structure are prohibited.
- 2) The area around the base of the sign shall be maintained by the sign owner or property owner in clean condition. A radius of 10 feet around the base of the sign shall be landscaped.
- 3) Nothing in this section shall be taken to abrogate or limit the ability of a property owner to devote a sign that is fully consistent with the regulations a dimensions set forth by Tables A3 and A4 for an advertising message. This section only addresses terms under which a larger than otherwise permitted outdoor advertising sign may be installed.

G) OFF-SITE BILLBOARD SIGNS

Off-site billboard signs are only allowed by Special Exception.

§11-519.13 SIGN MASTER PLAN FOR LARGE PROJECTS

For projects with an overall site area in excess of 6 acres, an applicant may submit a Sign Master Plan, detailing the size, location, and design of all signs on the site. The Sign Master Plan may adjust the strict application of these standards, but must clarify the exact nature of the adjustments. Such a Sign Master Plan shall be approved by the City Council after review and recommendation by the Planning Commission.

§11-519.14 TABLES

Table A1: Permitted Signs by Type and Zoning Districts

Sign Types	A-1	R-1 R-2	R-3 R-4	C-1	C-2	C-3	I-1	I-2
Detached Signs								
Residential	P	P	P	P	P	P	N	N
Premise Identification	P	C	C	P	P	P	P	P
Directional	C	C	C	P	P	P	P	P
Ground Pole	P	C	C	P	P	P	P	P
Attached Signs								
Awning	N	N	N	P	P	P	P	P
Banner	N	N	N	P	P	P	P	P
Building Marker	P	P	P	P	P	P	P	P
Canopy	N	N	N	P	P	P	P	P
Premise Identification	P	C	C	P	P	P	P	P
Incidental	C	C	C	P	P	P	P	P
Marquee	N	N	N	P	P	P	P	P
Projecting	N	N	N	P	P	P	P	P
Roof, Integral	N	N	N	N	N	N	N	N
Roof, Above Peak	N	N	N	N	N	N	N	N
Wall	P	P	P	P	P	P	P	P
Window	P	P	P	P	P	P	P	P
Miscellaneous								
Flag Sign	N	N	N	P	P	P	P	P

P: Permitted for All Uses

C: Permitted for Civic Uses

N: Not Permitted

Table A2: Auxiliary Sign Elements

	A-1	R-1 R-2	R-3 R-4	C-1	C-2	C-3	I-1	I-2
Design Element								
Illumination								
Indirect	C	C	C	P	P	P	P	P
Direct	N	N	N	N	N	N	N	N
Internal	C	C	C	P	P	P	P	P
Neon	N	N	N	P	P	P	P	P
Flashing	N	N	N	N	N	N	N	N
Flame	N	N	N	N	N	N	N	N
Bare Bulb	N	N	N	N	N	N	N	N
Other								
Electronic Information	N	N	N	P	P	P	P	P
Moving	N	N	N	N	N	N	N	N
Rotating	N	N	N	N	N	N	N	N

P: Permitted for All Uses

C: Permitted for Civic Uses

N: Not Permitted

Table A3: Permitted Signs by Maximum Permitted Area and District.

This Maximum Permitted Area for all signs on a premise excluding directional signs, building marker signs, and U.S., State, or College flags shall not exceed the lesser of the following:

Zoning District	A-1	R-1 R-2 R-3 R-4	C-1	C-2	C-3	I-1 I-2
Square Feet of Signage Per Linear Foot of Frontage	NA	NA	1.5	0.75	3.0	2.0
Maximum Total Square Feet	Note 1	Note 2	400	300 Note 3	800	800

Note 1: 200 square feet for civic or commercial uses, 3 square feet for residential uses, including home occupations.

Note 2: 32 square feet for civic uses, 50 square feet for project identification signs for multi-family or mobile home developments and for non-residential uses when permitted, 3 square feet for residential uses, including home occupations.

Note 3: Maximum limits apply to non-residential premises only. On premises with primary residential use, 50 square feet for project identification signs for multi-family developments, 6 square feet for residential uses, including home occupations.

Table A4: Permitted Signs by Numbers, Dimensions, and Location

Each individual sign shall comply with regulations for maximum quantity, maximum size, minimum setbacks, and height limits shown in this table:

Zoning District	A-1	R-1 R-2 R-3 R-4	C-1 (Note 4)	C-2	C-3 (Note 2,4)	I-1 I-2 (Note 3,4)
<i>Detached Signs</i>						
Number Permitted Per Premise	1	1	1	1	NA	NA
Per Feet of Frontage of Property	NA	NA	NA	NA	1 per 200	1 per 300
Maximum Size (sq.ft.)	100 (Note 4)	x	150	100	400	400
Maximum Height (feet) of Structure Above Ground (Note 5) Pole signs Monument or Ground Signs	NA 15	NA 6	NA 15	15 10	35 15	35 15
Front Yard Setback (feet)	25	5	0	10	5	0
Side Yard Setback (feet)	10	10	0	10	5	0
<i>Attached signs</i>						
Maximum Size* (sq. ft.)	100	*	NA	50	300	300
% of Street Facade	NA		20%	15%	25%	25%

* See Table A3 for maximum sign sizes.

Note 1: In addition to its total permitted sign area, each premises used for a business center may have one detached center identification sign, subject to the following conditions:

1. The maximum area for a center identification sign shall be 100 square feet.
2. No center identification sign shall be within 300 feet of any other center identification sign or within 150 feet of any other detached sign on the same or adjacent premises.
3. The sign shall display no more than the name and location of the business center.
4. Each sign shall be subject to all other regulations for detached signs or graphics set forth in this Section.

Note 2: Within the total maximum sign allowance permitted by Table A3, properties in certain C-3, I-1, and I-2 districts may elect to locate an outdoor advertising sign in excess of 300 square feet up to a maximum of 500 square feet.

Note 3: One non-illuminated directional sign with a maximum size of 12 square feet is permitted at each major entrance to the development. Such sign shall be a monument or ground sign with a maximum height of four feet.

Note 4: The maximum permitted height for an oversized Outdoor Advertising Sign requiring a Variance shall be 35 feet. (*Ord. No. 1508, 1/2/01; Amended Ord. No. 1835, 5/7/13*)

§11-520 STORAGE AND/ OR CARPORT STRUCTURES; METAL AND/ OR FABRIC MATERIALS: PERMANENT STRUCTURE.

Any storage and/ or carport structure shall be considered a permanent structure, whether fixed and/ or attached to ground or other structure or not, and any such structure shall require a building permit prior to construction or placement and shall comply with all provision of Crete City Code and/ or City regulation.

§11-521 RESIDENTIAL DESIGN STANDARDS.

Applicable to all (R-1 to R-4) Residential Districts:

- (A) Primary entrance shall be on the street side, not a side yard.
- (B) The cladding of the exterior walls shall use building materials, textures and colors appropriate to the architectural style of those structures generally used throughout the neighborhood. Allowable materials are brick, stone, or clapboard siding of wood, metal or vinyl. Synthetic materials manufactured to replicate the fore mentioned materials are also allowable upon review by the Zoning Administrator.
- (C) No dwelling shall be constructed or converted from a pre-fabricated structure, metal building, pole barn or similar storage building, originally designed for use as an accessory building.
- (D) All homes with a front porch may extend into the required front yard setback up to a maximum of six (6) feet. However, all portions of a front porch that extends into the required front yard must not be enclosed by walls, windows or screens.

(Inserted by Ord. _____, / /2015)

§11-522 COMMERCIAL DESIGN STANDARDS.

Compliance with all codes and ordinances adopted by the City is required. All property located within the core of Downtown Crete, defined as the area between Norman and Linden Avenues, from 9th Street to 14th Street, shall meet the following Design Standards. Street facing facades are limited to the following:

- A. Facade Elements: Materials used for street facing facades building shall be similar to those used on adjacent buildings. Primary construction materials historically used in the Downtown shall be used similarly in new construction as follows:
 - 1. Brick – varying colors, sizes and textures of brick exhibited in existing buildings.
 - 2. Wood – best utilized for architectural elements such as pilasters, cornices or decorative raised panels and trim. The use of wood as a general siding material is discouraged due to maintenance requirements.
 - 3. Concrete block – is best utilized in combination with other materials such as brick or stone. The use of concrete block as the only building material is strongly discouraged.

4. Metal flashing and Architectural elements – Metal, painted or exposed, utilized as architectural elements such as “pressed tin” cornices and moldings.
 5. Structural steel – Exposed structural pre-formed steel fulfills aesthetic purposes at lintels and columns in a manner similar to existing historic structures.
 6. Stucco – Any materials similar in texture and perception are recommended only as an accent element to a facade. Although stucco is utilized today as an exterior coating, it is not a historically accurate facade exterior. Modern buildings should utilize stucco in combination with other materials.
- B. All other areas in the C-1 District that are not located within the core of Downtown Crete, as above, shall have at a minimum a three and one-half (3 ½) foot high base comprised of non-reflective exterior siding which is or simulates wood, stucco, or masonry. Non-reflective exterior siding comprised of metal, aluminum or vinyl siding or preformed panels can be utilized above the base on the exterior of street facing facades. However, metal siding shall utilize concealed fasteners to install the siding to the building.

(Inserted by Ord. _____, / /2015)

§11-523 SALVAGE OR JUNK YARD.

Salvage or junkyard operations and related facilities shall only be allowed by special permit in the A-1 and I-2 Zoning Districts under the following conditions:

1. Located on a tract of land at least one-fourth (1/4) mile from a residential or agricultural farm residence.
2. The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a visual obscuring fence, wall or hedge. The fence, wall or hedge shall be of uniform height (at least eight (8) feet high) and uniform texture and color shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap; junk or other material within the yard and no scrap, junk or other material shall protrude above the fence.
3. No junk shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge fence or wall, or within the public right-of-way.
4. Any other requirement deemed appropriate and necessary by the City Council for the protection of the general health and welfare.

In making any decision granting a special use permit, the City Council shall impose such restrictions, terms, time limitations, landscaping, improvement of off-street parking lots, and other appropriate safeguards as required protecting adjoining property.

(Inserted by Ord. _____, / /2015)

§11-524 LANDFILLS AND SANITARY LANDFILLS

Private landfill operations shall only be allowed by special permit in the A-1 Agriculture District upon prior approval of the Nebraska Department of Health and Human Services System and with conformance to the following conditions:

1. Located on a tract of land at least $\frac{1}{4}$ mile or (1,320) feet from a residential or agricultural farm residence.
2. The operation shall be conducted wholly within an area completely surrounded on all sides by a fence, wall or hedge. The fence, wall or hedge shall be of uniform height (at least eight (8) feet high) and uniform texture and color shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all material within the yard and no material shall protrude above the fence.
3. No material shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge fence or wall, or within the public right-of-way.
4. Any other requirement deemed appropriate and necessary by the City Council for the protection of the general health and welfare.
5. Special use permits granted under this section shall be subject to annual review and renewal by the City Council.

In making any decision granting a special use permit, the City Council shall impose such restrictions, terms, time limitations, landscaping, improvement of off-street parking lots, and other appropriate safeguards as required protecting adjoining property.

(Inserted by Ord. _____, / /2015)

§11-525 SMALL AND COMMERCIAL WIND ENERGY CONVERSION SYSTEMS.

Intent: In order to balance the need for clean, renewable energy resources with the protection of the health, safety, and welfare of the residents of Crete, Nebraska, finds these regulations are necessary in order to ensure that all wind energy conversion systems (CWECS) are appropriately designed, sited, and installed.

These regulations pertaining to all wind energy conversion systems are intended to respond to equipment available at the time of adoption. The City of Crete recognizes that this is an emerging technology and that new means of collecting wind energy, including but not limited to vertical axis wind turbine generators are under development. Accordingly, these standards will be reviewed and may be amended as technology advances.

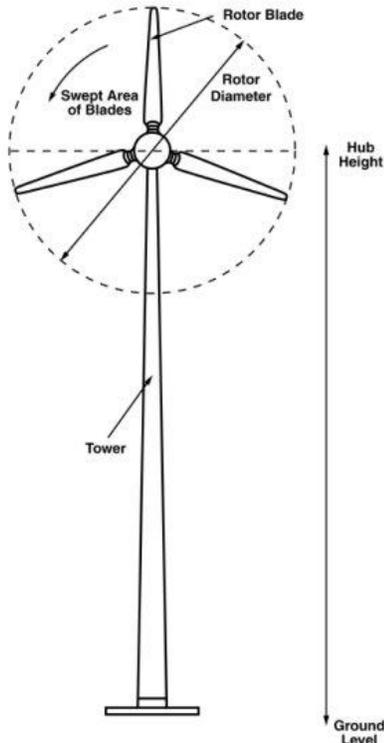
Types of Wind Energy Systems:

- A. **Small Wind Energy Conversion System - (SWECS)** – A wind energy conversion system which has a rated capacity of up to Twenty-Five (25) kilowatts and which is incidental and subordinated to another use of the same parcel. A system is considered a small wind energy system only if it supplies electrical power for site use, except that when a parcel on which the system is installed also received electrical power supplied by a utility company, access electrical power generated and not presently needed for onsite use may be sold back to the utility company. *(25 Kilowatt limit approved by the Crete Planning Commission to increase to a maximum of 100 Kilowatts with Nebraska State Legislature authorization by future amendment)*
- B. **Commercial Wind Energy Conversion System – (CWECS)** A wind energy conversion system under common or aggregated ownership or operating control that includes substations, MET towers, cables/wires and other building accessories, who’s main purpose is to supply electricity to off-site customers.

Definitions:

- A. **Aggregated Project** – Those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the individual CWECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also included as part of the aggregated project.

- B. **Fall Zone** – The area, defined as the furthest distance from the tower base, in which a tower will collapse in the event of a structural failure.



- C. **Feeder Line** – Any power line that carries electrical power from one or more wind turbines or individual transformers associated with individual wind turbines to the point of interconnection with the electric power grid, in the case of interconnection with the high voltage transmission systems the point of the interconnection shall be the substation serving the WECS.

D. **Height, hub** – The height above grade of the fixed portion of the tower, including the generation unit, measured to the hub or center point of the rotor blade diameter.

E. **Height, total system** – The height above grade of the system, including the generating unit and measured the highest vertical extension of any rotor blades or rotors.

- F. **Meteorological Tower** – For the purposes of wind energy conversion systems, meteorological towers are those which are erected primarily to measure wind speed and direction plus other data relevant to locating a CWECS. Meteorological towers do not include towers and equipment used by airports, the Nebraska Department of Transportation or other similar applications to monitor weather conditions.
- G. **Rotor Diameter** – The diameter of the circle created by the outer most point of the rotor blades of the windmill. (see Diagram #1)
- H. **Shadow flicker** – Strobe effect that occurs when sun is horizontal to rotor blades, which causes repetitive intermittent shadows that can affect people on adjacent or near-by properties.
- I. **Substations** – Any electrical facility utilized to convert electricity produced by a Commercial Wind Energy Conversion System for interconnection with high voltage transmission lines.
- J. **Tower** – The vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground.

- K. **Transmission Line** – The electrical power lines that are High Voltage Transmission Lines carrying electricity over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.
- L. **Wind Energy Conversion System (WECS)** – An aggregation of parts including the base, tower, generator, rotor, blades, supports, and configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g. wind charger, windmill, or wind turbine.
- M. **Wind Turbine Generator** – The component of a wind energy system that transforms mechanical energy from the wind into electrical energy.

(Inserted by Ord. _____, / /2015)

§11-526 SMALL WIND ENERGY CONVERSION SYSTEM

A Small Wind Energy Conversion System (SWECS) is a facility used for the production of a maximum of Twenty-Five (25) kilowatts of electrical energy supplied by the wind. The facility may include wind turbine(s) with total height(s) of one hundred (100) feet or less and any transmission lines. The SWECS is primarily used to generate energy for use by its owner. A small wind energy facility shall be sited and designed to minimize adverse visual impacts on neighboring properties. **To be used in conformance with Nebraska State Statutes 70-2001 through 70-2005, regarding Net Metering.** *(25 Kilowatt limit approved by the Crete Planning Commission to increase to a maximum of 100 Kilowatts with Nebraska State Legislature authorization by future amendment)*

A. General Site and Design Standards

1. Located on a lot or parcel of at least three (3) acres.
2. Shall be permitted by an approved **Special Exception Use Permit** to be issued in the “A-1”, “R-1 to R-4”, “C1 to C-3”, and “I-1 to I-2” Zoning Districts.
3. SWECS shall maintain a minimum setback distance from any property line of one point one (1.1) times the total system height of the windmill for non-participating property owners. Adjoining property owners (second or third additional farm/ranch single dwelling units for the purpose of housing relatives or permanent agriculture workers) participating in the same or Aggregated Project shall have no setback requirements between adjoining properties.

4. SWECS shall maintain a minimum setback distance from any public road, or highway of at least one point one (1.1) times the total system height of the windmill from the public road or highway right-of-way.
5. In no case shall a WECS be located within any required setback or in any front yard area.
6. Turbines and towers shall be of tubular design and if painted or coated, shall be of a non-reflective white, grey, or other neutral color and shall not be used to display advertising.
7. SWECS shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA).
8. All electrical wires associated with a small wind energy system other than the wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.
9. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.
10. All ground mounted electrical and control equipment must be labeled and secured to prevent unauthorized access. A tower may not have step bolts or a ladder within eight (8) feet of the ground that is readily accessible to the public.
11. The owner of a small wind energy facility shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by the facility.
12. Construction access must be re-graded and re-vegetated to minimize environmental impacts.
13. A SWECS application must include an agreement that addresses decommissioning and abandonment of the facility. The agreement must at a minimum provide for reuse or dismantlement of the facility at the owner’s expense.

B. Application Requirements

1. A survey map at an appropriate scale identifying:
 - ❖ Site boundary;
 - ❖ Adjacent public right-of-ways;
 - ❖ Existing structures;
 - ❖ Proposed small wind energy system and accessory structures;
 - ❖ Adjacent ownership and existing residences;
 - ❖ Any overhead utility lines.
2. A report from a licensed engineer containing:
 - a. Small wind system specifications including manufacturer and model; rotor diameter, tower height, tower type (freestanding or guyed).
 - b. Documentation to establish that the tower has sufficient structural integrity for the proposed use at the proposed location.
 - c. Certification that the small wind energy system complies with all applicable state construction and electrical codes and the National Electrical Code.
3. Compliance with FAA Regulations, including any Documentation required by the FAA certifying approval of proposed location when located within the three (3) mile Planning Jurisdiction of any airport.
4. Signed letter of Notification from the Electrical Supplier/Purchaser to the property owner, notarized copies submitted to the Saline County Assessor's Office, and City of Crete Zoning Administrator, signifying Net Metering service is approved.
5. Require proof of insurance on application.

(Inserted by Ord. _____, / /2015)

§11-527 COMMERCIAL WIND ENERGY CONVERSION SYSTEM – (CWECS)

A wind energy conversion system under common or aggregated ownership or operating control that includes substations, MET towers, cables/wires and other building accessories, who's main purpose is to supply electricity to off-site customers.

Commercial Wind Energy Conversion Systems may be included as an aggregated project. Such as those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the CWECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity, but are also part of the aggregated project. All individual wind turbine towers of an aggregated project shall be in conformance with Section 11-527 (A) items one through 15.

A. General Site and Design Standards:

1. Located on a lot or parcel of at least ten (10) acres in size.
2. The entire aggregated project shall be permitted by a **Special Exception Use Permit** in an A-1 District.
3. If an aggregated project, setbacks from multiple entities (turbines) shall be one and one-tenth (1.1) times the height of the total system.
4. Each CWECS location must have a 911 address.
5. CWECS shall be designed and placed in such a manner as to minimize to the greatest extent feasible, adverse visual and noise impacts on adjacent areas. This shall include documentation of:
 - a) Noise levels conforming to the International Electromechanical Commission (IEC) Standard 61400-11 part 11; and
 - b) Projections of the “shadow flicker” on any existing structures located off the property on which the CWECS will be constructed and the extent and duration of the shadow flicker on these existing structures.

6. CW ECS shall maintain a minimum setback distance from any property line of one and one-half (1.5) times the total system height of the windmill for non-participating property owners. Adjoining property owners participating in the same Aggregated Project shall have no setback requirements between adjoining properties.
7. CW ECS shall maintain a minimum setback distance from any public road, or highway of at least one point one (1.1) times the total system height of the windmill from the public road or highway right-of-way.
8. In no case shall a WECS be located within any required setback or in any front yard area.
9. Structures for wind turbines shall be self-supporting tubular towers, if painted or coated shall be of a non-reflective neutral color such as white or pale gray. No lattice structure shall be used. No logos or advertisements are allowed on these structures. Each turbine shall be marked with a visible identification number located no higher than fifteen (15) feet above ground level.
10. Colors and surface treatment of the CW ECS and supporting structures shall, to the greatest extent possible, minimize disruption of the natural characteristics of the site.
11. Reasonable measures shall be taken to mitigate specific adverse visual impacts such as reflections, shadow flicker, and blade glint affecting residences within or immediately adjacent to the project area.
12. CW ECS shall be equipped with air traffic warning lights or other marking lights only if so required by the Federal Aviation Administration and in which event, such light should be positioned or shielded to avoid visual impact on neighboring properties, and shall be a white flashing light from daylight till twilight and a steady red light night time. Light system must be maintained and working at all times.
13. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by any wind energy facility.

14. A Meteorological Tower is permitted by a **Special Exception Use Permit** for the purposes of the Aggregated Project. Meteorological towers shall meet the same setback requirements of those established for an Aggregated Project. If the tower is non-functional, it shall be removed after a period of two (2) years.
15. CWECS shall have a minimum setback of one-quarter (1/4) mile from any adjacent residence not owned by the owner of the CWECS. However, no setback is required between an adjacent residence of an owner participating in the same Aggregated Project.

B. Application Requirements

The applicant for a Special Exception use permit for construction of a CWECS shall file an application with the City of Crete Zoning Administrator. The application shall include the name(s) of the project applicant(s), the name of the project owner(s), and the legal description and address for the project. The application shall also include the following documents:

1. A survey map illustrating the following:
 - a. Property lines, dimension, acreage and contours with appropriate intervals for site evaluation.
 - b. Location and elevation of all components of the proposed CWECS.
 - c. Location and dimensions of all existing structures and uses on property within three hundred (300) feet of the system.
 - d. Height of any structures over thirty-five (35) feet within a five hundred (500) foot radius on site or offsite of the proposed CWECS.
 - e. Location of any overhead utility lines on the property.
 - f. Location of all known communications towers within two (2) miles of the proposed CWECS.
 - g. Access roads.
 - h. Adjacent ownership, land uses, existing residences, schools, churches, hospitals, public libraries, federal, state, county or local parks, recognized historic or heritage sites, identified wildlife preserves, or habitat areas to a distance of 2,640 feet (one-half mile).

- i. Provide a copy of the Easement Deed from the Saline County Register of Deeds Office for each property involved in the CWECS.
 - j. Provide a map illustrating all transmission lines connecting to the Substation.
 - k. Copy of Agreement or Notification of Compliance Letter between the Crete Airport Authority and the Applicant.
2. Applicant shall identify potential effects in terms of constraints or benefits the wind energy facility may place on current or future use of the land within the project site and the surrounding area. The extent of any limitations due to public health and safety risks shall be specifically addressed, and the effects on the following activities shall also be addressed:
 - a. Existing or proposed tourist or recreation activities;
 - b. Residential activities;
 - c. Industrial activities;
 - d. Agricultural activities;
 - e. Commercial activities
3. Soil erosion, sediment control, and storm water runoff plan shall address what types of erosion control measures will be used during each phase of the project. It shall identify plans for:
 - a. Grading;
 - b. Construction and drainage of access roads and turbine pads;
 - c. Design features to control dust;
 - d. Design features to maintain downstream water quality;
 - e. Re-vegetation to ensure slope stability;
 - f. Restoring the site after temporary project activities;
 - g. Disposal or storage of excavated materials;
 - h. Protecting exposed soil;
 - i. Stabilizing restored material and removal of silt fences or barriers when the area is stabilized; and
 - j. Maintenance of erosion controls throughout the life of the project.
4. Applicant shall provide information regarding flora and fauna of the proposed project area including:
 - a. Officially listed threatened or endangered species;
 - b. Critical habitat and habitat conditions;

- c. An avian study based on the US Fish and Wildlife Services “Interim Guidelines to Avoid and Minimize Wildlife Impacts from Wind Turbines”
5. Standard drawings of the structural components of the CWECS, including structures, tower, base, and footings.
6. Certification by a registered engineer that:
 - a. There is a substantial need for the proposed use or CWECS, one hundred (100) kW or greater;
 - b. All applicable local, state, and federal building, structural and electrical codes have been followed;
 - c. The site is feasible for a CWECS; the CWECS can be successfully operated in the climate conditions found in Saline County;
 - d. The rotor and over speed control have been designed for the proposed use on the proposed site;
 - e. The design and safety of the proposed tower to withstand winds of ninety (90) miles per hour; and
 - f. If the wind turbine were to fall, no building or structure, existing or potential, would be damaged.

C. Construction and Operations

1. All public roads to be used for the purpose of transporting CWECS, substation parts, cement or equipment for construction, operation, or maintenance of the CWECS shall be identified and applicable weight and size permits from the impacted road authority(ies) shall be obtained prior to construction.

A pre-construction survey must be conducted with the appropriate jurisdictions to determine existing road conditions. Those included are Applicant(s); Land Owner(s); CWECS Owner(s); Township Representative(s), Highway Superintendent and/or Zoning Administrator. The survey shall include photographs and a written agreement to document the conditions of the public roads and facilities. All expenses of the survey shall be the Applicant’s responsibility.

2. The CWECS owner shall be responsible for immediate repair of damage to public roads and drainage systems stemming from construction, operation, or maintenance of the CWECS

3. Solid and hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants shall be removed from the site promptly and disposed of in accordance with all applicable local, state, and federal regulations.

D. Safety Measures

1. Each CWECS shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor.
2. The Planning Commission shall determine the height, color, and type of fencing, if needed, for the CWECS installation. CWECS shall include no sign or advertising of any kind, except for one sign not to exceed two (2) square feet posted at the base of the tower, electrical equipment, and entrances. The sign shall contain the following information:
 - a. Warning – high voltage
 - b. Manufacturer’s name
 - c. Operator’s name
 - d. Emergency phone number
 - e. Emergency shutdown procedures
3. Each CWECS shall be properly grounded to safely sustain natural lightning strikes in conformance with the National Electric Code.
4. Any CWECS facility shall be equipped with anti-climbing devices. Tower climbing apparatus shall not be located within fifteen (15) feet of the ground. Where the tower is capable of being climbed, a locked, protective fence at least six (6) feet high shall enclose the tower.
5. The CWECS operator shall maintain a current insurance policy which will cover liability, installation, operation, and any possible damage or injury that might result from the failure of a tower or towers or any other part or parts of the generation and transmission facility. The amount of said policy shall be established as a condition of approval. The CWECS shall be warranted against any system failures reasonably expected in severe weather operation conditions

E. Discontinuation and Decommissioning.

1. CWECS shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the City of Crete Zoning Administrator outlining the steps and schedule for returning the CWECS to service. All CWECS and accessory facilities shall be removed four (4) feet below ground level within ninety (90) days of the discontinuation of use. This period may be extended by the Zoning Administrator following a written request by an agent of the owner of the CWECS.
2. Each CWECS shall have a decommissioning plan outlining the anticipated means and costs of removing CWECS at the end of the serviceable life or upon becoming a discontinued use. The cost estimates shall be made by a competent party, such as a profession engineer, a contractor capable of decommissioning, or a person with suitable expertise or experience with decommissioning.
3. At the end of the aggregated project's useful life, the entire site shall be restored in accordance with the requirements of this condition within eighteen (18) months.

F. Noise

No CWECS shall exceed 60 dBA at the nearest structure occupied by humans. In the event of periods of severe weather, as defined by the United States Weather Service, a CWECS may exceed 60 dBA

(Inserted by Ord. _____, / /2015)

§11-528 COMMUNICATION TOWERS.

- A. **Tower, Communication:** Shall mean any structure that is designed, constructed or used for the primary purpose of supporting one or more cellular antennas, including self-supporting lattice towers, guyed towers, monopole towers, or towers designed and intended to visually obscure or conceal the cellular antennas and/or tower. The term encompasses personal wireless service facilities including microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers and alternative tower structures.

- B. Communication towers are best suited to be located within rural agricultural areas, beyond the Corporate Limits, within the Two-Mile Planning Jurisdiction of the City, but not in areas that would prohibit, residential, commercial and/or industrial development/growth and/or placement of pertinent public uses. Communication towers are recommended to be included in A-1 Agricultural District as a Special Exception Use. This will provide the Planning Commission and City Council the ability to review and discuss the various issues associated with the potential Communication Tower and, in turn, set specific restrictions for such development.
- C. The following are minimum standards for consideration of approving the Special Exception Use in the A-1 Agricultural District and to guide the potential installation of the Communication tower:
1. The maximum height of the tower is limited by the Zoning District in which the tower is located.
 2. The tower shall be setback from the property line 1.1 times the total height of the communication tower. This will prevent the tower from falling or collapsing on structures located on adjacent property, or within the right-of-way of an adjacent street, county road or highway.
 3. Sites for communication towers shall not be located in areas with predominantly residential uses, environmentally sensitive areas, entryway corridors, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs and approach paths of run-ways, and other sensitive areas.
 4. In any zoning district, a Special Exception Permit may be issued to co-locate additional antennas on an existing communication tower, camouflaged facility, water tower or rooftop facility, or facility subject to the following, if the application does not exceed the permitted height in the district, and will have minimal adverse effect on the surrounding property, entryway corridors to the City, landmarks or designated landmark districts, or properties listed or eligible to be listed on the National Register of Historic Places.

(Inserted by Ord. _____, / /2015)

ANNEXATION
PLAN FOR EXTENDING SERVICES
TABITHA FIRST ADDITION

1. PURPOSE.

Nebraska Revised Statutes 16-117 (Reissue 1997) requires the preparation of a Plan for extending city services to any property which the City is considering for annexation. It is the desire of the City that this Plan contain sufficient detail to provide a reasonable person with a full and complete understanding of the intentions of the City for extending city services to the land proposed for annexation. Any questions about this Plan or the annexation itself may be addressed to the City Clerk, City Hall, 239 East 13th Street, Crete, Nebraska, 68333, or at a public hearing which will be held on this particular annexation. The public hearing will be set by Resolution of the Crete City Council, and a copy of that Resolution will be published in The Crete News.

2. LEGAL DESCRIPTION.

A tract of land located in the SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at a point 33.0 feet east and 162.0 feet north of the southwest corner, SE 1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, said point being on the easterly right-of-way of Iris Avenue, and assuming said right-of-way to have a bearing of N 02°02'36" W; thence N 02°02'36" W on said easterly right-of-way of Iris Avenue, 187.44 feet, to the southwest corner of East Ridge Estates; thence N 87°57'22" E on the south line of East Ridge Estates, 267.60 feet, to the southeast corner of East Ridge Estates; thence N 84°47'43" E, 189.41 feet; thence S 56°09'10" E, 153.87 feet; thence N 88°02'44" E, 86.00 feet; thence S 01°59'54" E, 114.0 feet, to a point on the north line of the existing city limits; thence S 88°03'27" W, on said north line of the existing city limits, 673.28 feet, to the point of beginning, said tract containing 2.86 acres, more or less.

All subject to easements, reservations, covenants and restrictions of record.

3. COUNCIL ACTION.

- a. Resolution To Set Hearing No.
- b. Annexation Ordinance No.

4. BACKGROUND.

The property which is considered for annexation is a combined 2.86 acre tract, more or less, located part in Section 26, Township 8, North, Range 4, East of the 6th P. M., Saline County, Nebraska, The annexation involves the area containing the Tabitha First Addition to the City of Crete, Saline County, Nebraska.

5. SERVICES/UTILITIES.

ELECTRIC: The City currently serves this area, additional electrical needs would be provided as the area is developed and funded by electric revenues.

SEWER: The City currently provides sewer service to this area, if this area is subdivided into lots and the cost of the sewer lines, less any cost of oversize pipe, would be paid for by the developer.

WATER: The City currently provides water service to this area, if this area is subdivided into lots and the cost of the water lines, less any cost of oversize pipe, would be paid for by the developer.

STREETS: This area currently has paved streets and storm sewer, along said Addition.

POLICE: Police services would be provided upon annexation.

FIRE: Fire protection is currently provided to this area by the City of Crete Fire Department. Upon annexation the Rural Fire District levy would be eliminated and service would be provided directly by City levy.

6. REQUIREMENTS OF PLAN.

a. Time Table

- City Services. Immediate upon annexation
- Electric. Currently provided
- Sewer. Currently provided
- Water. Currently provided
- Street Maintenance. Currently provided
- Police. Upon annexation
- Fire. Currently provided

b. Map.

See attached.

Any inquiries should be directed to:

City of Crete
 C/O City Clerk
 City Hall
 Crete, NE 68333
 402-826-4313

ESTIMATED DEBT

Cost of Oversize Pipes

- sewer \$ 0.00
- water \$ 0.00

POTENTIAL REVENUE

TABITHA ADDITION SUBDIVISION

Value of Addition \$28,600.00

Estimated additional revenue per year

Levy \$2.294819 \$ 656.32

Maintenance for utilities would be covered by revenues.

Street maintenance includes sweeping, snow removal, salt & gravel.

LAND ASSESSMENT & VALUATION

Name of Owner	Land owned	Value
Crete Lumber & Farm Supply Inc.	2.86 acres	\$28,600.00

ANNEXATION PLAT TO THE CITY OF CRETE, SALINE COUNTY NEBRASKA

PART OF THE SE 1/4 SECTION 26, T8N, R4E
OF THE 6th P.M., SALINE COUNTY, NEBRASKA

