

KEARNEY CODE
 UNIFIED LAND DEVELOPMENT ORDINANCE
 DISTRICT M-2, GENERAL INDUSTRIAL DISTRICT

Chapter 32

DISTRICT M-2, GENERAL INDUSTRIAL DISTRICT

§ 32-101 PURPOSE

This District is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. This District provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

§ 32-102 SITE DEVELOPMENT REGULATIONS

Regulator	Permitted Uses
Minimum District Size (square feet)	6,000
Minimum Lot Area (square feet)	6,000
Minimum Lot Width (feet)	60
Minimum Yards (feet)	
Front Yard (Note 1)	25; 50 along state and federal highways
Side Yard	0
Street Side Yard	25
Rear Yard	0
Maximum Height (feet)	45
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking located in street yard	100%
Project Size Requiring Planned Development District (PD)	20 acres
Minimum Depth of Landscaping adjacent to street right-of-way line (feet)	0
Minimum Bufferyard to be provided adjacent to residential uses or vacant land in RR-1 through R-4, RM, UC, C-O, C-1, and C-1(N) zoning districts	100

Note 1: Flexible Yard Setbacks in Planned Districts

The Planning Commission and City Council may vary required minimum setbacks in planned districts. Along arterials designated in the City's Comprehensive Development Plan, the Director of Public Works may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a planned district.

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