

Ordinance No. 721

AN ORDINANCE OF THE CITY OF RANDOLPH, NEBRASKA, AMENDING THE ZONING REGULATIONS CONTAINED IN ARTICLE 3 OF THE RANDOLPH, NEBRASKA ZONING ORDINANCES; TO PROVIDE FOR AN NEW DEFINITION OF "SINGLE FAMILY DWELLING" AS SET FORTH IN SECTION 3.3 OF ARTICLE 3; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RANDOLPH, CEDAR COUNTY, NEBRASKA:

- A. Upon recommendation of the City of Randolph (the "City") Planning Commission and its findings of fact, the Mayor and City Council hereby find and determine that it is necessary and desirable to amend the zoning regulations contained in Article 3.
- B. The Planning Commission findings of fact are: that the amendment is consistent with the Planning Commission recommendation after discussion at their public meeting and posting notice of the same; that the amendment is consistent with the City Comprehensive Plan and the current and future land use of the City.
- C. That the definition of "DWELLING, SINGLE FAMILY" in Article 3, Section 3.3 of the Randolph, Nebraska Zoning Ordinances is hereby amended as follows:

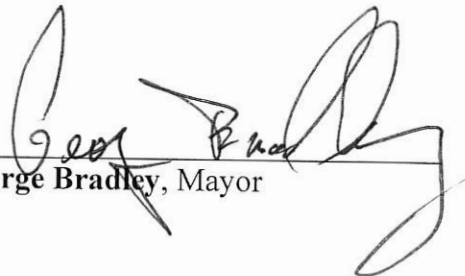
DWELLING, SINGLE FAMILY: shall mean a building having accommodations for or occupied exclusively by one family. Any residential structure shall meet the following criteria:

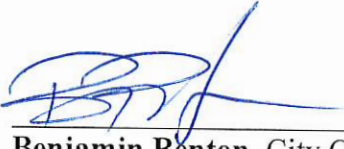
- 1. Shall be structurally anchored to a permanent foundation and said foundation shall meet local, state, and/or federal building codes; to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level.
- 2. Shall have at least one habitable room with not less than 120 sf of gross floor area.
- 3. Other habitable rooms shall have not less than 70 sf of floor area, except for kitchens.
- 4. Habitable rooms shall have not less than seven feet in any horizontal dimension.
- 5. Ceiling height effect on room area: A. Portions of a sloped ceiling measuring less than five feet or a furred ceiling measuring less than seven feet from the finished floor; B. The finished ceiling shall not be considered as contributing to the minimum required habitable area for the room.
- 6. Ceiling heights shall be a minimum of seven feet in habitable spaces, hallways, bathrooms, and toilet rooms.
- 7. Every dwelling shall have toilet facilities-water closet, lavatory, and a bathtub or shower.
- 8. Shall have a kitchen area and sink.
- 9. The unit shall provide heating and cooling systems as required by local, state and/or federal codes.
- 10. All electrical shall be in compliance with all local, state and/or federal electrical codes.
- 11. The unit shall meet all egress requirements found in local, state, and/or federal codes.

12. All modifications needed to convert the machine shed into a dwelling unit shall be required to have all modifications designed and engineering by a licensed architect and/or engineering.
13. All structures shall meet the maximum coverage on a lot as any ordinary single-family dwelling.
14. The home shall have no less than 800 square feet of living space, above grade, for single story construction.
15. The home shall have no less than 18-foot exterior width.
16. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run.
17. The exterior material shall be of a color, material and scale comparable with existing site-built, single-family residences.
18. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock. However, standing seam roofs are allowable provided it's non-reflective.

- D. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.
- E. The City Clerk of the City of Randolph is hereby ordered and directed to cause this Ordinance to be published in pamphlet or book form.
- F. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council and the Mayor of the City of Randolph, Cedar County, Nebraska at their regular meeting held on the 3 day of November, 2021.


George Bradley, Mayor


Benjamin Benton, City Clerk