

ORDINANCE NO. 2337

AN ORDINANCE OF THE CITY OF YORK, NEBRASKA TO AMEND ARTICLE 111, SECTION 2 DEFINITIONS, OF THE ZONING ORDINANCE OF THE CITY OF YORK, NEBRASKA TO ADD A DEFINITION FOR "HOME-BASED BUSINESS"; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; AND TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF YORK, NEBRASKA:

Section 1. Article 111, Section 2 of the Zoning Ordinance of the City of York, Nebraska shall be amended as follows:

ARTICLE III. RULES AND DEFINITIONS

Sec. 2. Definitions.

The following definition is added to this section:

Home-Based Business; Home-Based Businesses conducted by residents on the premises of their residential property. Home occupations, including food establishments that are authorized pursuant to the Nebraska Pure Food Act, Neb. Rev. Stats. §81-2,239 et. seq., are permitted if they comply with the following conditions and standards:

- (a) No more than threenonresident employees may be on site at once.
- (b) No more than three clients or customers may be on site at once. Section (b) does not apply to the use of a residential property for parties of up to four hours organized in a home to sell a particular type of good.
- (c) The Home-Based Business must operate exclusively within an enclosed structure on the property.
- (d) The operation of the Home-Based Business cannot be visible from the street.
- (e) The Home-Based Business must remain a secondary use to the site's primary (residential) use.
- (f) A single sign may be attached to the structure in which the Home-Based Business is operated, which sign must be 32 square feet or less. A single detached sign may be placed on the property on which the Home-Based Business is located, which sign must be 3 square feet or less.
- (g) Materials or products associated with the home occupation on the premises must be stored within an enclosed structure.
- (h) The operation of the home occupation shall be consistent with permitted residential uses, shall not create any conditions that amount to a public nuisance, and shall not be detrimental to the residential neighborhood by

causing increased noise, traffic, lighting, odor, or by violating any applicable ordinances or laws.

- (i) The Home-Based Business must operate in compliance with all City, State and County health and safety regulations.

Section 2. Except as amended herein, Article 111, Section 2, shall remain in full force and effect.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect and be in full force and effect from and after its passage, approval and publication pursuant to law.

PASSED AND APPROVED by the York City Council this 20 day of October, 2022.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk



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