



CITY OF GERING PLANNING COMMISSION MEETING AGENDA

A REGULAR MEETING OF THE CITY OF GERING PLANNING COMMISSION WILL BE HELD ON **TUESDAY AUGUST 18, 2026 AT 6:00 P.M.** IN THE GERING CITY HALL COUNCIL CHAMBERS, 1025 P STREET, GERING, NEBRASKA.

All agenda items are for discussion and action will be taken as deemed appropriate.

Call to Order and Roll Call

1. Pledge of Allegiance
2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14, As required by State Law, public bodies shall make available copies of the current Open Meetings Act in the meeting room. There are printed versions of the Open Meetings Act on the counter by the press corp. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson or Vice-Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.
3. Approval of Minutes of the May 19, 2026 regular Planning Commission meeting
4. Current Business:
 - A. Consider the method of giving notice for regular meetings pursuant to the Nebraska Open Meetings Act.
 - i. Approve Resolution PC8-26-1 regarding the method of giving notice for regular meetings pursuant to the Nebraska Open Meetings Act
 - B. Public Hearing to amend the Zoning Ordinance to add supplemental regulations for adult entertainment establishments and to add adult entertainment establishments to the land use table.
 - i. Make recommendation to City Council
5. City Engineer Report
6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.
7. Adjourn

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, MAY 19, 2026

A regular meeting of the City of Gering Planning Commission was held in open session on May 19, 2026, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Waterman, Keener, C. Kaufman, Hauck and Alvizar. Absent: Commissioners T. Kaufman, Miles, Taylor and Crews. Also present were City Engineer Annie Folck and Secretary Karen Heins. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Call to Order and Roll Call:

Chairman Keener called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

1. Pledge of Allegiance

2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14

Chairman Keener stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.

3. Approval of Minutes of the April 7, 2026, regular Planning Commission meeting

A motion was made by Commissioner C. Kaufman to approve the minutes of the April 7, 2026 regular Planning Commission meeting. Seconded by Chairman Waterman. There was no discussion. The Secretary called the roll. "AYES": Alvizar, Keener, Hauck, Waterman and C. Kaufman. "NAYS": None. Abstain: None. Absent: T. Kaufman, Miles, Taylor and Crews. Motion carried.

4. Current Business:

A. Public Hearing to consider a Redevelopment Plan submitted by Oikos Development Corporation for the Hobbs Horizon Housing Development Project described as Block 1, Hobbs Horizon Subdivision, City of Gering, Scotts Bluff County, Nebraska, and adjacent public right of way.

i. Review and take action on Resolution PC5-26-1 regarding a recommendation on the Redevelopment Plan for the Hobbs Horizon Housing Development Project

Chairman Keener opened the Public Hearing at 6:03 p.m. to consider a Redevelopment Plan submitted by Oikos Development Corporation for the Hobbs Horizon Housing Development Project described as Block 1, Hobbs Horizon Subdivision, City of Gering, Scotts Bluff County, Nebraska, and adjacent public right of way. He invited City Engineer Annie Folck to provide the staff report and recommendation.

Engineer Folck stated that most of the Commission was likely familiar with the project, as it had been in development for some time. She explained that the proposal is for a housing development located near McClellan Park. She noted that McClellan Park is adjacent to the site and that the developer has recently completed the final plat, which had been previously recommended by the Planning Commission.

She stated that the developer is now moving forward with construction of fourplex housing units but is also requesting Tax Increment Financing (TIF) assistance to help make the project financially feasible.

Ms. Folck explained that the information being presented was part of a draft Redevelopment Plan, noting that the City's TIF Attorney is still reviewing the application details and verifying eligible expenses. She stated that final numbers would be confirmed prior to consideration by the City Council and that the figures presented should be considered approximate, though expected to be close.

She reported that the proposal includes 44 housing units with an estimated completion value of \$1,977,000. She clarified that this figure represents the projected assessed value of the completed project, not the actual construction cost. She explained that because the development is a workforce housing project utilizing tax credits and other incentives, rents will be below market value, and the property will be assessed based on income rather than construction cost.

Ms. Folck stated that the current base value of the property is \$10,500. She explained that, if the property reaches the estimated assessed value, it would generate an estimated TIF increment of \$620,563.98. She again emphasized that these figures are estimates.

She continued, noting that the developer has identified approximately \$2.7 million in eligible expenses, subject to final review and verification. She stated that even with adjustments, the eligible expenses significantly exceed the anticipated TIF increment.

Ms. Folck explained that the developer is requesting TIF assistance primarily to help fund infrastructure costs, particularly roadway construction estimated at approximately \$525,000 for concrete, along with additional grading and earthwork costs. The total project cost is estimated to exceed \$13 million.

She then explained that the Planning Commission's role is to determine whether the proposed development is in conformance with the City's Comprehensive Plan. She noted that the Comprehensive Plan identifies the area within the East Gering Neighborhood District and encourages a mix of housing types, densities, and price points in new neighborhood development.

Ms. Folck stated that the proposal aligns with these goals, as the development would provide housing types that are currently limited in the community, particularly townhomes and workforce housing. She noted that estimated rents of \$1,000 to \$1,400 per month are consistent with workforce housing objectives.

She further stated that the City's Future Land Use Map designates the area for high-density residential development. She referenced additional Comprehensive Plan policies applicable to the proposal including Policy 3.1.A, which calls for increasing housing choices and diversity for all lifestyles to meet community housing needs. She also cited Policy 3.2.D, which encourages infill development on vacant and underutilized sites, and Policy 3.2.E, which promotes compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.

Ms. Folck reiterated that the Planning Commission's role is to recommend to the City Council whether the proposed project is in conformance with the goals of the Comprehensive Plan. She stated that if the Commission finds the project to be in conformance, it should be recommended for approval to the CDA and City Council.

She noted that a Resolution had been drafted reflecting a finding of conformance and stated that the Commission could adopt it as written or modify it as part of its motion if desired. She added that if the Commission did not feel the project conformed, it could modify the Resolution accordingly and include those conditions in its motion.

Ms. Folck stated that staff recommends approval, as they believe the project does meet the requirements of the Comprehensive Plan. She also noted that a memorandum from the City Attorney had been provided outlining the Commission's standard of review, and concluded by asking if there were any questions.

Commissioner Hauck asked Ms. Folck to explain the TIF process and whether the City was "giving them some money" for the project.

Engineer Folck explained that Tax Increment Financing (TIF) is generated from the additional property taxes created after a property is developed. She stated that when the project goes to City Council, Council must apply a “but-for” test to determine whether the project would occur without the use of TIF.

She explained that the incremental increase in property taxes resulting from the development is captured and may be reimbursed to the developer for up to 15 years to help cover eligible project expenses. She noted that TIF funds can only be used for eligible public improvement costs, such as streets and infrastructure, and cannot be used for actual building construction.

Commissioner Hauck asked for clarification on where the money comes from and what entity is providing it. Engineer Folck explained that the property currently generates approximately \$10,500 in annual property tax value. She stated that once developed, the property is estimated to increase significantly in value, resulting in approximately \$41,000 per year in additional property taxes.

She explained that the TIF mechanism captures this increase in tax revenue and allows those additional taxes to be used toward eligible redevelopment costs. She emphasized that if the project did not occur, the increased tax revenue would not exist.

In response to further questions, she explained that the taxes are collected through Scotts Bluff County. The County distributes the tax revenue as normal, and the incremental portion is then redirected back through the process to the City and ultimately to the redeveloper.

Commissioner Hauck asked whether the Commission would be voting on the TIF. Engineer Folck clarified that the Planning Commission is not voting on the TIF itself, but rather only on whether the proposed multi-family development is in conformance with the Comprehensive Plan. She stated that the TIF request would be considered separately by the City Council.

With no further questions for Ms. Folck, Chairman Keener asked if there was anyone present in the Council Chambers wishing to speak regarding the application and invited any such individuals to come forward to the podium and state their name and address.

After a brief pause with no response, he noted there were no further comments and closed the public hearing at 6:14 p.m.

Commissioner C. Kaufman made a motion to approve Resolution PC5-26-1. The motion was seconded by Commissioner Waterman. The Secretary called the roll. “AYES”: Waterman, Keener, C. Kaufman and Alvizar. “NAYS”: Hauck. Abstain: None. Absent: T. Kaufman, Miles, Taylor and Crews. The motion carried.

B. Public Hearing to consider a Conditional Use Permit for storage units to be located on Block 2, Shadow Lane Estates, City of Gering.

i. Approve or Deny Resolution PC5-26-2

Chairman Keener opened a public hearing at 6:16 p.m. to consider a conditional use permit for storage units to be located on Block 2 of Shadow Lane Estates in the City of Gering. He invited City Engineer Annie Folck to provide the staff report and recommendation.

Engineer Folck reminded the Commission that the property had been briefly discussed at a prior meeting in connection with a rezoning request. She explained that the site, consisting of two lots and an alleyway, includes a former bar building that is now being used as a daycare, and that the remaining portion of the property is proposed for development of storage units. She noted that the property has long maintained a commercial character and has since been rezoned to commercial, which makes the conditional use application permissible.

Ms. Folck presented the proposed site plan, which included a 40-foot by 80-foot storage building. She stated that staff had no concerns regarding the storage units themselves. However, staff recommended approval with the condition that the subdivision of the lot be vacated prior to construction, as the proposed improvements would otherwise cross existing lot lines and an alleyway, and noted that she would go into more detail on that process with the following agenda item.

She further explained that the conditional use criteria in Section 2.2.2.D of the zoning code had been reviewed. For ingress and egress, she stated the property is a double frontage site and the proposed storage units would be located on a corner, with excellent access to both N Street and Shadow Lane, allowing for easy entry and exit.

Regarding off-street parking and loading areas, she explained the lot is large enough to accommodate the proposed building with ample space for vehicles to pull off the street to load and unload at the storage units.

For refuse and service areas, she noted there are already two dumpsters located on the east side of the structure, providing a place for disposal of items. She added that storage facilities function better when there is another use on the property, as it helps discourage dumping, and stated that the existing daycare and on-site activity would help ensure proper disposal of materials.

In terms of utilities, she stated that electric service is available to the property and that water and sewer are not required for the proposed use.

She noted that no screening or buffering is proposed, as the site has already been significantly cleaned up and is highly commercial in character, though the Commission could require such measures if desired.

She further stated that no signage was proposed and that the project will meet all required setbacks and open space requirements.

Finally, regarding compatibility with surrounding properties and the zoning district, she stated the proposed use is considered compatible and may provide a service to nearby multifamily and manufactured housing developments.

Engineer Folck stated that a Resolution was being presented for the Commission's consideration that would grant approval of the storage units. She noted that the Resolution was drafted with the sole condition that the required vacation of the subdivision be completed, and added that the Commission could modify or add conditions if desired.

In response to questions from the Commissioners, she confirmed that completing the vacation would result in the property being consolidated into one lot. And she further explained that a rezoning had recently been completed because the property was previously split between two different zoning designations. She stated that staff did not want to proceed with the vacation until the entire property was under a single zoning designation to avoid creating split zoning situations. She also stated that utilities were not present in the alleyway that would be vacated. She added that staff would address the vacation and utility issue in conjunction with the related agenda item and confirmed that locate requests had been completed to verify the absence of fiber or other utilities. She noted that the area was clear and no utilities were found.

Chairman Keener opened the floor for public comment. No members of the public came forward, and the public hearing was closed at 6:21 p.m.

Commissioner C. Kaufman made a motion to approve Resolution PC5-26-2 with the condition that the vacation be completed prior to construction. The motion was seconded by Commissioner Alvizar. There was no further discussion. The Secretary called the roll. "AYES": Waterman, Keener, Alvizar, C. Kaufman and Hauck. "NAYS": None. Abstain: None. Absent: T. Kaufman, Miles, Taylor and Crews. Motion carried.

C. Consider petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Book 180, Page 99.

i. Review and make recommendation to City Council

Chairman Keener introduced the next agenda item, stating that the Planning Commission would consider a petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Book 180, Page 99. He asked if the applicants were present should the Commissioners have any questions. He then requested that Engineer Folck provide the recommendation and report.

Engineer Folck stated that most of the background had already been covered and reiterated that there were no utilities located within the alleyway proposed for vacation. She added a process clarification, explaining that vacating a subdivision typically requires a plat or some type of drawing. She noted that in this case, Block 2 was originally platted as one entire lot.

She explained that the property was later subdivided many years after the original plat into Lot 1, Lot 2, and an alleyway under the Subdivision of Block 2, Shadow Lane Estates. She stated that the current request would vacate that subdivision of Block 2, specifically referencing Book 180, Page 99 to ensure the correct legal description is used. She further explained that once the vacation is completed, the property would revert back to Block 2, Shadow Lane Estates as it was originally platted in the 1960s, effectively removing the later subdivision so that the lot split would no longer exist and the property would again be considered one parcel.

Chairman Keener asked if there were any questions for staff.

Commissioner Alvizar asked whether there was any benefit to keeping the property split for parcel or tax purposes. Engineer Folck responded that it depends on intended use, but in this case the applicant's intent is to construct improvements across existing lot lines. She added that she could not speak to the original reason for the subdivision but speculated it may have related to zoning changes and a different use on that portion of the property.

Another individual stated that the subdivision likely related to a prior use involving a trailer and living quarters on the site, which required a different zoning designation at that time.

Chairman Keener asked if there were any further questions.

Commissioner C. Kaufman made a motion to recommend approval of the petition to vacate the subdivision of Block 2. The motion was seconded by Commissioner Waterman. There was no further discussion. The Secretary called the roll. "AYES": Waterman, Hauck, C. Kaufman, Keener and Alvizar. "NAYS": None. Abstain: None. Absent: T. Kaufman, Miles, Taylor and Crews. Motion carried.

5. City Engineer Report

Chairman Keener invited City Engineer Annie Folck to provide the City Engineer report.

Engineer Folck stated that there was not much to report. She noted that there were currently no applications scheduled for the June meeting, and as a result, the Commission may not meet until July. She stated that staff continues to work with applicants and is hopeful that the housing development project will begin construction later in the fall, but no additional applications were currently anticipated.

Commissioner Hauck asked about the status of the racetrack project. Engineer Folck stated that the project is still held up at the state level and that staff is waiting for state action before it can move forward.

Commissioner Hauck asked whether both Kimball and Gering were the two proposed sites in the area. Engineer Folck responded that no applications had been submitted yet for either location. She stated that the group's focus was currently on completing the Ogallala facility and they are operating under a temporary

license there and are working toward obtaining a permanent license before shifting attention to the Gering project.

Commissioner Hauck also asked about a previously discussed proposal related to storage sheds for housing. Engineer Folck stated that the proposal is on hold indefinitely and that the applicants are not currently seeking to move forward.

Chairman Keener thanked Ms. Folck for her report.

6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.

There was no comment.

7. Adjourn

A motion was made by Commissioner Waterman to adjourn. Seconded by Commissioner Alvizar. There was no discussion. The Secretary called the roll. "AYES": Alvizar, C. Kaufman, Keener, Hauck and Waterman. "NAYS": None. Abstain: None. Absent: T. Kaufman, Miles, Taylor and Crews. Motion carried.

The meeting adjourned at 6:29 p.m.

ATTEST:

Levi Keener, Chairman

Karen Heins, Administrative Secretary

RESOLUTION PC 8-26-1

A RESOLUTION ESTABLISHING THE METHOD FOR PROVIDING REASONABLE NOTICE OF PLANNING COMMISSION MEETINGS, PUBLIC HEARINGS, AND SPECIAL MEETINGS

WHEREAS Pursuant to State Statute 84-1411, the Planning Commission of the City of Gering shall determine the method of providing reasonable advance publicized quarterly notice of regular Planning Commission meetings, and the method of providing reasonable advance notice of monthly meetings, public hearings, and special meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA THAT:

1. **Monthly Notice of Regular Meetings** - Notice of regular Planning Commission meetings, including date, time, and location, shall be published in the Scottsbluff Star-Herald, the Official Newspaper of the City, at least 10 days prior to the meeting. Agendas will also be posted on the City of Gering website at gering.org.
2. **Quarterly Notice of Regular Meetings** - Notice of regular Planning Commission meeting dates, time, and location shall be publicized every three months in the Scottsbluff Star-Herald, the Official Newspaper of the City. In case of refusal, neglect, or inability of the newspaper to publish the notice, the Planning Commission (or designee) will (i) post such notice on the City's website at gering.org, (ii) request the newspaper submit a post on a statewide website - established and maintained as a repository for such notices by a majority of Nebraska newspapers, and (iii) post such notice in three conspicuous public places in such City's jurisdiction.
3. **Notice of Public Hearings** - Notice of public hearings to be conducted by the Gering Planning Commission shall be published in the Scottsbluff Star-Herald, the Official Newspaper of the City, within the established number of days prior to such hearings, as required by law.
4. **Notice of Special Meetings** – Reasonable notice of special meetings to be held by the Planning Commission shall be publicized in the Scottsbluff Star-Herald, the Official Newspaper of the City; as well as posted on the City's website at gering.org.

PASSED AND APPROVED THIS _____ day of _____, 2026

Levi Keener, Chair

ATTEST:

Karen Heins, Administrative Secretary

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	8/18/2026
From:	Planning & Community Development	Zoning:	
Subject:	Zoning Code Changes regarding Adult Establishments	Property Size:	
Location:		#Lots/Parcels:	
Owner:		City Council Public Hearing:	9/14/2026

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

Agenda Item Summary

Upon review of the City's zoning regulations, it has come to the attention of staff that the current regulations do not contain sufficient guidance regarding adult entertainment establishments. Staff has worked with legal counsel to put together some supplementary regulations to properly regulate this type of use. The changes being made are in an effort to be proactive; there are currently no such establishments proposed at this time.

The proposed changes would define several different types of adult entertainment establishments. It would allow these facilities in the MH Heavy Industrial District by Conditional Use Permit if such a permit were granted by the City Council (which will receive a recommendation from Planning Commission). The regulations also include several operational/performance standards, including the following:

- Closed between 12:00 midnight and 6:00 a.m.
- Full nudity and specified sexual activities are prohibited on the premises.
- Semi-nudity is allowed only for employees who remain at least 6 feet from patrons and on a stage at least 18 inches high in a room of at least 600 sq. ft.
- No touching between semi-nude employees and patrons.
- No alcohol permitted on the premises (and liquor licensees must comply with related city code provisions, including § 111.05).
- No persons under 18 years of age allowed on the premises.
- Detailed rules for viewing rooms/booths (single occupancy, unobstructed operator view, no porous materials, no openings between rooms, required signage, etc.).
- Operator must ensure compliance; at least one employee must be present at each operator's station when patrons are present.

The City cannot legally prohibit this use. The intention of this ordinance is not to prohibit it, but to regulate these establishments in order to promote the health, safety, and general welfare of the citizens of the City. This will also ensure that these establishments are only allowed in locations and zones that are appropriate.

Following the proposed ordinance, see included in this packet a current Zoning Map and Land Use Table. These documents are included solely as a reference to show where the proposed land use would be allowed in the City and what other uses are allowed in that zone.

Recommendation

Approve

Recommend approval of an Ordinance Amending Article 5 “Supplemental Regulations” of the City of Gering Zoning Ordinance regarding Adult Entertainment Facilities for the following reasons:

Deny

Recommend denial of an Ordinance Amending Article 5 “Supplemental Regulations” of the City of Gering Zoning Ordinance regarding Adult Entertainment Facilities for the following reasons:

Table

Table considering an Ordinance Amending Article 5 “Supplemental Regulations” of the City of Gering Zoning Ordinance regarding Adult Entertainment Facilities for the following reasons:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA TO AMEND ARTICLE 5 “SUPPLEMENTAL REGULATIONS” OF THE CITY OF GERING ZONING ORDINANCE, TO INCLUDE SECTION 5.12 “ADULT ENTERTAINMENT ESTABLISHMENTS”; TO AMEND ARTICLE 3 “ZONING DISTRICTS” OF THE CITY OF GERING ZONING ORDINANCE, TO INCLUDE “ADULT ENTERTAINMENT ESTABLISHMENTS” WITHIN THE LAND USE TABLE OF SECTION 3.11; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the City of Gering Zoning Ordinance, Article 5 “Supplemental Regulations” be amended to include section 5.12 “Adult Entertainment Establishments” which section shall be read in full as follows:

SECTION 5.12. ADULT ENTERTAINMENT ESTABLISHMENTS

5.12.01. PURPOSE.

1. It is the purpose of this ordinance to regulate adult establishments in order to promote the health, safety, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of adult establishments within the City. The provisions of this resolution have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this resolution to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this resolution to condone or legitimize the distribution of obscene material.

2. FINDINGS AND RATIONALE. Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the City Council, and on findings, interpretations, and narrowing constructions incorporated in the cases of: City of Uttleton v. Z.J. Gifts D-4, L.L.C., 541 U.S. 774 (2004); City of Los Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); City of Erie v. Pap's AM., 529 U.S. 277 (2000); City of Renton v. Playtime Theatres, Inc., 475 U.S. 41 (1986); Young v. American Mini Theatres, 427 U.S. 50 (1976); Barnes v. Glen Theatre, Inc., 501 U.S. 560 (1991); California v. LaRue, 409 U.S. 109 (1972); N.Y. State Liquor Authority v. Bellanca, 452 U.S. 714 (1981); Sewell v. Georgia, 435 U.S. 982 (1978); FW/PBS, Inc. v. City of Dallas, 493 U.S. 215 (1990); City of Dallas v. Stang/in, 490 U.S. 19 (1989); and

Farkas v. Miller, 151 F.3d 900 (8th Cir. 1998); Jakes, Ltd. v. City of Coates, 284 F.3d 884 (8th Cir. 2002); BZAPS, Inc. v. City of Mankato, 268 F.3d 603 (8th Cir. 2001); SOB, Inc. v. County of Benton, 317 F.3d 856 (8th Cir. 2003); Scope Pictures v. City of Kansas City, 140 F.3d 1201 (8th Cir. 1998); ILQ Invs. v. City of Rochester, 25 F.3d 1413 (8th Cir. 1994); City of Lincoln v. ABC Books, Inc., 470 N.W.2d 760 (Neb. 1991); Xiong v. City of Moorhead, 2009 WL 322217 (D. Minn. Feb. 2, 2009); Entm't Prods., Inc. v. Shelby County, 721 F.3d 729 (6th Cir. 2013); Lund v. City of Fall River, 714 F.3d 65 (1st Cir. 2013); Imaginary Images, Inc. v. Evans, 612 F.3d 736 (4th Cir. 2010); LLEH, Inc. v. Wichita County, 289 F.3d 358 (5th Cir. 2002); Ocel/o v. Koster, 354 S.W.3d 187 (Mo. 2011); 84 Video/Newsstand, Inc. v. Sartini, 2011 WL 3904097 (6th Cir. Sept. 7, 2011); Plaza Group Properties, LLC v. Spencer County Plan Commission, 877 N.E.2d 877 (Ind. Ct. App. 2007); Flanigan's Enters., Inc. v. Fulton County, 596 F.3d 1265 (11th Cir. 2010); East Brooks Books, Inc. v. Shelby County, 588 F.3d 360 (6th Cir. 2009); Entm't Prods., Inc. v. Shelby County, 588 F.3d 372 (6th Cir. 2009); Sensations, Inc. v. City of Grand Rapids, 526 F.3d 291 (6th Cir. 2008); World Wide Video of Washington, Inc. v. City of Spokane, 368 F.3d 1186 (9th Cir. 2004); Ben's Bar, Inc. v. City of Somerset, 316 F.3d 702 (7th Cir. 2003); Peek-a-Boo Lounge v. Manatee County, 630 F.3d 1346 (11th Cir. 2011); Daytona Grand, Inc. v. City of Daytona Beach, 490 F.3d 860 (11th Cir. 2007); Heideman v. South Salt Lake City, 348 F.3d 1182 (10th Cir. 2003); Williams v. Morgan, 478 F.3d 1316 (11th Cir. 2007); Jacksonville Property Rights Ass'n, Inc. v. City of Jacksonville, 635 F.3d 1266 (11th Cir. 2011); H&A Land Corp. v. City of Kennedale, 480 F.3d 336 (5th Cir. 2007); Hang On, Inc. v. City of Arlington, 65 F.3d 1248 (5th Cir. 1995); Fantasy Ranch, Inc. v. City of Arlington, 459 F.3d 546 (5th Cir. 2006); Illinois One News, Inc. v. City of Marshall, 477 F.3d 461 (7th Cir. 2007); G.M. Enterprises, Inc. v. Town of St. Joseph, 350 F.3d 631 (7th Cir. 2003); Richland Bookmarl, Inc. v. Knox County, 555 F.3d 512 (6th Cir. 2009); Bigg Wolf Discount Video Movie Safes, Inc. v. Montgomery County, 256 F. Supp. 2d 385 (D. Md. 2003); Richland Bookmart, Inc. v. Nichols, 137 F.3d 435 (6th Cir. 1998); Spokane Arcade, Inc. v. City of Spokane, 75 F.3d 663 (9th Cir. 1996); OCR, Inc. v. Pierce County, 964 P.2d 380 (Wash. Ct. App. 1998); City of New York v. Hammes, 724 N.E.2d 368 (N.Y. 1999); Taylor v. State, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002); Fantasy/and Video, Inc. v. County of San Diego, 505 F.3d 996 (9th Cir. 2007); Gammoh v. City of La Habra, 395 F.3d 1114 (9th Cir. 2005); Z.J. Gifts D-4, L.L.C. v. City of Littleton, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001); People ex rel. Deters v. The Uon 's Den, Inc., Case No. 04-CH-26, Modified Permanent Injunction Order (111. Fourth Judicial Circuit, Effingham County, July 13, 2005); Reliable Consultants, Inc. v. City of Kennedale, No. 4:05-CV-166-A, Findings of Fact and Conclusions of Law (N.D. Tex. May 26, 2005); Maior Liquors, Inc. v. City of Omaha, 188 Neb. 628 (1972); DLH Inc. v. Nebraska Liquor Control Commission, 266 Neb. 361 (2003); City of Winslow v. Sheets, 261 Neb. 203 (2001), and based upon reports concerning secondary effects occurring in and around adult establishments, including, but not limited to, "Correlates of Current Transactional Sex among a Sample of Female Exotic Dancers in Baltimore, MD," Journal of Urban Health (2011); "Does the Presence of Sexually Oriented Businesses Relate to Increased Levels of Crime? An Examination Using Spatial Analysis," Crime & Delinquency (2012) (Louisville, KY); Metropolis, Illinois - 2011-12; Manatee

County, Florida - 2007; Hillsborough County, Florida - 2006; Clarksville, Indiana - 2009; El Paso, Texas - 2008; Memphis, Tennessee - 2006; New Albany, Indiana - 2009; Louisville, Kentucky - 2004; Fulton County, GA - 2001; Chattanooga, Tennessee - 1999-2003; Jackson County, Missouri - 2008; Ft. Worth, Texas - 2004; Kennedale, Texas - 2005; Greensboro, North Carolina - 2003; Dallas, Texas - 1997; Houston, Texas - 1997, 1983; Phoenix, Arizona - 1995-98, 1979; Tucson, Arizona - 1990; Spokane, Washington - 2001; St. Cloud, Minnesota - 1994; Austin, Texas - 1986; Indianapolis, Indiana - 1984; Garden Grove, California - 1991; Los Angeles, California - 1977; Whittier, California - 1978; Oklahoma City, Oklahoma - 1986; New York, New York Times Square - 1994; the Report of the Attorney General's Working Group On The Regulation Of Adult establishments, (June 6, 1989, State of Minnesota); Dallas, Texas - 2007; "Rural Hotspots: The Case of Adult Businesses," 19 Criminal Justice Policy Review 153 (2008); "Stripclubs According to Strippers: Exposing Workplace Sexual Violence," by Kelly Holsopple, Program Director, Freedom and Justice Center for Prostitution Resources, Minneapolis, Minnesota; "Adult establishments: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, Jan. 12, 2000; Sex Store Statistics and Articles; and Law Enforcement and Private Investigator Affidavits (Adult Cabarets in Forest Park, GA and Sandy Springs, GA), Mcleary and Weinstein; Do "Off-Site Adult Businesses Have Secondary Effects? Legal Doctrine, Social Theory and Empirical Evidence, Law and Policy, Vol. 31, No. 2 (April 2009), Adult Business Study: Town and City of Ellicottville, Cattaraugus County, New York (January 1998), the Gering City Council finds:

1. Adult establishments, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of adverse secondary effects.
2. Adult establishments should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other adult establishments, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of adult establishments in one area.
3. Each of the foregoing negative secondary effects constitutes a harm which the City has a substantial government interest in preventing and/or abating. Additionally, the City's interest in regulating adult establishments extends to preventing future secondary effects of either current or future adult establishments that may locate in the City. The City finds that the cases and documentation relied on in this resolution are reasonably believed to be relevant to said secondary effects.

The City Council hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of adult establishments, including the judicial opinions and reports related to such secondary effects.

5.12.02. DEFINITIONS. For purposes this the City of Gering Zoning Ordinance and this Section, the following definitions shall apply:

Adult Arcade shall mean any place to which the public is permitted or invited in which coin-operated, slug-operated or for any form of consideration, electronically, electrically or mechanically controlled still or motion picture machines, projectors, video or laser disc players or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

Adult Bookstore Or Adult Video Store shall mean a commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations, whether digital, online, or in print, which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:

1. At least 25% of the establishment's displayed merchandise consists of said items, or
2. At least 25% of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of said items, or
3. At least 25% of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items, or
4. The establishment maintains at least 25% of its floor area for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor area" maintained for the display, sale, or rental of said items); or
5. The establishment maintains at least 250 square feet of its floor area for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor area" maintained for the display, sale, or rental of said items); or
6. The establishment regularly offers for sale or rental at least 1,000 of said items; or
7. The establishment maintains an "adult arcade," which means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are characterized by their emphasis upon matter exhibiting "specified sexual activities" or "specified anatomical areas."

Adult Cabaret shall mean a nightclub, bar, juice bar, restaurant, bottle club, lounge, or similar commercial establishment that regularly or periodically features live conduct characterized by semi-nudity. No establishment shall avoid classification as an adult cabaret by offering or featuring nudity.

Adult Establishment shall mean an "adult bookstore or adult video store," an "adult cabaret," an "adult motion picture theater," or an "adult paraphernalia store."

Adult Motion Picture Theater shall mean a commercial establishment to which the public is permitted or invited wherein an image-producing device is regularly maintained to show images to more than five persons at any one time, and where the images so displayed are characterized by their emphasis upon "specified sexual activities" or "specified anatomical areas."

Adult Paraphernalia Store shall mean a commercial establishment that as a substantial part of its business offers sexual devices for sale or which regularly offers 50 or more sexual devices for sale. For purposes of this definition, "sexual device" means any three-dimensional object designed for stimulation of the male or female human genitals, anus, buttocks, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and physical representations of the human genital organs. "Sexual device" shall not be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

Employee of an Adult Establishment shall mean any person who performs any service on the premises of an adult establishment, on a full time, part time, or contract basis, regardless of whether the person is denominated an employee, independent contractor, agent, lessee, or otherwise. Employee does not include a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

Nudity means the showing of the human male or female genitals, pubic area, vulva, or anus with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola. Nudity shall include photorealistic depictions.

Operator of Adult Establishment means any person on the premises of an adult establishment who manages, supervises, or controls the business or a portion thereof. A person may be found to be an operator regardless of whether such person is an owner, part owner, or licensee of the business.

Semi-Nude or Semi-Nudity means the showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. This definition shall include the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by

a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

Specified Anatomical Areas shall mean less than completely and opaquely covered human genitals, pubic region, buttock, and/or female breast below a point immediately above the top of the areola.

Specified Sexual Activities shall mean sexual intercourse, oral copulation, masturbation or anal sex.

5.12.03. PERFORMANCE STANDARDS.

1. No person shall establish, operate, or cause to be operated an adult establishment in the jurisdiction of the City of Gering except within the “MH” Heavy Industrial District, and only by first obtaining a Conditional Use Permit from the City Council of the City of Gering in compliance with all procedures described in this Code.
2. No person shall establish, operate, or cause to be operated an adult establishment in the jurisdiction of the City of Gering within:
 - A. 1000 feet of another adult establishment.
 - B. 1000 feet of a business licensed to sell alcohol at the premises; or
 - C. 1000 feet of a residential district, residential use, residence, church, educational institution, park, child care facility, school, or recreational facility.
 - D. For the purpose of this section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the structure containing the adult establishment to the closest point on a property boundary of another adult establishment, a business licensed to sell alcohol at the premises, a residential district, a residential use, a residence, a church, an educational institution, park, child care facility, school, or a recreational facility.
2. No adult establishment shall be or remain open for business between 12:00 midnight and 6:00 a.m. on any day.
3. No patron, employee of an adult establishment, or any other person shall knowingly or intentionally, in an adult establishment, appear in a state of nudity or engage in a specified sexual activity.
4. No person shall knowingly or intentionally, in an adult establishment, appear in a semi-nude condition unless the person is an employee of an adult establishment who, while semi-nude, remains at least six feet from all patrons and on a stage at least 18 inches from the floor in a room of at least 600 square feet.
5. No employee of an adult establishment who appears semi-nude in an adult establishment shall knowingly or intentionally touch a customer or the clothing of a customer on the premises of an adult establishment. No customer shall knowingly or intentionally touch such an employee of an adult establishment or the clothing of such an employee of an adult establishment on the premises of an adult establishment.

6. No person shall possess alcoholic beverages on the premises of an adult establishment. No licensee under the State Liquor Control Act, Neb.Rev.Stat. 53-101 et seq, shall violate the provisions of this Zoning Code, including but not limited Section 5.12 herein, nor shall such person violate Chapter 111 of the City of Gering Code of Ordinances (See generally 111.05 "Nudity; Sexual or Simulated Sexual Acts; Prohibited").

7. No person shall knowingly or recklessly allow a person under the age of 18 years to be or remain on the premises of an adult establishment.

8. No operator of an adult establishment shall knowingly or recklessly allow a room in the adult establishment to be simultaneously occupied by any patron and any employee of an adult establishment who is semi-nude or who appears semi-nude on the premises of the adult establishment, unless an operator of the adult establishment is present in the same room.

9. A person who operates or causes to be operated an adult establishment which exhibits in a booth or viewing room on the premises, through any mechanical or electronic image-producing device, a film, video cassette, digital video disc, or other video reproduction characterized by an emphasis on the display of specified sexual activities or specified anatomical areas shall comply with the following requirements.

A. The operator of the adult establishment shall, at least one week prior to opening the adult establishment for business, submit to the City Administrator a diagram of the premises showing the location of all operator's stations, booths or viewing rooms, overhead lighting fixtures, and restrooms, and shall designate all portions of the premises in which patrons will not be permitted. Restrooms shall not contain equipment for displaying films, video cassettes, digital video discs, or other video reproductions. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram shall be oriented to the north or to some designated street or object and shall be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches.

B. It shall be the duty of the operator of the adult establishment, and of any employees of the adult establishment present on the premises, to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted.

C. The interior premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five-foot candles as measured at the floor level. It shall be the duty of the operator of an adult establishment, and of any employees of an adult establishment present on the premises, to ensure that the illumination described above is maintained at all times that the premises is occupied by patrons or open for business.

D. It shall be the duty of the operator of an adult establishment, and of any employees of an adult establishment present on the premises, to ensure that no specified sexual activity occurs in or on the licensed premises.

E. It shall be the duty of the operator of an adult establishment to post conspicuous signs in well-lighted entry areas of the business stating all of the following:

- 1) That the occupancy of viewing rooms less than 150 square feet is limited to one person.
- 2) That specified sexual activity on the premises is prohibited.
- 3) That the making of openings between viewing rooms is prohibited.
- 4). That violators will be required to leave the premises.
- 5). That violations of these regulations are unlawful.

F. It shall be the duty of the operator of an adult establishment to enforce all provisions of Section 5.12 of this Code including but not limited to these enumerated performance standards.

G. The interior of the premises shall be configured in such a manner that there is an unobstructed view from an operator of the adult establishment's station of every area of the premises, including the interior of each viewing room but excluding restrooms, to which any patron is permitted access for any purpose. An operator's station shall not exceed 32 square feet of floor area. If the premises have two or more operator's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose, excluding restrooms, from at least one of the operator's stations. The view required in this paragraph must be by direct line of sight from the operator's station. It is the duty of the operator of an adult establishment to ensure that at least one employee of an adult establishment is on duty and situated in each operator's station at all times that any patron is on the premises. It shall be the duty of the operator of an adult establishment, and it shall also be the duty of any employees of an adult establishment present on the premises, to ensure that the view area specified in this paragraph remains unobstructed by any doors, curtains, walls, merchandise, display racks or other materials or enclosures at all times that any patron is present on the premises.

H. It shall be the duty of the operator of an adult establishment to ensure that no porous materials are used for any wall, floor, or seat in any booth or viewing room.

I. It shall be unlawful for a person having a duty under Section 5.12 of this Code, including the above enumerated performance standards, to knowingly or recklessly fail to fulfill that duty.

J. No patron shall knowingly or recklessly enter or remain in a viewing room less than 150 square feet in area that is occupied by any other patron.

K. No patron shall knowingly or recklessly be or remain within one foot of any other patron while in a viewing room that is 150 square feet or larger in area.

L. No person shall knowingly or recklessly make any hole or opening between viewing rooms.

10. It shall be the duty of the operator of an adult establishment to ensure that the interior premises shall be equipped with overhead lighting of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than five-foot candles as measured at the floor level and the illumination must be maintained at all times that any customer is present in or on the premises.

11. Unless a culpable mental state is otherwise specified herein, a showing of a reckless mental state shall be sufficient to establish a violation of a provision of this Section 5.12 including the above enumerated performance standards.

5.12.04. PENALTIES AND REMEDIES. Any builder, contractor, owner, agent or other person who commits, participates in, assists in or maintains a violation of Section 5.12 shall each be found guilty of a separate offense and suffer the penalties herein provided. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of Section 5.12 shall be deemed guilty of a misdemeanor and shall be fined not more than one thousand dollars (\$1000) for each offense. Each day that such violation continues shall constitute a separate offense subject to additional fine of one thousand dollars (\$1000). In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or any building, structure or land is used in violation of this Ordinance the appropriate authorities of the City may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation to prevent the occupancy of said building, structure of land; or to prevent any illegal act, conduct, business or use in or about such premises. The City may assess the cost of any legal proceedings required to enforce the provisions of this Code against the violating party and subject property.

Section 2. That the City of Gering Zoning Ordinance, Article 3 “Zoning Districts,” Section 3.11 “Land Use Table” be amended as follows:

“Adult Entertainment Establishments” be added to the list of “COMMERCIAL/INDUSTRIAL” uses with a “C” denoting its status as a conditional use in the “MH” Heavy Industrial District only.

Section 3. That the table of contents of the City of Gering Zoning Ordinance be amended to reflect the changes in Sections 1 and 2 herein.

Section 4. That All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

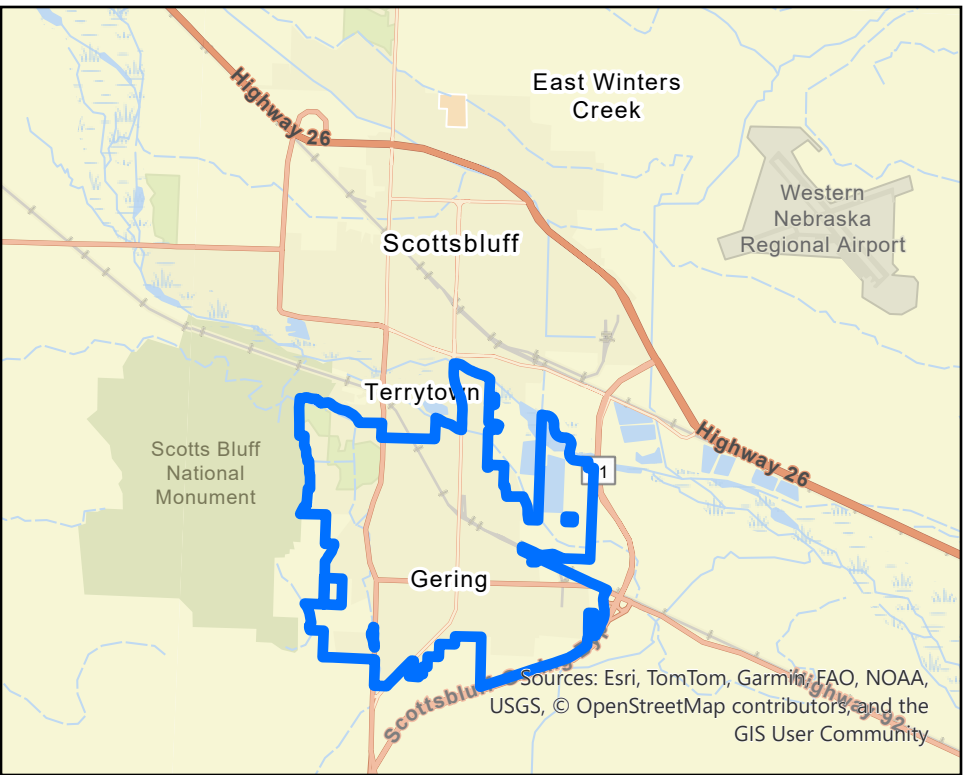
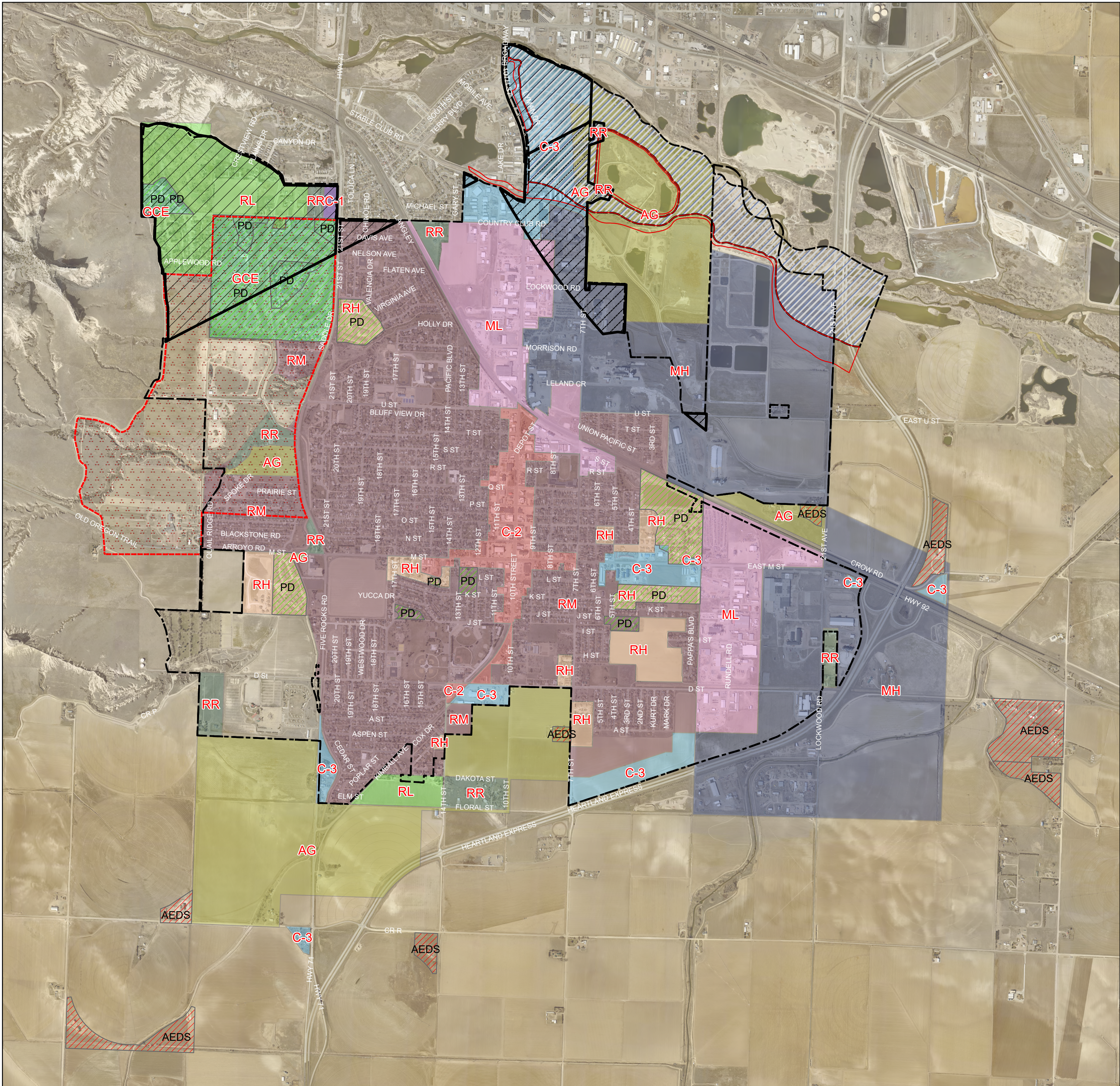
Section 5. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Kent Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk



LEGEND

Zoning Districts

- AG Agriculture District
- RR Rural Residential District
- RL Residential Low-Density District
- RM Residential Medium-Density District
- RH Residential High-Density District
- GCE Golf Course Estates District
- C-1 Neighborhood Commercial District
- C-2 Central Business District
- C-3 General Commercial District
- ML Light Industrial District
- MH Heavy Industrial District

Zoning Overlays

- AEDS Agriculture Estate Dwelling Site
- PD Planned Development
- Airfield 5-23 Approach Surface (300' Hgt. Max.)
- Airfield 5-23 Conical Surface (400' Hgt. Max.)
- Special Flood Plain District (100 Year)
- Special Flood Plain District (500 Year)
- Historic Site District

Certificate

This is to certify that this is the official zoning district map referred to in Ordinance No. 2088 of the City of Gering, Nebraska

PASSED AND APPROVED THIS 10th day of August, 2020.

ATTEST:

Kathleen J. Wells, City Clerk



Mark A. Kaufman, Mayor

Final Draft 8.4.2026
S. Rodriguez

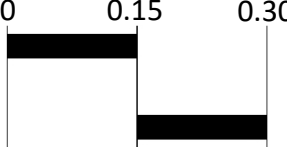
ZONING MAP

Engineering and Mapping Department

NORTH



LINEAR SCALE (MILES)



City of Gering



ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNQ(C-1)	BCB(C-2)	(BHC(C-3) + BTS(C-4) + BEC(C-5))	ML	MH
AGRICULTURAL										
Agricultural Produce Stand	P	P								
Agricultural Production	P	P								
Agricultural Service	C									
Animal Husbandry	P	P								
Bulk Grain Storage / Grain Elevator	P								P	P
Feed Lots (1st / 2nd / 3rd Class)	C									
Livestock Auction / Sales Barn										P
NATURAL RESOURCE										
Gas / Oil Wells	C									C
Natural Resource Extraction / Processing	C									C
RESIDENTIAL										
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P			
Convalescent / Nursing / Rest Homes					P	P				
Group Home		C	C	C	C					
Group Shelters / Transitional Housing		C			C		C	P		
Home Occupation	P	P	P	P	P					
Independent and Assisted Living Center					P	P				
Live Work / Loft (Residential / Commercial) Dwelling (not in 1st / ground / basement level)						P	P			
Mobile / Manufactured Home Park					P					
Multi-Family Dwellings - General					P					
Muti-Family Dwellings - Limited (6 units or less)				C	P					
Short-term Residential Rental	P	P	P	P	P	P	P			
Single-Family Dwellings (attached)			C	C	P	P	P			
Single-Family Dwellings (detached)	P	P	P	P	P					
Accessory Dwelling Unit	P	P		C	P					
Tiny Homes / Tiny Home Community					P					
Two-Family Dwelling (Duplex)			C	P	P					
CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY										
Airports / Landing Strips / Heliports	C							C	C	C
Cemetaries	C	C	C	C	C					
Communication Equipment / Structures		C			C	C	P	P	P	P
Communication Towers	C	C	C	C	C	C	C	C	C	C
Community / Cultural / Educational Facilities	C	C	C	C	C	C	C	P	P	
Golf Course	C	C	C	C	C					
Government / Public Service Administrative Facilities				C	C	P	P	P		
Government / Public Service Yards						C	C	P	P	P
Hospital				C	C	P	P	P		
Libraries				C	C	P	P	P		

ARTICLE 3. ZONING DISTRICTS

[illegible]

