

ARTICLE XXV. ED Environmental Resources Overlay District.

§ 205-142. Purpose.

The ED Environmental Resources Overlay District enables the adoption of special performance standards in combination with site development regulations of a base district for areas of special environmental significance or sensitivity. These areas include hill environments; wetlands; forested areas; areas with unique soil or drainage characteristics; lake, river or creek districts; and other areas with special environmental characteristics.

§ 205-143. Procedure for adoption.

- A. Proposal. The creation of an ED Environmental Resources Overlay District may be initiated by the Planning Commission or the City Council.
- B. Requirements for application. An application for the creation of an ED Overlay District must include:
 - (1) A statement describing the proposed district's special environmental characteristics and stating the reasons for proposal of the district.
 - (2) A map indicating the boundaries of the proposed ED Overlay District, specifying the base district(s) included within these boundaries.
 - (3) Supplemental site development regulations and performance standards that apply to the proposed district.
- C. Adoption of district.
 - (1) The Planning Commission and City Council shall review and evaluate each ED Overlay District application.
 - (2) The Planning Commission, after proper notice, shall hold a public hearing and act upon each application.
 - (3) The Planning Commission may recommend amendments to ED District applications.
 - (4) The recommendation of the Planning Commission shall be transmitted to the City Council for final action.
 - (5) The City Council, after proper notice, shall hold a public hearing and act upon any ordinance establishing an ED Environmental Resources Overlay District.
 - (6) The ordinance adopting the ED District shall include a statement of purpose, a description of district boundaries and a list of supplemental site development regulations and performance standards.

- (7) An ordinance adopting an ED Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- (8) Upon approval by the City Council, each ED Overlay District shall be shown on the Zoning Map identified sequentially by order of enactment and referenced to the enacting ordinance.
- (9) Any protest against an ED Overlay District shall be made and filed as provided by Neb. R.R.S. § 14-405 and amendments thereto.

§ 205-144. Building Permits.

Building or other development permits issued by the city in an ED District shall be consistent with the adopted ED District ordinance.

§ 205-145. (Reserved)

§ 205-146. (Reserved)