

CALLAWAY, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2027.

CALLAWAY, NEBRASKA COMPREHENSIVE PLAN – 2017-2027.

*“Comprehensive Plan and Zoning
Regulations for the Village of
Callaway, Nebraska.”*

*Nebraska Investment Finance Authority
Housing Study Grant Program.*

Prepared By:

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

October, 2017



CALLAWAY, NEBRASKA COMPREHENSIVE PLAN – 2017-2027.

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Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl

TABLE OF CONTENTS

PARTICIPANTS..... i

TABLE OF CONTENTSii

LIST OF TABLES..... v

LIST OF ILLUSTRATIONS.....vi

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 1	THE CALLAWAY PLANNING PROCESS.....	1.1
	- Introduction	1.1
	- Planning Period	1.1
	- Planning Jurisdiction	1.1
	- Authority to Plan	1.1
	- Community Summary	1.2
	- Responsible Growth And Development	1.2
	- The Plan as a Community & Economic Development Tool.....	1.3
	- Organization of the Plan	1.4
	-Element 1	1.5
	-Element 2	1.5
	-Element 3	1.5
	- Callaway Planning Commission	1.5
	- Callaway Planning Listening Session	1.6
	- Callaway Citizen Survey.....	1.7
SECTION 2	COMMUNITY PLANNING GOALS & ACTION STEPS....	2.1
	- Introduction	2.1
	- Community Growth, Land Use & Zoning.....	2.3
	- Housing & Neighborhood Redevelopment.....	2.9
	- Education & Community/Economic Development	2.13
	- Public Facilities/Utilities, Energy & Transportation.....	2.17

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 3	POPULATION, INCOME & ECONOMIC PROFILE	3.1
	- Introduction	3.1
	- General Population Trends And Projections.....	3.2
	- Income Trends And Projections	3.5
	- Employment/Economic Trends And Projections	3.9
SECTION 4	LAND USE, GROWTH & REDEVELOPMENT.....	4.1
	- Introduction	4.1
	- Proper Land Use Practices.....	4.1
	- Identification of Future Growth Areas	4.1
	- Location.....	4.1
	- Historical Development.....	4.2
	- The Natural Environment	4.2
	- Soil Associations	4.2
	- Watersheds	4.5
	- Wellhead Protection Program	4.6
	- Climate	4.6
	- Land Use Analysis.....	4.7
	- Existing Land Use Profile	4.7
	- The Built Environment	4.7
	- Parks/Recreation.....	4.8
	- Public/Quasi-Public	4.8
	- Residential	4.8
	- Commercial	4.11
	- Industrial	4.11
	- Future Land Use	4.12
	- Infill Developments	4.12
	- Parks/Recreation.....	4.13
	- Public/Quasi-Public	4.13
	- Residential	4.13
	- Commercial	4.16
	- Industrial	4.16
	- Intensive Agricultural Uses	4.18
	- Land Use Plan/Implementation.....	4.18
	- Annexation Policy	4.19
	- Community Image & Preservation of Attributes.....	4.20

TABLE OF CONTENTS (CONTINUED)

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
SECTION 5	PUBLIC FACILITIES, UTILITIES & TRANSPORTATION	5.1
	- Introduction	5.1
	- Schools/Education.....	5.3
	- Parks/Recreation	5.7
	- Health, Wellness & Elderly Services.....	5.8
	- Public Safety & Government	5.10
	- Public Utilities.....	5.13
	- Water System.....	5.13
	- Sanitary Sewer System	5.14
	- Electrical	5.14
	- Street/Storm Sewer System	5.14
	- Transportation.....	5.15
	- Existing Transportation System.....	5.15
	- Traffic Volume	5.15
	- Road Classifications	5.17
	- Callaway One- and Six-Year Plan for Street Improvements	5.18
SECTION 6	ENERGY ELEMENT	6.1
	- Introduction	6.1
	- Public Power Distribution.....	6.1
	- “Net Metering”	6.2
	- Electrical Energy Consumption.....	6.4
	- State-Wide Trends in Energy Consumption.....	6.5
	- Nebraska Trends in Energy Consumption By Sector ..	6.5
	- Increased Energy Costs & Conservation	6.6
	- Energy Conservation Policies	6.7
APPENDIX I	CALLAWAY CITIZEN SURVEY RESULTS.	
APPENDIX II	CALLAWAY ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.	

LIST OF TABLES

<u>TABLE</u>	<u>TITLE</u>	<u>PAGE</u>
3.1	Population Trends & Projections.....	3.2
3.2	Population Age Distribution Trends & Projections	3.3
3.3	Specific Household Characteristics	3.4
3.4	Household Income By Age Group Trends & Projections	3.6
3.5	Per Capita Income	3.7
3.6	Estimated Owner Households By Income Cost Burdened With Housing Problems.....	3.8
3.7	Estimated Renter Households By Income Cost Burdened With Housing Problems.....	3.9
3.8	Civilian Labor Force and Employment Trends And Projections.....	3.10
3.9	Workforce Employment By Type.....	3.11
4.1	History of Population	4.2
4.2	Existing & Future Land Use Capacity Matrix	4.7
5.1	District Enrollment – Callaway Public Schools	5.3
6.1	Electric Consumption Statistics-Annual Reports	6.5

LIST OF ILLUSTRATIONS

<u>ILLUSTRATION</u>	<u>TITLE</u>	<u>PAGE</u>
1.1	Custer County/Callaway Location Map.....	1.2
2.1	Future Land Use Map Corporate Limits.....	2.6
2.2	Future Land Use Map One-Mile Planning Jurisdiction	2.7
4.1	General Soil Associations Map	4.3
4.2	Uly-Coly Association.....	4.4
4.3	Existing Land Use Map – Corporate Limits	4.9
4.4	Existing Land Use Map One-Mile Planning Jurisdiction	4.10
4.5	Future Land Use Map Corporate Limits	4.14
4.6	Future Land Use Map One-Mile Planning Jurisdiction	4.17
5.1	Public Facilities Map	5.2
5.2	Annual Average 24-Hour Traffic/ Functional Classifications Map.....	5.16

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 1

The Callaway Planning Process.

SECTION 1

THE CALLAWAY PLANNING PROCESS.

INTRODUCTION.

This **Callaway, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the Village and the respective One-Mile Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the Village, including population, economic, land use, public facilities, utilities and transportation.

The Callaway planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Comprehensive Plan** presents “**Goals**” and “**Action Steps**” in the areas of **Community Growth, Land Use & Zoning; Housing & Neighborhood Redevelopment, Education & Community / Economic Development and Public Facilities / Utilities, Energy & Transportation.**

The **Comprehensive Plan** was prepared under the direction of the **Callaway Planning Commission**, with the assistance of the **Village Board of Trustees, Village Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska. The **Comprehensive Plan** was funded by a **Housing Study Grant** through the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the Village.

PLANNING PERIOD

The **planning period** for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 Years**. This approach allows the Community of Callaway to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The Village of Callaway Planning Jurisdiction includes the land areas within the Corporate Limits and the area within one mile of the Village. The Village enforces planning, zoning and subdivision regulations within the one-mile limit, in accordance with Nebraska State Statutes.

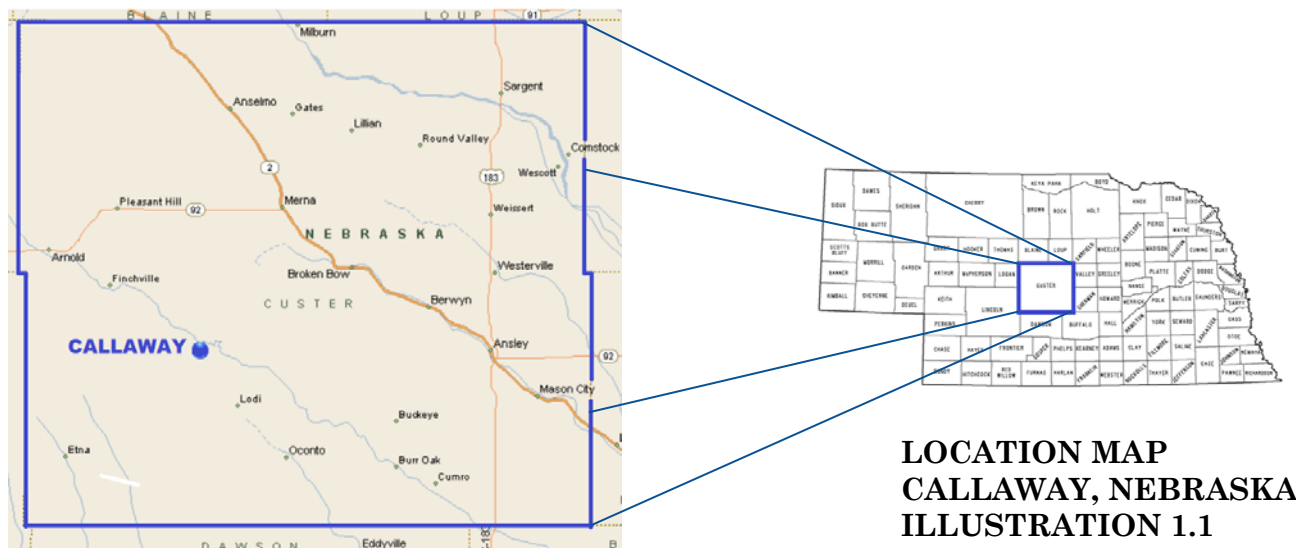
AUTHORITY TO PLAN

This **Comprehensive Plan** for the Village of Callaway is prepared under the authority of Section 19-924 to 929, Nebraska State Statutes 1943, as amended.

COMMUNITY SUMMARY

The Village of Callaway is located in central Nebraska, approximately 21 miles southwest of Broken Bow, Nebraska. The Village is connected to Highway 40, approximately one-half mile south of Callaway, by State Spur 21B. Callaway is also connected to Broken Bow, Nebraska, via Callaway Road and to Arnold, Nebraska, by Arnold River Road. Currently (2017), an estimated 561 persons reside in Callaway.

The Village is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Callaway offers a variety of amenities including a public school system, hospital, governmental services, senior center and a variety of parks and recreational facilities. Downtown Callaway is located in the center of Town at the intersection of Grand Avenue and Kimball Street. Downtown consists mostly of a hardware store, grocery and convenience store specialty stores, banks and the Village Office. Major employers in Callaway include Callaway Public Schools, Callaway District Hospital and Good Life Center nursing home.



RESPONSIBLE GROWTH AND DEVELOPMENT

The Callaway Comprehensive Planning Process promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Callaway, as well as the support for preserving the agricultural and natural resources associated with the Village. Undeveloped areas within the One-Mile Planning Jurisdiction of Callaway will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Callaway. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Callaway Comprehensive Plan** has been designed to **enhance both community and economic development efforts**, to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize **LB840** sales tax for economic development will play an important role in growth opportunities for Callaway. Citizen input will be needed to assist and enhance this political decision making process.

The Village of Callaway has an **Economic Development Program or Plan** to serve as a vehicle to plan and implement residential, commercial, and industrial development activities in the Village. **The Village of Callaway, should consider designating "Redevelopment Areas" to utilize Tax Increment Financing.** This could reduce the cost of public infrastructure improvements for both existing and future residential neighborhoods in Callaway.

The **Future Land Use Maps** for the Village of Callaway included in this **Comprehensive Plan** encourages growth and expansion of the Village during the 10-year planning period. The Village must improve and enhance its older neighborhoods, including the Downtown and surrounding residential developments. The Village should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion including but not limited to Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of both public and private housing and economic development funding sources. These sources should be utilized by the Community to achieve the goals identified within this **Comprehensive Plan.**

Providing safe, modern and affordable housing in Callaway, during the next 10 years, will ensure a population base capable of supporting various important businesses and services in the Community. Under the direction of the Village of Callaway Planning Commission, a **Community Housing Study** was completed in 2017. The Study includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. **The Housing Study encourages the development of an additional 22 housing units by 2027.**

Housing development and rehabilitation activities in Callaway, coupled with new housing opportunities for both elderly and young families, should be an ongoing process. The Village should support housing improvement and development efforts as a means of both expanding the population and local tax base.

ORGANIZATION OF THE PLAN.

The creation of the **Callaway Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of meetings with the **Callaway Planning Commission** and the implementation of a **Citizen Survey** in an effort to assess the needs and wants of residents.

The **quantitative approach** included the analysis of the various components of the **Comprehensive Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Censuses, the 2011-2015 American Community Survey and information from other pertinent Local, State and Federal agencies.

The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

Combining the results of these two important research approaches produced this Comprehensive Plan. This Comprehensive Plan includes the following Sections:

- ❖ **The Callaway Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Energy Element.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period.

This **Comprehensive Plan** is organized into three elements as summarized below.

ELEMENT 1

The **first** element of the Comprehensive Plan is the **Goals and Action Steps**. The **Goals** and **Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals** and **Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals** and **Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Callaway. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

CALLAWAY PLANNING COMMISSION.

The **Callaway Planning Commission** provided invaluable information on what activities need to take place in the Community in order to create a vibrant, sustainable quality of life for all residents.

Identification of “Key Issues” related to existing land use and Community Development.

- There is a lack of vacant available housing to purchase and to rent in the Village. This is resulting in area businesses having difficulty hiring new employees.
- The Village lacks vacant lots with direct access to municipal water, sewer and utilities to support the need for new housing development.
- The new houses that have been constructed in the last five to 10 years have ranged in the \$150,000 to \$200,000 price range.
- Existing housing that is in good condition sells by “word of mouth” before it is listed in the newspaper.
- Affordable housing for the local workforce, both to purchase and to rent, is the number one priority for the Village of Callaway.

- Downtown commercial buildings, especially vacant buildings, are in need of rehabilitation to ensure they are capable of supporting new businesses. Callaway should implement building code standards to prevent commercial buildings from becoming dilapidated and in need of demolition.
- Commercial development should be more aggressively marketed for Downtown.
- The Village of Callaway is challenged to maintain and upgrade many sections of water and sewer mains throughout the Community.

CALLAWAY PLANNING LISTENING SESSION.

The Community Citizen Participation Program included a **Community Planning “Listening Session”** at the Callaway Event Center. Attendees provided input on local planning and development issues and offered solutions to alleviate weaknesses or threats to the quality of life in Callaway. The following highlights the priority Community issues or needs for the Village of Callaway, as expressed by those in attendance.

- An assisted living facility is being researched by the Village to be developed adjacent the Callaway Good Life Center.
- New housing should focus on additional housing types for retirees, similar to the duplex townhouses in Broken Bow. More affordable income based housing for retirees is needed in Callaway.
- Housing funding needs to address all income categories and family types.
- Callaway needs to develop additional workforce housing to expand the population base of the Community and provide housing attractive to the employees that work in Callaway, but live in another town.

- Infrastructure improvements are needed throughout Callaway. The electrical distribution system is outdated.
- Sewer lift stations are needed in the eastern portion of Town to open additional vacant lands within the Village for residential development.
- The Morgan Park swimming pool needs to be replaced with a new handicap accessible swimming pool.

CALLAWAY CITIZEN SURVEY.

Residents of Callaway participated in a **Citizen Survey**, available at strategic Community locations and on social media websites, to voice their opinion on what is needed in the Community. A total of **92 Surveys** were completed and returned. Participants provided invaluable input towards the future of the Village. The following summarizes the results of the **Survey**. Complete results are available in the **Appendix** of this **Comprehensive Plan**.

- 77 participants, or 96.3 percent of the total 80 respondents, recommend Callaway Public Schools to parents, while 86.7 percent of participants feel there are sufficient, safe routes to school for children. Recommended improvements include street crossings, traffic congestion reduction and improvements to sidewalks.
- Fire protection, medical clinic, village offices, Callaway Public Schools and Senior Center were identified as the top five quality community services and public facilities.
- Transportation items needing to be addressed included school traffic circulation, improved truck routes and pedestrian/trails connections.
- Participants would like to see the appearance and sustainability of Callaway be improved with “streets, sidewalks & alleys,” “special sales and events, welcome banners,” “business retention, recruitment & expansion efforts,” “street trees, benches and landscaping,” and “restoration and preservation of historic buildings.”
- The three new businesses respondents would like to see in Callaway are Restaurants, laundry facility, and clothing/variety store.
- 71 of the total 82 respondents expressed support in actively enforcing Village ordinances regarding parking, junk vehicles and property maintenance.
- 30 respondents rated the condition of their home as “Excellent,” while an additional 38 participants rated their home as being in “Good” condition, while 15 rated their home as in either “Fair” or “Poor” condition.

- A total of 47 participants, or 52 percent of the total 92 participants, identified eastern Callaway as being the most ideal location for future residential growth and development.
- Participants identified the following housing types as “greatly needed” in the Village of Callaway:
 - Housing for Lower- and Middle-Income Families.
 - Housing for Existing/New Employees.
 - Housing for Single Parent Families.
 - Single family owner and general rental housing, consisting of three+-bedrooms.
 - Rehabilitation of Owner- and Renter-Occupied Housing.
 - Housing Choices for First-Time Homebuyers.
 - Housing for Low-and Middle-Income Elderly Persons.
- 96.3 percent of Survey respondents favored the Village of Callaway using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 96.2 percent of the Survey respondents supported the Village of Callaway using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **94.6 percent of the Survey respondents favored the Village of Callaway establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.**
- **96.4 percent of the Survey respondents supported the Village of Callaway using grant dollars to purchase, rehabilitate and resell vacant housing in the Community.**
- 94.6 percent of the Survey respondents favored the Village of Callaway using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 2

Community Planning Goals & Action Steps.

SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.

INTRODUCTION.

The **Callaway Comprehensive Plan** is an essential and most appropriate tool to properly guide the development of the Village. The ***Community Planning Goals and Action Steps***, an important aspect of the **Plan**, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the **Plan** must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning, Housing & Neighborhood Redevelopment, Education & Community/Economic Development and Public Facilities/Utilities, Energy & Transportation**. “Goals” are also long-term in nature and, in the case of those identified for the **Callaway Comprehensive Plan**, will be active throughout the 10-year planning period.

“Action Steps” help to further define the meaning of goals and represent very **specific activities** to accomplish a specific Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.



The following “**General Community Goals**” were identified by the Village of Callaway Staff and Administration, as well as the Planning Commission. The **Goals and Action Steps** of this **Comprehensive Plan** will specifically address how these goals can be achieved.

- **Affordable Housing Development:** Affordable housing for workforce populations and the elderly, including both owner and rental housing, is highly needed in Callaway, for persons and families of all incomes.
- **Land Development:** The Village must strive to extend water, sewer, streets, sidewalks and utility systems to vacant tracts of land in the eastern portion of the Village to sustain the need for continued residential development.
- **Code Enforcement:** Village wants to maintain a system of consistent enforcement of zoning and development regulations on properties, including property maintenance and building codes.
- **Business Expansion and Recruitment:** Callaway must increase efforts to support and maintain existing businesses, as well as to recruit new businesses that diversify the local economy and expand opportunities in the Downtown.
- **Infrastructure Modernization:** The existing infrastructure systems, water, sewer, streets and sidewalks, are continuing to age and in need of improvements/replacement. Additionally, sanitary sewer lift stations, and the expansion of the Utility Service Area needs to be completed to parts of east Callaway in support of future development.



COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The Village of Callaway population is projected to remain stable for the next 10 years. The “medium” population projection through 2027 is estimated at 568. The Community has the potential to reach a “high” population projection of 587 within the next 10 years, an increase of 26 persons. This population increase needs to be correlated with land availability and suitability for all types of developments.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Callaway. The Village has sufficient land area within the Corporate Limits to support growth for all land use types through 2027 and beyond. Approximately 228 acres of vacant land exists within the Corporate Limits of the Community, of which an estimated 72 percent are developable. Approximately 65 acres of vacant lands are impacted by limited accessibility or located within lands that are prone to flooding from the South Loup River and Sand Creek.
- **Action Step 2:** Designate a minimum of **14 acres** of land to support **future residential development**. The Village has a current shortage of vacant land areas having access to municipal water and sewer service, which are also designated for both owner and rental housing.
- Residential development areas are recommended to the northeast, southeast and west central portions of the Community, as identified on the **Future Land Use Map, Illustrations 2.1 (Page 2.6)**. **The Land Use Plan includes:**
 - **Northeastern Development Areas** are intended for single family infill housing development on platted lots within vacant tracts of land generally between Monroe and Pacific Streets, from Morgan to Wymore Avenues.

The highest number of Survey responses, 47, or 51.1 percent of the 92 total respondents, identified the eastern portions of Callaway as the most favorable location for future residential growth.

- **Southeastern Development Area** includes land south of Dorrance Street and east of Wood Avenue, within the Corporate Limits of Callaway. Multifamily housing opportunities are planned to the southeast of the intersection of Blickensderfer Street and Woods Avenue. This area could support a variety of moderate- to upper income housing types including single family dwellings, duplex, patio homes and three- and four-unit town homes and potentially, retirement housing including, both, assisted and independent living facilities.

➤ **Western Development Areas** are identified within the Corporate Limits, generally providing infill single family housing development opportunities to the north of Pacific Street and west of Grand Avenue. Multifamily residential uses are planned west of the Downtown on vacant lots, as well as to areas adjacent the Callaway Good Life Center, which could potentially include the development of a new Assisted Living facility. Multifamily residential uses are also planned south of Morgan Park along the south side of Pacific Street in a variety of areas, while allowing for growth beyond the Callaway Canal. Single family residential uses could also be developed throughout this growth area.

- **Action Step 3: Continue the development of Commercial and Industrial Land in Callaway.** An analysis of existing land uses in Callaway, indicates that the Village has a shortage of commercial land uses, but an excess amount of Industrial land uses types. The rehabilitation of many commercial and industrial buildings is highly recommended. Some commercial and industrial buildings were found to be either underutilized or vacant and abandoned.

Efforts through 2027 are recommended to be concentrated within the Downtown and south along the Grand Avenue (State Spur 21B) Corridor, to Blickensderfer Street. Future business services and specialty retail outlets are recommended to remain in Downtown Callaway. Light industrial uses should be located in designated industrial zoned areas, primarily, between Kimball and East Manchester Streets, to the west of Podunk Avenue and extending to the Sand Creek environs. Industrial uses in the One-Mile Planning Jurisdiction will remain northeast of the intersection of Arnold River Road and Callaway Road.



- **Action Step 4: Maintain existing areas for Parks, Open Space and Public/Quasi-Public Land in Callaway.** By National Planning Standards, the Village meets the recommended amount of land occupied by parks/recreation and exceeds the amount for public/quasi-public facilities. Callaway should focus on modernizing parks and recreation facilities.

Land adjacent the South Loup River and Sand Creek environs would be ideal to accommodate an expanded hiking and biking trail system. The trail could complete a river trails system around the perimeter of the Community.

Goal 2 – Land Use Plan. Adopt and maintain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Callaway. The Plan should encourage the preservation and protection of environmental resources while supporting development in the One-Mile Planning Jurisdiction.

- **Action Step 1:** Develop solutions to **prevent development barriers** in Callaway, including the prohibition of intensive agricultural uses, such as feedlot operations, from developing or expanding within the One-Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond flood prone and sensitive soil areas.
- **Action Step 3:** All future, major developments in Callaway should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.

Goal 3: Ordinances and Regulations. Maintain proper **land use development ordinances** and **regulations** in Callaway. Utilize the Village Zoning and Subdivision Regulations to implement the development provisions in the Land Use Plan.

- **Action Step 1:** Adopt revised **zoning and subdivision regulations** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the Village of Callaway. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope.
- **Action Step 3: Enforce modern construction and property standards** by including the International Building Code and Uniform Housing Code with the Village’s current municipal codes. Such action will ensure that the residents of the Village of Callaway can live and work safely in structures that are built and maintained to modern safety standards.

FUTURE LAND USE MAP

CORPORATE LIMITS

CALLAWAY, NEBRASKA



LEGEND

- URBAN RESERVE
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

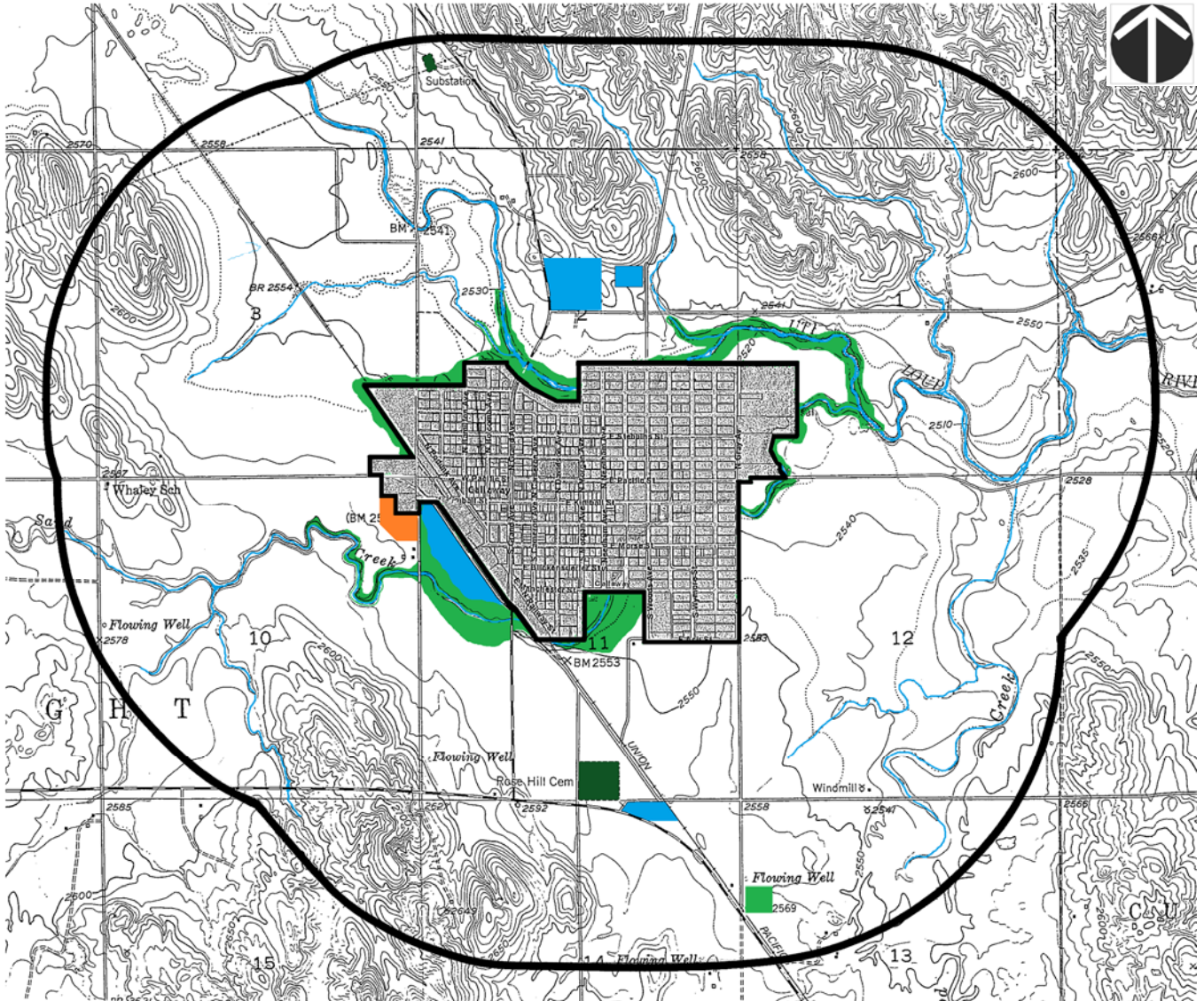
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ILLUSTRATION 2.1








FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

CALLAWAY, NEBRASKA



LEGEND

-  VACANT / AGRICULTURE
-  PARKS / RECREATION
-  PUBLIC / QUASI-PUBLIC
-  MULTIFAMILY RESIDENTIAL
-  INDUSTRIAL
-  MUNICIPAL PLANNING JURISDICTION
-  MUNICIPAL INCORPORATED AREA

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 2.2

Goal 4: Appearance and Sustainability. Continue to implement Community improvement projects that enhance the quality of life and aesthetic appearance of the Village of Callaway.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Callaway. Target areas should include, but not be limited to, the Downtown, the Highway Spur 21B Corridor, Village parks and historically significant residential neighborhoods. **Citizen Survey participants agreed with improving the appearance of the Community through improved street and pedestrian lighting, special sales, events and welcome banners; street trees, public benches, landscaping, and building restoration/preservation.**
- **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Callaway. **Citizen Survey participants strongly agreed with improvements to streets, sidewalks and alleys, along with improvements to the Village’s storm water drainage system throughout the Community.**

Citizens also supported “business retention, recruitment and expansion programs,” “vacant building marketing” and the “use of alternative energy sources to reduce utility costs” as methods to improve the sustainability of the Community. The local volunteer fire department, medical clinic, Village office and senior center were identified as the highest rated community services/facilities in Callaway.



HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community Housing Initiative. The Village of Callaway should implement a **Housing Initiative** as a primary economic development activity. This Housing Initiative should include the development of up to **22 new housing units in the next 10 years**, including an estimated **14 owner housing units** and **eight new rental units**. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families/individuals of all ages, household sizes and incomes.

- **Action Step 1: Create a Callaway Community-Wide Housing Partnership** to encourage and monitor housing development and Local, State and Federal housing funding opportunities. The Village should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community’s current and future residents, with emphasis on housing for young families, the local workforce, retirees and any special populations.

The Village of Callaway has established memberships and/or working relationships with regional economic and housing development organizations such as Custer County Economic Development, Central Nebraska Economic Development District, Central Nebraska Housing & Economic Developers and Central Nebraska Community Action Partnership. The programs provided by these organizations are vital to the successful implementation of future housing activities.



- **Action Step 2: The Housing Partnership** should take the lead role in designing and implementing a **Workforce Housing Assistance Program** to encourage major employers in the Callaway area to become directly involved with assisting their employees in becoming homeowners in the Community of Callaway. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$15,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a First-time Homebuyers Program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.

The **Workforce Housing Needs Survey**, distributed to the major employers in Callaway and completed by their employees, identified the **“cost of real estate taxes”** and **“lack of sufficient homes for sale”** as barriers to home owners and the **“lack of decent rental units”** and the **“cost of rent”** to renters as the most significant barriers to obtaining affordable, suitable housing for their families.

- **Action Step 3:** Initiate a **Continuum of (Housing) Residential Care Program** in the Community of Callaway directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in Callaway, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.



The Village is very supportive of its existing elderly and skilled care amenities. Callaway is home to Callaway District Hospital and the Callaway Good Live Center Nursing Home. This Continuum of Care Program would be greatly enhanced with the addition of assisted living housing, in the Community providing specialized care and services. Assisted living housing was identified as a need for the Community of Callaway by participants of both the Community Planning Listening Sessions and the Callaway Citizen Survey.

Goal 2: New Housing Developments. New housing developments in the Village of Callaway should address the needs of both owner and renter households, of all age and income sectors, of varied price products.

- **Action Step 1:** The Village of Callaway should identify available land for **new residential development** to meet the estimated need for **22 additional housing units by 2027**. The Village should develop housing in both new and developed areas of the Community. **An estimated 164 acres of vacant, developable land exists within the Corporate Limits of Callaway.**



- **Action Step 2:** Build an estimated eight units of owner housing for households of moderate income households (61%-125% AMI) and an estimated six owner units for families and individuals of upper income (126%+ AMI). Special attention should be given the construction of single family housing units for younger households and duplex/triplex units for the elderly and retirees. **New owner housing price products should have a purchase price at or above \$184,500, depending on the type of housing units and the household income sector being targeted.**



- **Action Step 3:** Build an estimated four rental housing units for persons and families of low-income (0%-60% AMI) and an estimated four rental units for households of moderate- to upper-income (61%+ AMI).

Rental housing for families and elderly populations should be targeted to all income ranges. Callaway should provide a variety of new retirement and elderly housing types in order to retain these populations in the Village. **Rental unit price products in Callaway should range in monthly rents from \$565 to \$895, depending on the size, number of bedrooms and the household income sector being served.**

Rental units of all types should be constructed in Callaway, with emphasis on single family housing, duplex/triplex units, town home units and apartment rental units for both the elderly and younger households. A rent-to-purchase option could be made available with single family rental units. Rental housing should be built to meet the housing needs of young, single workers in the Community.

- **Action Step 4:** Future housing development programs in Callaway should be concentrated in the eastern portion of the Village, as identified by participants of the **Callaway Citizen Survey**. Consider new, modern housing development types and new subdivisions utilizing modern planning concepts.



- **Action Step 5:** New housing developments in the Village of Callaway should include the construction of housing that focuses on accessibility and use by persons and families with special needs.



- **Action Step 6:** As needed, the Village should continue the process of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a Village-Wide Land Bank program to be used for future owner and rental housing development needs.**



Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the Village of Callaway should strive to preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Callaway should support a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families and housing occupied by persons with special needs.
- **Action Step 2:** The Community of Callaway should preserve housing of historical significance. Housing that is architecturally significant, or noted for its association with persons or families who played key roles in the development and growth of the Village adds to the character and uniqueness of Callaway neighborhoods.



Goal 4: Financing Housing Development. The Village of Callaway and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The Village should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers' programs. The Village and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The Village of Callaway should continue to utilize **Tax Increment Financing (TIF)** and **LB840 economic development funds** to assist in the financing of new housing developments, specifically public facility and utility requirements.
- **Action Step 3:** Housing developers in Callaway should be encouraged to pursue securing any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.

Goal 5: Impediments to Fair Housing Choice. As a Community, Callaway will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the Village. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of Village government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Callaway, as identified by participants of the Callaway **Workforce Housing Survey**. The most common barriers faced when obtaining affordable housing included, but were not limited to housing/rental prices and a lack of sufficient homes/apartments for sale or for rent.
- **Action Step 2:** Support efforts in supplying affordable housing for local residents. Enforce a **Fair Housing Policy**, to ensure all current and future residents of the Community do not experience any discrimination in housing choice. **The Fair Housing Policy could include the following:**
 - Creating an “Action Plan” to identify strategies to further affordable housing opportunities.
 - Hosting a “Housing Fair” for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
 - Promote “Equal Housing Opportunities” on flyers, brochures and local newspapers.
 - Assist the Housing Authority in enforcing fair housing policies and submitting complaints of discrimination to the Nebraska Equal Opportunity Commission.
- **Action Step 3:** Callaway should utilize **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.

EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality of public elementary, junior and senior-level education** for the residents of Callaway. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for Callaway Public Schools. **A total of 77 (96.3 percent) of Citizen Survey participants would recommend Callaway Public Schools to parents.**

- **Action Step 1: Extra-Curricular Activities,** such as homework assistance, athletics, student clubs should continue to be an important role in the development of education in all school children.
- **Action Step 2:** Support any potential **increases in enrollment** at Callaway Public Schools. The enrollment at Callaway Public Schools has held steady at an estimated 200 students. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, and necessary staff to meet demand.
- **Action Step 3:** Support the efforts of the **Callaway Public Schools and Callaway Area Foundations** to raise money and provide the funding necessary to continue Callaway Public Schools' mission of providing for the excellence of students.
- **Action Step 4:** Support student participation in the **Youth Leadership Custer County Program** that is offered by Callaway Public Schools. This Program promotes leadership skills preparing participants to assume increasingly responsible leadership roles in their personal, professional, and academic lives and to continue to be leaders in their communities as adults.
- **Action Step 5:** Provide opportunities for adults and the elderly to obtain skills in a new field through **continuing education and athletic programs.**



Goal 2: Economic/Community Development. Utilize the **Callaway Comprehensive Plan** as an **economic and community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Callaway.

- **Action Step 1:** The Village of Callaway has established a strategic **Economic Development Program, via LB840 Economic Development**, for prioritizing economic and Community development and redevelopment efforts in Callaway. **The focus of the Program is on providing adequate Community facilities, attracting new businesses and assisting existing businesses to grow.**
- **Action Step 2:** Create up to **20 new jobs in Callaway by 2027**. This should be achieved by expanding existing and adding commercial businesses and industrial companies, that are “light manufacturing” in nature to Callaway.
- **Action Step 3:** The Village’s Economic Development Program will need to continue to support all funding opportunities of **LB840**, and maximize use of local tax dollars on an annual basis.
- **Action Step 4:** Expand local efforts to support existing businesses and industries to renovate and grow. This effort is focused upon providing a revolving loan program and assisting in acquiring available Local, State and Federal grants.
- **Action Step 5:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Callaway, in an effort to increase and diversify employment opportunities. **Participants of the Callaway Citizen Survey identified Medical/Emergency services, Farming/Agriculture and Education as the most important business/industry sectors to the Community.**
- **Action Step 6:** Continue to support **business retention and expansion programs** offered by Callaway Economic Development Department and Callaway Chamber of Commerce to ensure the continuation of well established businesses in Callaway. Business transition services should be offered to support new generation owners, as current owners retire. These Programs could assist in recruiting both high school and college students/graduates to train in selective career paths to become business owners. The Community should create and maintain a listing of home-based businesses so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.

- **Action Step 7: Housing initiatives** in Callaway should be paralleled with **job creation activities**. Approximately 90.6 percent of persons employed in Callaway live in other Communities. Of the total 159 employed persons that live in Callaway, 150 (94.3 percent) work outside of the Village. Programs supported by the Village’s Economic Development Program, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new and existing residential subdivisions.
- **Action Step 8:** Expand efforts to utilize **Federal, State and Local Governmental Incentives** for promoting economic development in Callaway and recruit and retain job/business opportunities. Continue strong relationships with Local and State Agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community Development practices should strive to both **stabilize and improve the local Callaway economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage **local reinvestment** in Callaway by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings with upper-story housing and homes adjacent Downtown Callaway.



- **Action Step 3:** Designate Downtown Callaway as a “**Historic District**” to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Nebraska Department of Economic Development’s “Downtown Revitalization Project-Phase I” program, which would highlight necessary improvements to buildings, streets, infrastructure and pedestrian safety in Downtown Callaway. The Downtown should be designated as the center for local businesses, restaurants and other entertainment venues.
- **Action Step 4:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Historic Preservation Tax Credits and locally based Tax Increment Financing.
- **Action Step 5:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Callaway, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements and additional public parking is needed to support the development of specialty retail businesses.
- **Action Step 6:** Enhance the potential of **Community agency connections**, including Callaway Economic Development, Callaway Chamber of Commerce, Central Nebraska Community Action Partnership, Central Nebraska Economic Development District, Village and State Government, Nebraska Municipal Power Pool’s MEAN Program and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 7:** Promote “**community sustainability**” and **quality of life** in Callaway as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a “**sense of community**” image in Callaway, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community.

Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Callaway. Utilize various funding Local, State and Federal funding sources to achieve various redevelopment goals in Callaway.

- **Action Step 1:** Callaway will need to consider utilizing **Tax Increment Financing** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails. **Redevelopment Areas should be designated to provide public infrastructure improvements to residential, commercial and industrial developments, including Downtown Callaway.**

PUBLIC FACILITIES/UTILITIES, ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Callaway. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10-year planning period. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Callaway residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, storm water drainage and flood control improvements and similar environmental control processes.
- **Action Step 2: Provide adequate law enforcement, fire and ambulance protection/ services,** with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3: Maintain an adequate supply of potable water and an expanded distribution system** suitable for both present and future consumption and fire protection in Callaway. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 4: Continue efforts to upgrade and expand segments of the Callaway municipal sanitary sewer collection system** within the 10-year planning period. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority is adequately sized and in good condition.

Goal 2: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Callaway.

- **Action Step 1: Promote the use of alternate energy systems** in Callaway, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.

Net Metering is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the Village of Callaway. **Start-up costs for converting to LED lighting, and energy efficient building components,** in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.

- **Action Step 2:** Assist public and private property owners in Callaway to access available funding sources through utility districts such as Nebraska Municipal Power Pool, MEAN and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Callaway that utilizes alternative energy systems to provide electric energy to multiple businesses within Downtown Callaway at a reduced rate or “no cost.” This would reduce overhead costs and allow new businesses to achieve profitability.



Goal 3: Transportation. Provide an **efficient transportation system** throughout Callaway for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the **One- and Six-Year Plan for Street Improvements** for maintenance and improvement of existing and future streets in the Community. This includes paving, curbs, gutters, street lighting and curb cuts.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Callaway.
- **Action Step 3:** Coordinate the **Callaway Land Use Plan** and the **One- and Six-Year Street Plan** to prepare the Village for future growth and development. Emphasis should be given to seeking cost effective methods to enhance efficient traffic flow and beautify the Grand Avenue Corridor.
- **Action Step 4:** Plan and Implement a “**Safe Routes to School**” initiative in Callaway. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of sidewalks for safe pedestrian walkways. **Specifically address the desire of Callaway residents for the need for sidewalks and or hiking and biking trails that connect parks and recreation facilities and schools to a Village-Wide network of trails.**

- **Action Step 5:** New residential, commercial and industrial developments in Callaway should have appropriate and adequate streets, curbs, gutters and sidewalks.



- **Action Step 6:** Address transportation issues identified in the Callaway Citizen Survey. **These include, but are not limited to, controlling storm water run-off and drainage systems and traffic safety improvements.**
- **Action Step 7:** Support beautification and revitalization efforts along the State Spur 21B Corridor between its intersection with Highway 40 and the Village of Callaway.

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 3

Population, Income & Economic Profile.

SECTION 3 POPULATION, INCOME & ECONOMIC PROFILE.

INTRODUCTION.

Population, income and economic trends in the Village of Callaway and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2027 were studied and forecasted for Callaway, utilizing a process of both trend analysis and popular consent.

Callaway is projected to increase, slightly, in population during the next 10 years. In order for Callaway to remain stable they must be able to attract future employment and provide affordable housing. To maintain this stable population base, the Village will need to develop vacant lands that currently exist within the Corporate Limits. This population goal would also require the creation of additional housing stock and related public features and utilities for the Village. **The potential exists for population increase through job creation and housing development. This could supplement an economic development “boost” for Callaway.**

A **Community Housing Study with Strategies for Affordable Housing** was completed for the Village of Callaway in August, 2017, that highlighted population, income, economic and housing trends and projections and determined a **10-year housing target demand** for Callaway. The **Study** also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **22 new housing units**, including **14 owner** and **eight rental housing units**, by 2027. The **Study** provides a “**10-Year Housing Action Plan**” for completing housing projects deemed most needed by the local citizens of Callaway.

The most critical housing issues in Callaway are to promote the development of housing, both owner and rental housing units, for the local workforce population affordable to all income levels. Other priority housing needs in Callaway include providing opportunities for the elderly (including the need for an assisted living facility), first-time homebuyers and middle-income persons and families, including new housing units of various types and styles, having at least three bedrooms. Future population and household growth in Callaway will be driven by new and expanded economic development and public service activities, not only in Callaway but throughout Custer County.

GENERAL POPULATION TRENDS & PROJECTIONS.

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10-year planning period.

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- **Table 3.1 identifies population trends and projections for the Village of Callaway, Nebraska. The current (2017) estimated population for Callaway is 561.** The “medium” population projection for Callaway highlights a slight increase of seven people, or 1.2 percent, to 568 by 2027. **The Village of Callaway has the potential to experience a population increase of 26, or 4.6 percent to 587, by increasing housing planning and economic/community development activities.** An **Economic Development (ED) “Boost”** scenario, through the addition of **20 FTE positions**, could result in a 2027 population of 610, an increase of 49, or 8.7 percent.

**TABLE 3.1
POPULATION TRENDS AND PROJECTIONS
CALLAWAY, NEBRASKA
2000-2027**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	637	--	--	--	--
	2010	539	-98	-9.8%	-9.8	-1.0%
	2017	561	+22	+4.1%	+3.1	+0.4%
Low	2027	545	-16	-2.8%	-1.6	-0.3%
Medium	2027	568	+7	+1.2%	+0.7	+0.1%
High*	2027	587	+26	+4.6%	+2.6	+0.5%
ED Boost*	2027	610	+49	+8.7%	+4.9	+0.9%

Village of Callaway Census Population Estimates: 2011 = 535; 2012 = 529; 2013 = 530; 2014 = 527; 2015 = 522; 2016 = 529. 2011-2015 American Community Survey Population Estimate: 622.

*Population estimated due to an **Economic Development (ED) Boost** via increased job creation and housing development. “High 2027 = 12 Additional Full Time Positions in the next 10 years.

“ED Boost” 2027 = 20 Additional FTE positions in the next 10 years.

Source: 2000, 2010 Census.

2011-2015 Census Population Estimates.

2011-2015 American Community Survey.

Hanna:Keelan Associates, P.C., 2017.

AGE DISTRIBUTION

For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services. An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.2** provides **age distribution** for the Village of Callaway, from 2000 to 2027. The “20-34” age group was the only age group that experienced a population increase from 2000 to 2010. The “19 and under” age group experienced the largest decrease of 35 persons.
- **The Callaway 55+ age groups are projected to increase by 2027. This includes elderly and frail elderly populations. Village leadership must be cognizant of the increasing elderly populations and ensure that the necessary support services are available.**
- The current median age in Callaway is an estimated 47.6 years, a decrease from the 2010 median age of 47.8. A slight decline in median age is projected to continue through 2027, declining to 47.5 years.

**TABLE 3.2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
CALLAWAY, NEBRASKA
2000-2027**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2017</u>	<u>2027</u>	<u>2017-2027 Change</u>
19 and Under	161	126	-35	121	112	-9
20-34	52	55	+3	64	60	-4
35-54	155	133	-22	135	138	+3
55-64	75	73	-2	72	76	+4
65-74	75	75	+0	84	87	+3
75-84	66	43	-23	49	54	+5
<u>85+</u>	<u>53</u>	<u>34</u>	<u>-19</u>	<u>36</u>	<u>41</u>	<u>+5</u>
Totals	637	539	-98	561	568	+7
Median Age	48.1	47.8	-0.3	47.6	47.5	-0.1

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2017.

HOUSEHOLD CHARACTERISTICS

- **Table 3.3** identifies **specific household characteristics** of the Village of Callaway, from 2000 to 2027. The number of households in Callaway decreased from 2000 to 2010, by 15. Total households in Callaway are projected to increase to 253, by 2027.
- The **Callaway Community Housing Study** highlights that the Community consists of an estimated 251 households, as of 2017, including 205 owner and 46 renter households. **An estimated 253 households are projected for Callaway by 2027. This includes owner households projected to increase to 208 and renter households projected to decrease to 45 units.**
- Currently (2017), an estimated 29 persons reside in **group quarters**. By 2027, an estimated 33 persons will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.
- The current number of persons per household in Callaway is approximately 2.12 and is projected to remain stable, declining to 2.11 through 2027.
- **An ED “Boost” scenario would result in an increase of up to 19 households, for a 2027 Boost total of 270 total households.**

TABLE 3.3
SPECIFIC HOUSEHOLD CHARACTERISTICS
VILLAGE OF CALLAWAY, NEBRASKA
2000-2027

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	637	43	594	262	2.27
2010	539	0	539	247	2.18
2017	561	29**	532	251	2.12
2027	568	33**	535	253	2.11
2027*	610	35**	575	270	2.13

*ED Boost Projection.

** Current and projected residents at Callaway Good Life Center Nursing Home.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2017.

INCOME TRENDS & PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.4, Page 3.6, identifies household income trends and projections** for Callaway, Nebraska, from 2000 to 2027. Household income in Callaway has increased in recent years. From 2000 to 2015, median income in Callaway increased from \$27,656 to \$43,077, or 56 percent. **The median income is projected to increase from the current (2017) estimated amount of \$45,133 to \$50,273 by 2027, an increase of 11.4 percent.** Additionally, if the **ED Boost** scenario would occur, the 2027 median income could increase to \$54,159, or an increase of 20 percent during the same 10-year period.
- The number of households in Callaway having an annual income at or above \$35,000 is expected to increase 22.4 percent during the next 10 years and those with incomes at or above \$50,000 experiencing the largest increase of 16.4 percent.
- Incomes in Callaway, for households 65+ years of age have also increased in recent years, from \$18,953 in 2000 to \$35,694 in 2015. Elderly household incomes are projected to increase from \$37,926 in 2017, to \$43,506 in 2027, an increase of 14.7 percent.

PER-CAPITA INCOME

- **Table 3.5, Page 3.7, identifies per capita income trends & projections** in Custer County and the State of Nebraska, from 2002 to 2027. Current per capita income in Custer County is an estimated \$56,342. By 2027, per capita income in the County is projected to increase by 17 percent to \$65,992.

**TABLE 3.4
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
VILLAGE OF CALLAWAY, NEBRASKA
2000-2027**

<u>Income Group</u>	<u>2000*</u>	<u>2015 Est.*</u>	<u>2017</u>	<u>2027</u>	<u>2027 ED Boost</u>	<u>% Change 2017-2027^</u>
<u>All Households</u>						
Less than \$10,000	45	20	7	4	3	-43.0%
\$10,000-\$19,999	49	45	27	19	12	-29.6%
\$20,000-\$34,999	69	45	33	22	20	-33.3%
\$35,000-\$49,999	56	56	50	53	57	+6.0%
<u>\$50,000 or More</u>	<u>40</u>	<u>110</u>	<u>134</u>	<u>156</u>	<u>178</u>	<u>+16.4%</u>
Totals	259	276	251	253	270	+0.8%
Median Income	\$27,656	\$43,077	\$45,133	\$50,273	\$54,159	+11.4%
<u>Households 65+ Yrs.</u>						
Less than \$10,000	9	6	6	5	5	-16.7%
\$10,000-\$19,999	10	23	25	15	15	-40.0%
\$20,000-\$34,999	14	14	13	11	11	-15.4%
\$35,000-\$49,999	6	31	35	45	45	+28.6%
<u>\$50,000 or More</u>	<u>0</u>	<u>17</u>	<u>19</u>	<u>24</u>	<u>24</u>	<u>+26.4%</u>
Totals	39	91	98	105	105	+7.1%
Median Income	\$18,953	\$35,694	\$37,926	\$43,506	\$43,506	+14.7%

* Specified Data Used. 2015 Estimate subject to margin of error.

^Does not include ED Boost.

Source: 2000 Census, 2011-2015 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 3.5
PER CAPITA PERSONAL INCOME
CUSTER COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2027**

<u>Year</u>	<u>Custer County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2002	\$24,864	--	\$30,696	--
2003	\$28,682	+15.0%	\$32,611	+6.2%
2004	\$27,327	-4.7%	\$33,768	+3.5%
2005	\$28,799	+5.4%	\$34,772	+3.0%
2006	\$28,796	-0.01%	\$35,982	+3.5%
2007	\$32,586	+13.0%	\$38,484	+7.0%
2008	\$35,206	+10.5%	\$40,626	+5.6%
2009	\$34,823	-1.1%	\$39,226	-3.4%
2010	\$37,692	+8.2%	\$40,023	+2.0%
2011	\$45,497	+20.7%	\$43,820	+9.5%
2012	\$44,458	-2.3%	\$45,578	+4.0%
2013	\$49,822	+12.0%	\$46,254	+1.5%
2014	\$53,952	+8.3%	\$47,757	+3.2%
2017	\$56,342	+23.0%	\$50,014	+4.7%
2002-2017	\$24,864-\$56,342	+126.0%	\$30,696-\$50,014	+63.0%
2017-2027	\$56,342-\$65,992	+17.0%	\$50,014-\$58,564	+17.0%

Source: Nebraska Department of Economic Development, 2017.
Bureau of Economic Analysis, 2017.
Hanna:Keelan Associates, P.C., 2017.

COST BURDENED HOUSEHOLDS

- **Tables 3.6 and 3.7 identify households with housing problems/cost burdened** in the Village of Callaway, from 2000 through 2027. Cost burdened households are households that spend 30 percent or more of their income on housing costs. Housing costs include those directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 persons per room exist in a housing unit.
- **An estimated 52 owner and 12 renter households in Callaway are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2027, to an estimated 35 owner and five renter households in Callaway.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions or homes without complete plumbing. **The 2011-2015 American Community Survey found that none of the homes in Callaway lacked complete plumbing and 10 homes had overcrowded conditions.**

**TABLE 3.6
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CALLAWAY, NEBRASKA
2000-2027**

Income Range	2000* # / #CB-HP	2013* # / #CB-HP	2017 # / #CB-HP	2027 # / #CB-HP
0%-30% AMI	48/28	10/10	5/4	4/2
31%-50% AMI	36/20	30/15	24/13	24/12
51%-80% AMI	79/16	50/20	42/18	42/11
<u>81%+ AMI</u>	<u>139/12</u>	<u>130 /14</u>	<u>134/17</u>	<u>138/10</u>
Totals	302/76	220/59	205/52	208/35

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000, 2013 CHAS Data, huduser.org.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 3.7
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
CALLAWAY, NEBRASKA
2000-2027**

Income Range	2000* # / #CB-HP	2013* # / #CB-HP	2017 # / #CB-HP	2027 # / #CB-HP
0%-30% AMI	20/12	20/15	12/10	11/4
31%-50% AMI	12/4	10/0	6/1	6/0
51%-80% AMI	20/0	4/0	4/1	4/1
81%+ AMI	16/0	20/0	24/0	24/0
Totals	68/16	54/15	46/12	45/5

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000, 2013 CHAS Data, huduser.org.
Hanna:Keelan Associates, P.C., 2017.

EMPLOYMENT/ECONOMIC TRENDS & PROJECTIONS.

The most recent and comprehensive employment data available was obtained from the Nebraska Department of Labor. A review and analysis of Custer County labor force statistics is also included to provide general understanding of the economic activity occurring in and around the Village of Callaway.

EMPLOYMENT TRENDS

- **Table 3.8, Page 3.10, identifies civilian labor force and employment trends and projections** in Custer County, Nebraska, from 2000 to 2027. The unemployment rate in Custer County has increased from 2.5 percent to 3.5 percent, between 2000 and 2017. During this same time period, the number of employed persons decreased by 232 in the County. Currently, an estimated 5,835 employed persons exist in Custer County with an estimated unemployment rate of 3.5 percent. By 2027, the number of employed persons is projected to increase by 119, or two percent, to 5,954.

**TABLE 3.8
CIVILIAN LABOR FORCE AND EMPLOYMENT
TRENDS AND PROJECTIONS
CUSTER COUNTY, NEBRASKA
2000-2027**

	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2027</u>
Civilian Labor Force	6,225	6,120	6,047	6,182
Unemployment	158	190	212	228
Rate of Unemployment	2.5%	3.1%	3.5%	3.7%
Employment	6,067	5,930	5,835	5,954
		<u>Change in Employment</u>		
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>
2000-2010	-137	-13.7	-2.3%	-0.03%
2017-2027	+119	+11.9	+2.0%	+0.2%

Source: Nebraska Department of Labor, Labor Market Information, 2017.
Hanna:Keelan Associates, P.C., 2017.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 3.9, page 3.11, identifies workforce employment by type** in Custer County, Nebraska, for 2016. Overall, non-farm employment (wage and salary) in Custer County totaled 4,376. The largest employment sectors are Manufacturing, Retail Trade and Health Care and Social Assistance.
- **Callaway continues to have an “agricultural based” economy. The major employers in the Village of Callaway include Callaway Public Schools, Callaway District Hospital and Good Life Center nursing home.**
- Overall, the economic outlook for Callaway is “excellent” for the 10-year planning period. Additional commercial and industrial business, as well as the expansion of existing businesses in the Callaway area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based business, including agricultural-related industries, will ensure Callaway has a stable economic base and a bright future for increased economic development.

**TABLE 3.11
WORKFORCE EMPLOYMENT BY TYPE
CUSTER COUNTY, NEBRASKA
2016**

Workforce	
Non-Farm Employment (Wage and Salary)	4,376
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	0
Utilities.	N/A
Construction.	310
Manufacturing.	600
Wholesale Trade.	191
Retail Trade.	535
Transportation & Warehousing.	135
Information.	54
Finance & Insurance.	227
Real Estate & Rental/Leasing.	13
Professional, Scientific & Technical Services.	109
Management of Companies & Enterprises.	0
Administrative/Support/Waste.	52
Educational Services.	N/A
Health Care & Social Assistance.	597
Arts, Entertainment & Recreation.	3
Accommodation & Food Service.	321
Other Services (except Public Administration).	131
Federal Government.	42
State Government.	890
Local Government.	71

N/A=Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2017.

Hanna:Keelan Associates, P.C., 2017.

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 4

Land Use, Growth & Redevelopment.

SECTION 4

LAND USE, GROWTH & REDEVELOPMENT.

INTRODUCTION.

The **Land Use, Growth and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Callaway, Nebraska. The land use component examines **development opportunities, requirements and future utilization of land** in and around the Village. A discussion of the **environmental and physical characteristics** of Callaway precedes a description and analyses of **existing and future land uses** in the Village.

PROPER LAND USE PRACTICES.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Callaway, the major development constraints and opportunities are associated with the soils conditions, the South Loup River and Sand Creek environs and their associated flood plains and drainage ways.

IDENTIFICATION OF FUTURE GROWTH AREAS.

The proposed **land use plan** concentrates on the use of land in Callaway and the Community's respective One-Mile Planning Jurisdiction during the 10-year planning period. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities over the next 10 years.

LOCATION.

The Village of Callaway is located in the southwest quadrant of Custer County, an estimated one-half mile north of Highway 40, via State Spur 21B. The Village is also 21 miles southwest of the City of Broken Bow, along Callaway Road. Highway 40 provides connections to other nearby highways and eventually to Interstate 80.

HISTORICAL DEVELOPMENT.

Callaway's location is the result of being a water stop along the Kearney branch of the Union Pacific Railroad, created in 1886. The Community was officially incorporated in 1892. Callaway has grown and prospered as a result of the trade commerce and service industry related to the transportation of goods and people along the railroad. Located 346 miles from Denver and 264 miles from Omaha, the Community's highway corridors are considered the lifeline of Callaway.

A population “boom” between 1890 and 1920 increased the number of residents in the Village by 599 people, or 256 percent, in 30 years. The 1920 population of 833 people, which remained the same total as of the 1930 Census, was the **historic peak population** of Callaway. The population then gradually declined through the following 40 years to a total of 523 as of the 1970 Census. Population totals through 2010 fluctuated up and down until reaching the 2010 Census total of 539 persons. The most recent Annual Census Estimate (2016) revealed a population estimate of 529.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

The soils in and around Callaway are classified into two groups, or associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the Village of Callaway and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

**TABLE 4.1
HISTORY OF POPULATION
CALLAWAY, NEBRASKA
1890-2010**

	PERSONS	+/- & PERCENT CHANGE
1890	234	--
1900	406	+73.5%
1910	765	+88.4%
1920	833	+8.9%
1930	833	0.0%
1940	768	-7.8%
1950	744	-3.1%
1960	603	-19.0%
1970	523	-13.3%
1980	579	+10.7%
1990	539	-6.9%
2000	637	+18.2%
2010	539	-15.4%

Source: U.S. Census;
Hanna:Keelan Associates,
P.C., 2017.

**Major Existing
Land Use Issue.**

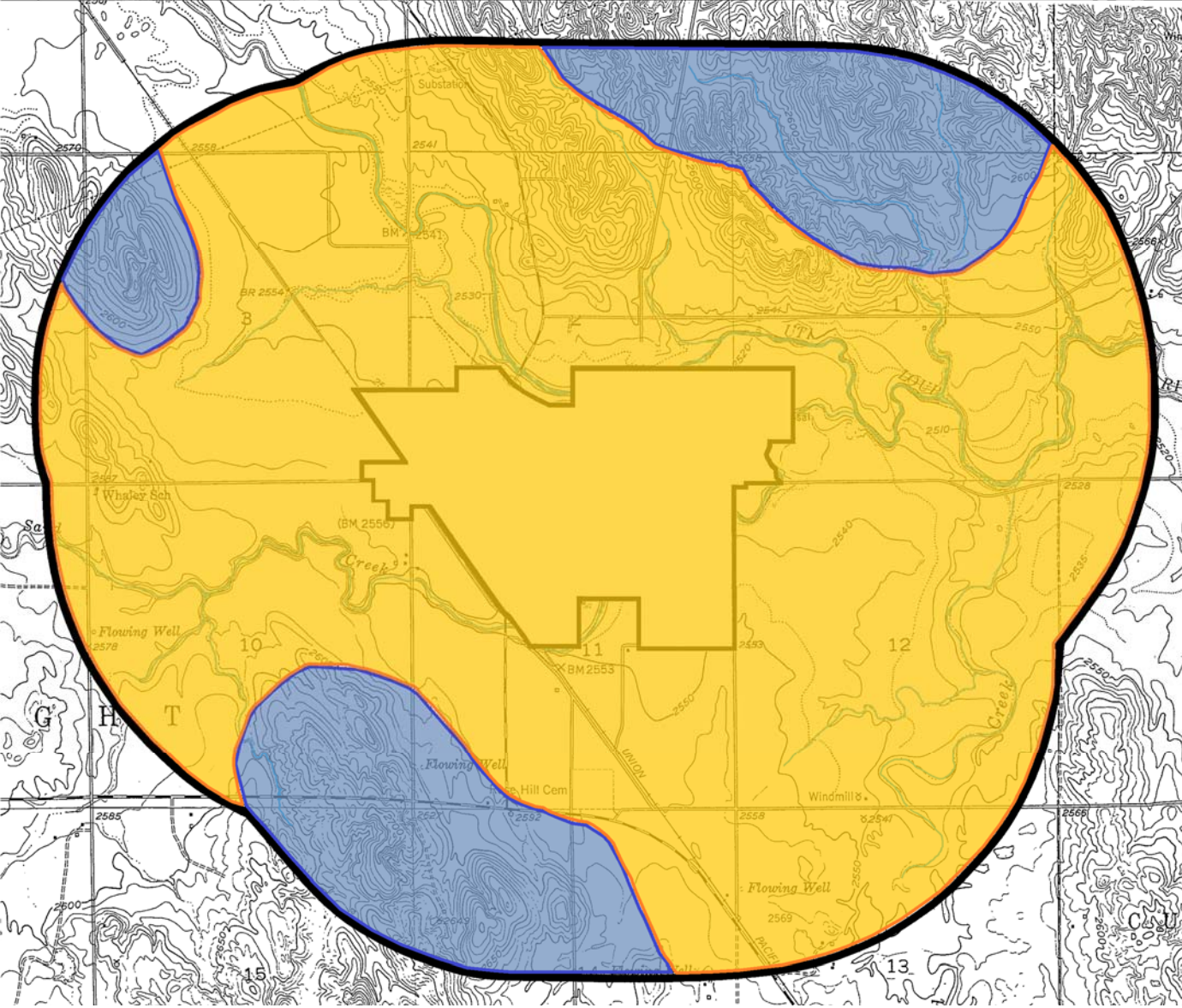
The **Total Area** included within the Corporate Limits of Callaway in 2017 is approximately 503 acres, which equates to **89.6 Acres per 100 Persons**. After applying National Planning Standards, Callaway has 306.3 percent more acres of land than the typical Village of similar population.



GENERAL SOIL ASSOCIATIONS MAP

ONE-MILE PLANNING JURISDICTION
CALLAWAY, NEBRASKA

2017



LEGEND

-  Uly-Coly Association Soils
-  Anselmo-Cozad Association Soils

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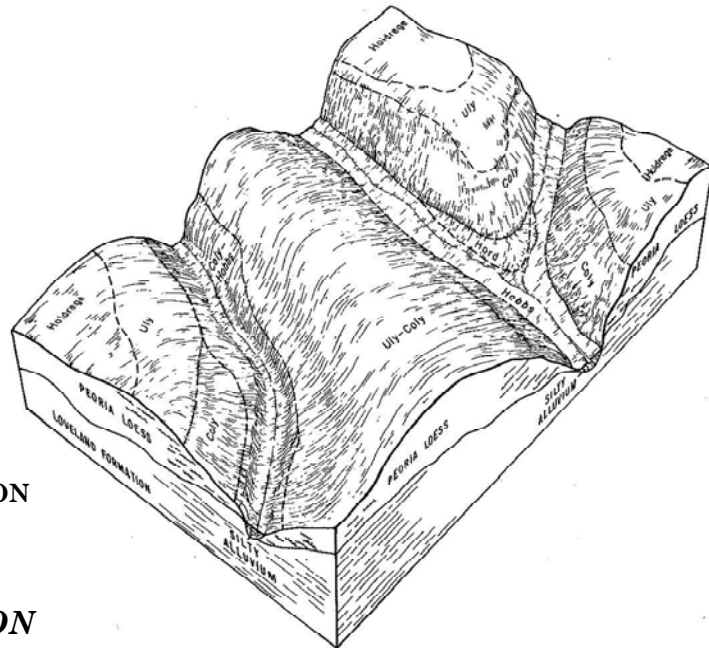
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ILLUSTRATION 4.1

ULY-COLY ASSOCIATION

The extreme north/northeast, southwest and northwest portions of the Callaway One-Mile Planning Jurisdiction, are comprised of the **Uly-Coly Association**. Individual soils, identified in **Illustration 4.2**, are generally described as, “*deep, strongly sloping, to very steep, well drained to excessively drained, silty soils on uplands.*” Nearly all lands included in this association throughout Custer County are used for cow-calf ranching operations. A few areas that are cultivated are primarily dryland crops used to feed livestock, as these soils are too steep for irrigation.

Development limitations for both Uly and Coly Soils are primarily related to severe limitations due to steep slopes, while narrow drainageway bottomlands are prone to flooding. Septic tank absorption fields, sewer lagoons and building foundations with or without basements are all identified as having severe limitations stemming from excessive slope.ⁱ



**ULY-COLY ASSOCIATION
ILLUSTRATION 4.2**

ANSELMO-COZAD ASSOCIATION

The entire area within the Callaway Corporate Limits and nearly all of the One-Mile Planning Jurisdiction is included in the **Anselmo-Cozad Association**. Soils of this Association, identified in **Illustration 4.1**, are described as “*deep, nearly level, to gently sloping, well drained, loamy, silty, and sandy soils on stream terraces.*” Crops on these soils are grown for cash grain and livestock uses and are nearly all irrigated.

Limitations for dwellings with basements are stated as “slight” in most areas, but “severe” in areas prone to flooding. Sewage lagoons are severely impacted by seepage, while septic tanks and leach fields are only slightly impacted by limitations for areas prone to flooding.ⁱⁱ

WATERSHEDS

The topography and terrain of Callaway and its immediate vicinity are varied. The natural landscape has been formed by wind and water erosion and deposits creating areas of gently sloping plains and sloped drainageways. However, the majority of the area is level with undulating hills and depressions. The natural surface water flow of Sand Creek and South Loup River has sculpted the terrain, creating tributaries and drainage basins generally on an east-west axis. Surface drainage does not pose a major threat to the built-up areas within Callaway.

As the community continues to grow, future development within the flood prone areas in close proximity to the Sand Creek and the South Loup River should be discouraged and only allowed through the supervision of local regulations. The protection against natural hazards is the responsibility of the local government and its officials. The effect of high water or flooding can be lessened by planned open space within the flood prone areas of the floodway and the application of design standards to reduce run-off.

Surface drainage and streams account for a large percentage of the water resources in the Callaway One-Mile Planning Jurisdiction. The water supply for the Village is buried in valleys formed by glaciers that advanced across Nebraska. These glaciers receded, depositing sand and gravel into the valleys. Pools of water aquifers beneath the sand and gravel contain reliable sources of water in which several hundred gallons per minute can be pumped to the surface. Today, the average depth of wells at the municipal well field are 140 feet. The Village of Callaway relies upon the storm and groundwater run-off to recharge the underground water supply of the two primary and two backup municipal wells, located within the Village Corporate Limits. A description of the municipal water system is provided in the utilities section of this **Comprehensive Plan**. The underground water supply is vital to the region. It is the source of water for numerous private and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected.

Securing the quality of drinking water from private wells in the rural areas within the Callaway One-Mile Planning Jurisdiction is very important. A minimum lot size of three acres is recommended for residences in agriculturally zoned areas. This standard generally ensures that adjacent households do not contaminate each other's drinking water. Lot sizes less than three acres would allow rural residences to locate too close to one another. Rural dwellings typically have septic tanks and, or leech fields. If located too close to each other, contamination might occur. Adequate residential lot sizes are the means by which residents' health, safety and welfare are ensured into the future.

WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.ⁱⁱⁱ

The purpose of **Nebraska's Wellhead Protection Program** is to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. **A wellhead protection boundary area was last certified by NDEQ in 2001 and includes nearly all the incorporated area of the Village, with the exception of the northeast corner. The Boundary also extends directly west of the Village, through the One-Mile Jurisdiction and into Custer County.** The Village of Callaway would need to enter an inter-local agreement with the County Board of Commissioners to regulate the wellhead district with a specific wellhead protection zone.^{iv}

CLIMATE

The climate of the Callaway area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 9° F in January and maximum of 88° F in July. The average annual precipitation in Callaway is 33.5 inches of rain and 22 inches of snow. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.^v

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in and around Callaway is identified in **Table 4.2** and **Illustrations 4.3 and 4.4, Pages 4.9 and 4.10.** The **Table** analyzes land uses within the Corporate Limits of the Village of Callaway and compares them to National Planning Standards. The Callaway and National Planning Standards identify total acres per 100 persons.

THE BUILT ENVIRONMENT.

The built environment of Callaway is characterized by its districts, roadways and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Callaway. The natural terrain enhances the built environment by providing an aesthetic base for community development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent Grand Avenue (State Spur 21B) and throughout the Downtown is essential. The general trend is to guide industrial development along and west of the commercial uses adjacent Grand Avenue.

	2017		CALLAWAY PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Callaway / National)		
	ACRES	PERCENT			2017	2027**	2027***
Parks & Rec/Open Space	13.3	2.6 %	2.4	2.0	13.3 / 11.2	13.6 / 11.4	14.6 / 12.2
Public/Quasi-Public	28.7	5.7 %	5.1	2.8	28.7 / 15.7	29 / 15.9	31.1 / 17.1
Residential	87.8	17.5 %	15.7	10.0	87.8 / 56.1	89.2 / 56.8	95.8 / 61.0
<i>Single & Two-Family</i>	84.1	16.7 %	15.0	7.5	84.1 / 42.1	85.2 / 42.6	91.5 / 45.8
<i>Multifamily</i>	1.9	0.4 %	0.3	2.0	1.9 / 11.2	2.1 / 11.4	2.3 / 12.1
<i>Mobile Home</i>	1.8	0.4 %	0.3	0.5	1.8 / 2.8	1.9 / 2.8	2.0 / 3.1
Commercial	5.3	1.1 %	0.9	2.4	5.3 / 13.5	5.2 / 13.6	5.5 / 14.6
Industrial	20.4	4.1 %	3.6	2.3	20.4 / 12.9	20.4 / 13.1	22.0 / 14.1
Streets/Alleys	118.8	23.6 %	21.2	9.0	118.8 / 50.5	120.4 / 51.1	129.3 / 54.9
Total Developed	274.3	54.6 %	48.9	28.5	274.3 / 159.9	277.8 / 161.9	298.3 / 173.9
Total Vacant	228.4	45.4 %	40.7	6.5	228.4 / 36.5	231.1 / 36.9	248.3 / 39.6
<i>Developable*</i>	163.6	71.6 %	29.2	6.5	163.6 / 36.5	165.9 / 36.9	178.1 / 39.6
<i>Not Developable</i>	64.8	28.4 %	11.6	NA	64.8 / NA	65.2 / NA	70.2 / NA
Total Acreage	502.7 ^	100.0 %	89.6	35.0	502.7 / 196.4	508.9 / 198.8	546.6 / 213.5

PARKS/RECREATIONAL



Park facilities in the Village of Callaway include Morgan Park, Municipal Swimming Pool, the Downtown Mini Park, ballfields at the west end of the Village, athletic fields associated with Callaway Public Schools and open spaces adjacent the South Loup River and Sand Creek. These Parks currently comprise a total of 13.3 acres, or 2.6 percent of the total 503 acres in Callaway. A comparison between the Callaway and National Planning Standards indicate that the Village has approximately 2.4 acres per 100 people, which is nearly 20 percent more than the amount recommended by National Standard for parks, two acres for every 100 persons.

PUBLIC/QUASI-PUBLIC

A large percentage of public land uses are a result of the municipal yard waste/building materials site and sanitary sewer lagoons located within the Callaway Corporate Limits. Typical uses include the Public Schools, Village and County buildings, U.S. Post Office and churches. Approximately 5.7 percent, or 28.7 acres in the incorporated area of Callaway is utilized by Public/Quasi-Public land uses. The Land Use Capacity Matrix indicates that the Village of Callaway has 5.1 acres of public land per 100 persons, which is nearly twice the amount of land recommended by the National Planning Standard (2.8 acres per 100 people).

RESIDENTIAL

Single family residential housing units are the primary housing types in the Community. Residential uses occupy an estimated 88 acres of land, or 17.5 percent of the Village's total area. **National Planning Standards reveal that the Village of Callaway exceeds the recommended residential standard of 10 acres per every 100 persons by 63 percent.** Callaway has a multifamily ratio of 0.3 acres, which is 85 percent less than the National Standard recommendation of 2.0 acres per 100 people. Mobile Home uses account for 66 percent less land area than the National Standard recommendation of 0.5 acres per 100 people.



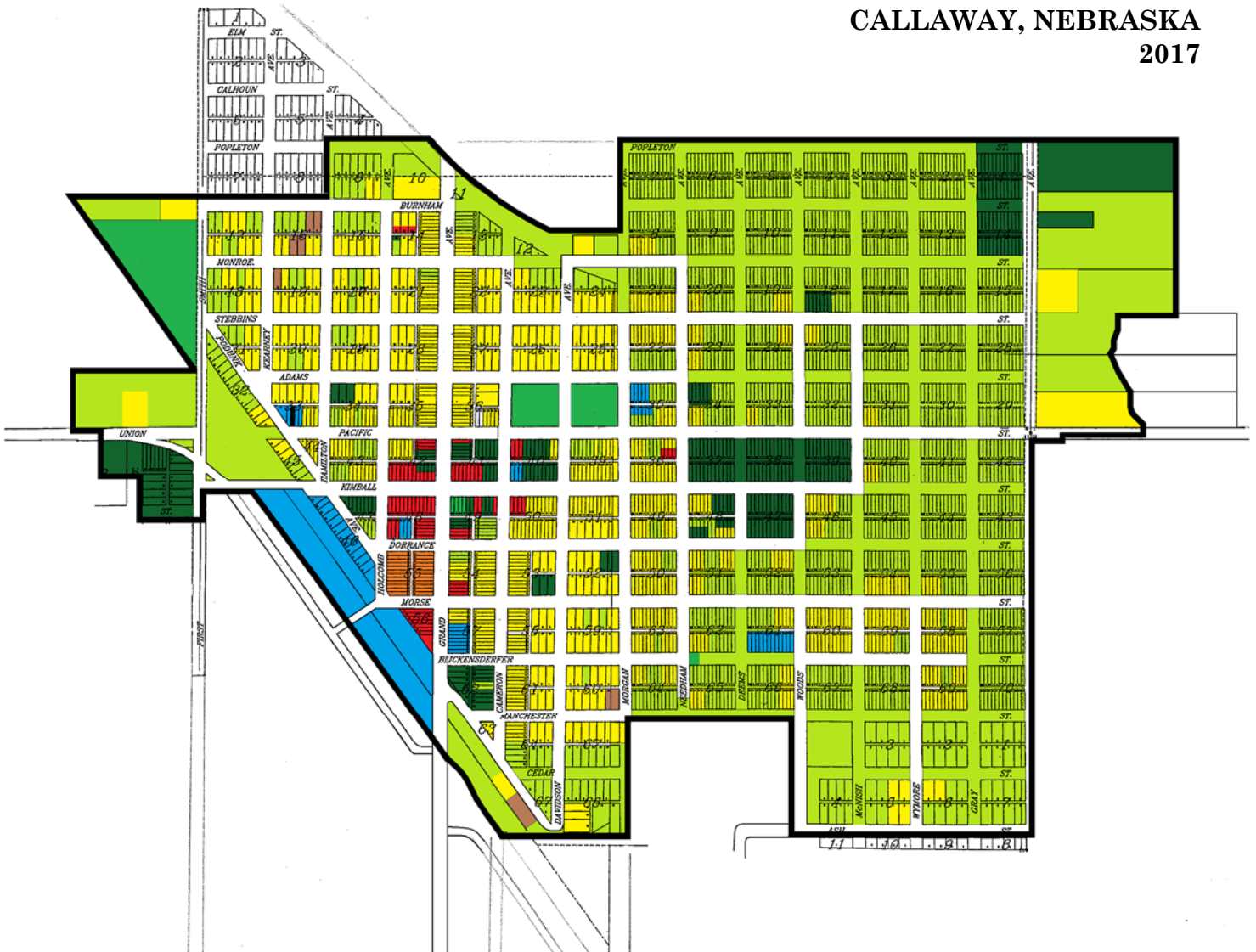


EXISTING LAND USE MAP









CORPORATE LIMITS

CALLAWAY, NEBRASKA

2017



LEGEND

-  VACANT
-  PARKS/RECREATION
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

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ILLUSTRATION 4.3

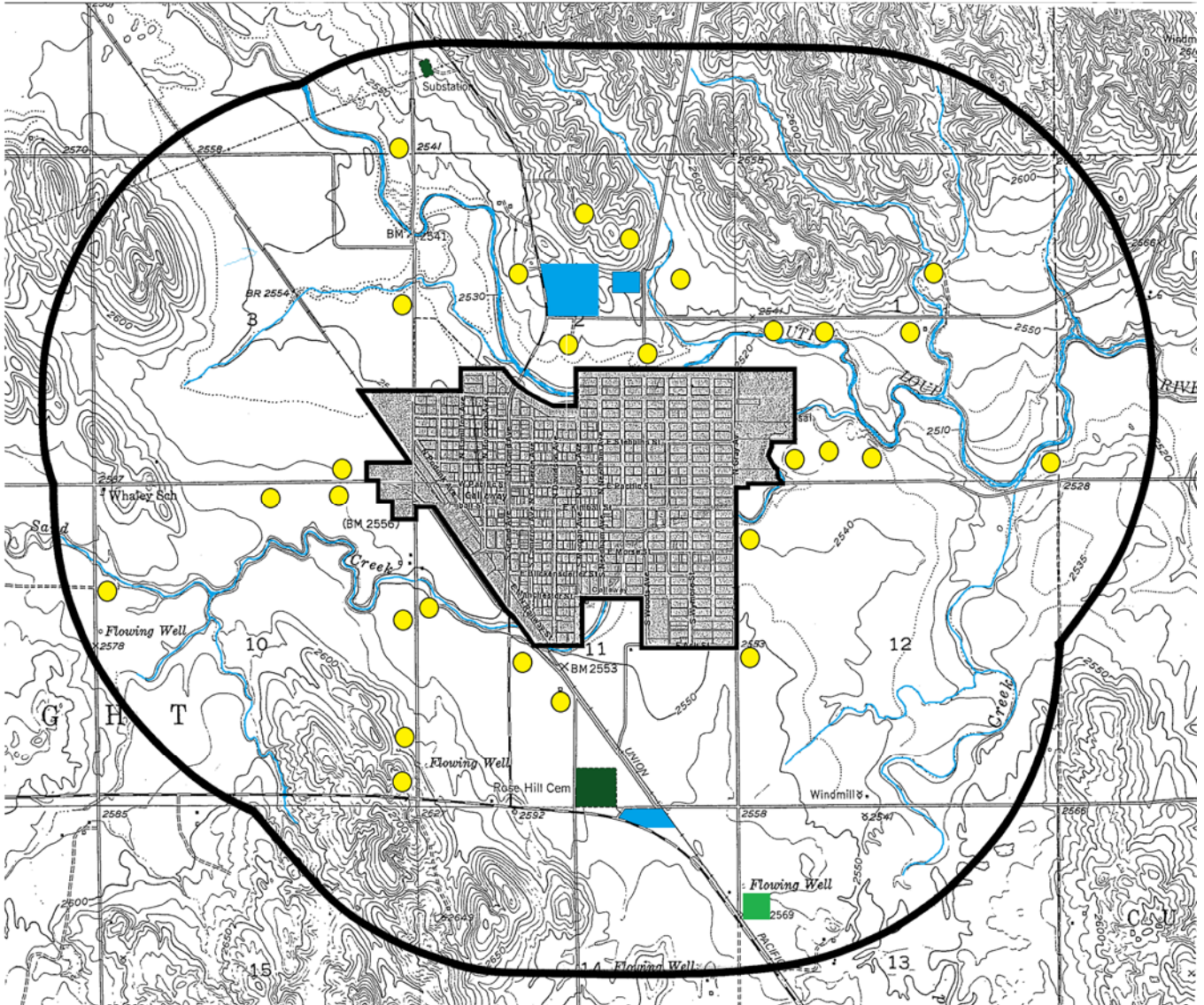


EXISTING LAND USE MAP








ONE-MILE PLANNING JURISDICTION

CALLAWAY, NEBRASKA

2017



LEGEND

-  VACANT / AGRICULTURE
-  PARKS / RECREATION
-  PUBLIC / QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  INDUSTRIAL
-  MUNICIPAL PLANNING JURISDICTION
-  MUNICIPAL INCORPORATED AREA

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.4

COMMERCIAL

The Village of Callaway comprises an estimated 5.3 acres of commercial land. A comparison of land use ratios from National Planning Standards indicates that the Callaway has approximately 62.5 percent less commercial land than the recommended by the National Standard. Downtown Callaway has maintained its grocery store, hardware store, banks and a mixture of professional and specialty businesses as a center of commerce in southwestern Custer County.

INDUSTRIAL

The amount of land occupied by industrial uses in Callaway consists of approximately 21 acres. This translates into a Callaway Planning Standard of 3.6 acres per 100 people. 56 percent more than National Planning Standard. Industrial uses in Callaway are concentrated to the west of the Grand Avenue, behind commercial uses and along the former railway corridor. These uses are focused on agricultural based industries that support the regional crop production lands in southwestern Custer County.

U.S. Census Workforce Employment Data from 2014 identified 96 total persons employed in Callaway. A total of 87 of the 96 workers commute to Callaway for employment, while the remaining 9 live and work in Callaway. A total of 150, or 94.3 percent of 159 employees that live in Callaway commute for work outside of Village. This includes an estimated 106 employees that travel more than 10 minutes to work, as identified in the **Callaway Community Housing Study**. **An expansion of employment opportunities could serve as a catalyst to encourage residents to both live and work in Callaway.**

Priorities for Growth and Development

The results of the Land Use Capacity Matrix revealed that Callaway needs to maintain its efforts on developing residential, commercial and industrial land uses while diversifying commercial and industrial economic development opportunities.

-
- ❖ *The Village is particularly underdeveloped in terms of multifamily housing, but must continue to provide vacant land for all residential land uses.*
 - ❖ *The Downtown should increase efforts to attract additional retail businesses and potentially upper-level residential uses.*
 - ❖ *An estimated 46 percent, or 228 of the total 503 acres in Callaway are vacant, of which an estimated 164 acres are considered “developable”. The Village should be focused on extending infrastructure to vacant lands planed for development within the Village throughout the 10-year planning period.*
-

FUTURE LAND USE.

The Village of Callaway should propose a goal of implementing appropriate community and economic development initiatives to maintain a stabilizing population base and to prevent large population declines. Since its founding, the Village has experienced a trend of gradually decreasing population since 1920s and 1930s, when Callaway reached its historic peak population. The aggressive nature of developing new residential housing, combined with the redevelopment and rehabilitation of existing housing, could potentially result in a population increase during the 10-year planning period.

Achieving population growth through 2027 will require the extension of infrastructure and utilities to support development of vacant lands in the Corporate Limits. Participants of the Callaway Community Planning Listening Session and Citizen Survey respondents concluded that the proximity of Callaway to larger Communities, such as Broken Bow, Lexington and Kearney, Nebraska, provides reasonable commutes times for employment, shopping and entertainment. The current lack of available housing has limited the ability of the Village to attract its workforce employees commuting from other regional communities to become permanent residents of Callaway.



The Community should focus on developing available, developable vacant land within the Corporate Limits of Callaway, before annexing additional land for development. Future growth areas for industrial land use types adjacent and beyond the Village of Callaway Corporate Limits is, however, necessary to support growth opportunities. **Illustrations 4.5 and 4.6, Pages 4.14 and 4.17, identify future land use patterns for the Village of Callaway, both within the Community and the One-Mile Planning Jurisdiction.**

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of existing infrastructure, including streets, electrical, gas, and water and sewer systems. **Illustration 4.5, Future Land Use Map,** highlights the future land use development recommendations for areas within the Corporate Limits of Callaway. **Future Land Use Map, Illustration 4.6,** identify the industrial growth areas proposed to the southwest of the Village, within the One-Mile Planning Jurisdiction.

PARKS & RECREATION

An estimated 13 acres of land in Callaway are comprised of park and recreation uses. This acreage is approximately 20 percent more than the amount of land recommended by current National Planning Standards. Efforts to modernize and expand park equipment in the existing parks and creating hiker/biking trails adjacent the South Loup River and Sand Creek corridors were identified as needed improvements by the respondents to the Citizen Survey.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Callaway should be focused on maintaining the current facilities and making improvements and/or expansions as necessary. **These facilities were highly rated by the participants of the Citizen Survey and Community Planning Listening Sessions.**



RESIDENTIAL AREAS

Future residential development in and around the Village of Callaway should be a priority to the Community, during the 10-year planning period. According to the **Callaway Community Housing Study**, the Village should designate a minimum of ten acres of land planned and zoned for residential use. The **Housing Study** identifies the total demand of 22 additional housing units for Callaway through 2027 to provide additional housing options to all income sectors, age groups and family types/sizes. Multifamily residential development should be a high priority for the Community.

The **Future Land Use Map, Illustration 4.5**, identifies residential areas within the Corporate Limits of Callaway, sufficient to sustain growth through 2027. Development should include, single and multifamily housing units for persons of all ages and incomes. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations.



FUTURE LAND USE MAP

CORPORATE LIMITS

CALLAWAY, NEBRASKA

2027



LEGEND

- URBAN RESERVE
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

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ILLUSTRATION 4.5

The following provides a description of the future residential land uses for the Community.

- ❖ **Single family housing** development should first occur within the Corporate Limits of Callaway. Vacant, developable lots exist throughout the Community. These tracts, along with “infill” lots, if available for purchase, should be developed prior to establishing new residential subdivisions adjacent and beyond the Corporate Limits.
- ❖ **Multifamily housing** development must be pursued during the planning period. The previously discussed existing land use analysis concluded that multifamily acreage in Callaway only accounts for 1.9 acres, or 0.4 percent of the total land area within the Corporate Limits. This represents the Village having 85 percent less multifamily developed land than the recommendation of the National Planning Standard. The recent trend of residential development in Callaway has focused on single family houses.

There are examples of multifamily buildings in Callaway. This includes the Grand Generation Manor (multifamily housing), Callaway Village (HUD-based elderly housing). **The Village is in the planning stages of developing a new assisted living facility, providing specialized services for the local elderly population.**

To expand affordable housing options for single adults, families, retirees and the elderly, the Village could establish a housing development initiative for the development of a variety of multifamily housing types through 2027, including upper-story housing in Downtown commercial buildings. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development.

The consensus of the **Planning Commission** was that new residential development should occur within the Corporate Limits of Callaway. Sufficient lands are available within the Corporate Limits. All future housing development should be in conformance with the **Future Land Use Map, Illustration 4.5.**

Vacant land designated for new residential development within the Corporate Limits will require an extension of all utilities.

Housing projections through 2027 must be supported by maintaining and expanding, if necessary, the Utility Service Area. If projections for 2027 are to be met, the Village will need to expand water and sewer services to the new Utility Service Area.

- ❖ *All designated growth areas will require the extension of infrastructure and utilities systems to support proposed development.*
- ❖ *The existing Utility Service Area can sustain concentric growth from the current Corporate Limits.*
- ❖ *Water and Waste Water Treatment Facilities have sufficient capacities to support projected growth thru 2027.*

COMMERCIAL

Future commercial land use areas are anticipated to include replacing existing deteriorated and/or abandoned buildings within the Downtown and along the southern portion of Grand Avenue. Automotive oriented commercial uses should continue to be developed along Grand Avenue (State Spur Highway 21B) to the south of Downtown Callaway. Future highway commercial development should proceed with caution as to not diminish the role of Downtown as the primary center of commerce and entertainment.

Specialty retail, cafes/restaurants, and professional offices are encouraged to locate in available commercial buildings in Downtown Callaway.



INDUSTRIAL

To provide jobs for the Callaway population base and to attract additional business and industry to the Community, it is recommended that vacant land within these industrial areas be prepared to support new industrial uses. The Village must maintain enough industrial land for growth and development. Local development groups, organizations and property owners, with the guidance of the **Callaway Economic Development Plan (LB840)** are encouraged to promote and continue their support for additional industrial land development. The **Future Land Use Maps** identify proposed industrial land areas within, adjacent and throughout the Village and the One-Mile Planning Jurisdiction.

The Village of Callaway currently has industrial developed land concentrated within the southwest portion of the Corporate Limits, to the west of Podunk Avenue. Most industrial development consists of agriculturally-based businesses. A total of 20 acres of industrial land is estimated to exist within the Corporate Limits. Future industrial development within the Corporate Limits and the One-Mile Planning Jurisdiction, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community. Industrial growth area are identified on the **Future Land Use Map, Illustration 4.6**, as being located in the west portion of Callaway.

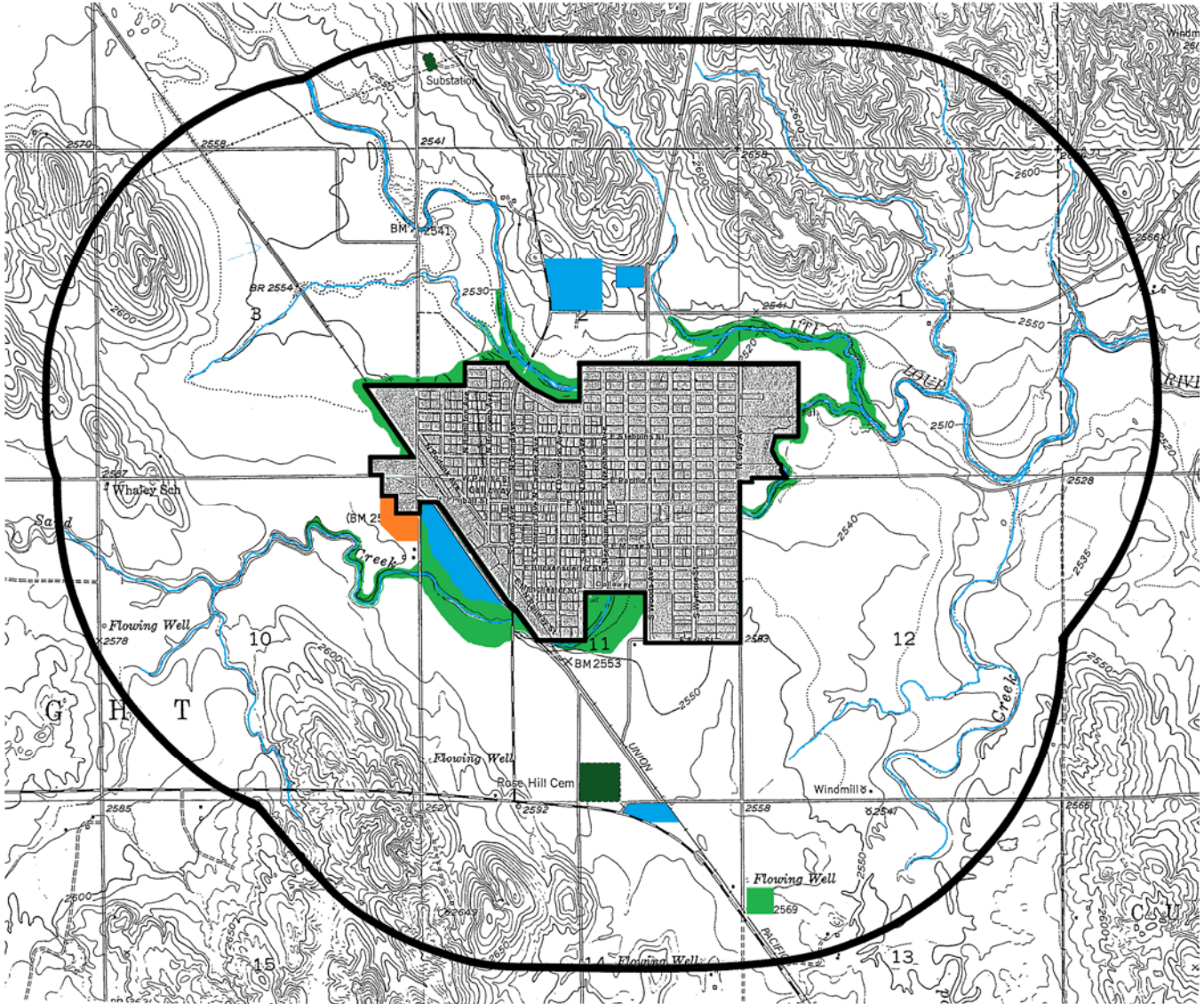


FUTURE LAND USE MAP








ONE-MILE PLANNING JURISDICTION

CALLAWAY, NEBRASKA

2027



LEGEND

-  VACANT / AGRICULTURE
-  PARKS / RECREATION
-  PUBLIC / QUASI-PUBLIC
-  MULTIFAMILY RESIDENTIAL
-  INDUSTRIAL
-  MUNICIPAL PLANNING JURISDICTION
-  MUNICIPAL INCORPORATED AREA

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* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.6

INTENSIVE AGRICULTURAL USES

The Callaway Planning Commission recognizes the importance of agricultural practices, to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the One-Mile Planning Jurisdiction of the Village should only be permitted under unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the Village. Floodplains associated with the South Loup River and Sand Creek limit the development of the Village beyond its current southern Corporate Limits. Therefore, the remaining portions of the One-Mile Planning Jurisdiction of the Village are vital to the continued growth and development of Callaway. **Livestock confinement operations are best suited for locations within rural Custer County, beyond the Planning Jurisdiction of the Community.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. **Community Development Block Grants, Special Assessments and General Obligation Bonds**. “**Redevelopment Areas**” should be designated for the use of **Tax Increment Financing (TIF)**. TIF for redevelopment projects in the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

It is the recommendation of this Comprehensive Plan that the Village consider establishing a **Redevelopment Area** that includes the Downtown commercial and industrial areas, as well as adjacent residential areas that are deteriorating and in need of rehabilitation. A significant number of commercial, industrial and residential properties within this area are deteriorating or are dilapidated. The **Community Housing Study** recommends various housing initiatives, including housing development, rehabilitation and demolition/replacement that could bolster the existing housing stock. The **Redevelopment Area** would represent prime locations for this activity.

ANNEXATION POLICY

When necessary, future annexation activities in the Village of Callaway, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Callaway has an ample amount of vacant lands within its current Corporate Limits to sustain development opportunity through 2027 and beyond. Additional industrial tracts of land could be designated and annexed at a point in time when in conformance with the criteria of Nebraska State Statutes. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Callaway.

Currently, an estimated 228 acres of vacant land exists within the Corporate Limits of Callaway. An estimated 28 percent of the vacant land is not developable, due to limitations from flood prone areas. It is estimated that the majority of the remaining 72 percent of the vacant land is designated for residential development.

The most suitable vacant, developable land that is within the Corporate Limits is located in the eastern portion of the Community. Vacant land within the current Corporate Limits, designated for future residential development, is of sufficient size to meet the residential needs during the 10-year planning period. Thus, plans must be developed to expand the utility service area of Callaway into all growth areas.

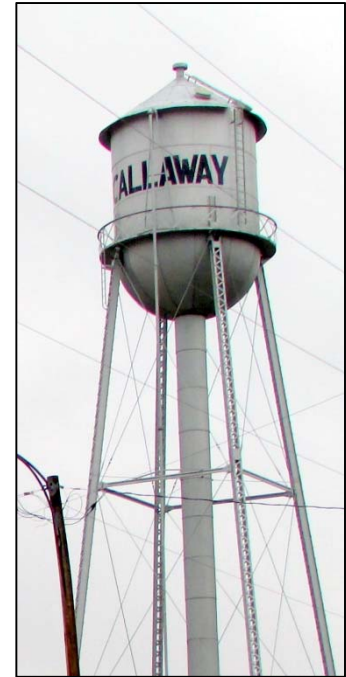
Areas for Annexation

Areas directly adjacent the existing Corporate Limits to the west of the Village are most suitable for annexation for industrial expansion throughout the 10-year planning period. These areas are highly capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustration 4.6, Future Land Use Map**. Much of the land located in identified industrial growth area is adjacent existing infrastructure, water and sewer lines that can be readily extended to facilitate development.

COMMUNITY IMAGE & PRESERVATION OF ATTRIBUTES.

The residential areas of Callaway form the foundation of the Community and strive to be walkable, encourage socialization and provide safe routes to public and private services and facilities throughout the Village. The edges of the “neighborhoods” are generally established by major arterial streets or by drastically different subdivision platting characteristics. The pattern of land use within these neighborhoods, the density of development, the arrangement streets and the connections of major and minor arterial corridors to public facilities, business and industrial areas are woven together to form the Community.

From the beginning, Downtown Callaway has been the economic, social and entertainment center of the Village. Its relationship to Grand Avenue (State Spur 21B) serves as the framework from which the residential neighborhoods developed and grew within the Community. Historically, the Grand Avenue has served as the north and south gateway entrances to the Village. It provides linkages to Highway 40, one half mile south of Callaway and to Broken Bow, via its intersection with Callaway Road.



Character Issues.

Participants of the Callaway Planning Listening Session repeatedly looked to the benefits small town living when discussing the character of Callaway. The Community atmosphere includes a relatively low crime rate, excellent schools for their children and the availability of parks and open space.

The outcomes of this **Comprehensive Plan** must translate these characteristics into future development and growth opportunities to ensure that as the Village grows and develops, it maintains and integrates these characteristics into new residential, commercial, industrial and parks and open spaces. A proactive approach to land use planning and the integration of design standards can lose track of the key issues of maintaining the small-town character and unique attributes. Growth for the sake of growth is seen as the positive indicator of economic stability, but growth must also include the types of attributes that make Callaway a unique Village. Thus, this **Plan** must function to sustain the traits that contribute to the most valued characteristics of the Village.

Compatible Development & Neighborhood Priorities.

The pattern of existing development in Callaway, Nebraska, is generally well planned, with the primary commercial areas consisting of the Downtown and the properties along the Grand Avenue Corridor. This system of local streets and highways support travel within and outward from the Community. Concentrations of single family dwellings exist along both sides of the Grand Avenue Corridor. Higher volumes of automotive and heavy truck traffic frequently travel this Corridor. **Traffic calming measures and strict enforcement of posted speeding limits will be the only mechanisms to reduce traffic congestion along all highway corridors.**

Downtown Callaway is located along Kimball Street, between Holcomb and Cameron Avenues. The layout consists of connected commercial and public use buildings adjacent Morgan Park to the north, the Callaway District Hospital to the east and the Callaway Community Center to the west. The sustainability of the Downtown and its brick buildings, combined with the number of vacant commercial structures was questioned by participants of the Planning Listening Session. Some comments focused on the need to eventually replace many of the buildings. However, the majority of responses to the Citizen Survey and from participants of the Open House indicated that Downtown Callaway defines the character and image of the Village.

At a minimum, the facades of buildings must be structurally secured and preserved, while constructing a new building or retrofitting an existing one. The participants did not want to see the Downtown deteriorate to the extent of having to replace any commercial structures.

Participants identified the following attributes as being important the character of Downtown:

- ◆ Maintaining historical significance and architectural integrity.
- ◆ Preserving the existing local businesses with the Downtown.
- ◆ Continuing to enhance the public amenities with benches, lighting and landscaping.
- ◆ Promoting cultural diversity with food, music and festival events.

The utilization of upper stories of commercial buildings for residential purposes could be considered to expand the vitality of the Downtown. Enhancing the character of the Community requires a concerted effort on behalf of both the public and private sectors. From the perspective of the Village, the development regulations and standards must be written to achieve the preferred outcomes. Without specific requirements for increased open space, landscaping, screening, and buffering, sign control and standards relating to building bulk and scale, roof design, placement of storage and loading areas, the appearance of individual properties and corridors are left to individuals rather than to the standards that are agreed to represent the desires of the residents of the Village of Callaway.

The central Neighborhoods contain the oldest residential properties in Callaway. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential needs for improvement.



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- i. United State Department of Agriculture, Soil Conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, “Soil Survey of Custer County, Nebraska, July 1982, p.7.
 - ii. United State Department of Agriculture, Soil Conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, “Soil Survey of Custer County, Nebraska, July 1982, p.13.
 - iii. Nebraska Wellhead Protection Program: Submittal to EPA, Ground Water Section, Water Quality Division, Department of Environmental Control, State of Nebraska, pg. 1-4.
 - iv. Nebraska Wellhead Protection Program: Submittal to EPA, Ground Water Section, Water Quality Division, Department of Environmental Control, State of Nebraska, pg. 4.
 - v. United State Department of Agriculture, Soil Conservation Service, in cooperation with the University of Nebraska Conservation Survey Division, “Soil Survey of Custer County, Nebraska, July 1982, p.112.

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 5

Public Facilities, Utilities & Transportation.

SECTION 5

PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Callaway, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Callaway. All improvements to these Community components are aimed at maintaining or improving the quality of life in the Village of Callaway.

Public Facilities identify existing facilities in Callaway and determine future needs and desires during the 10-year planning period. Public facilities provide citizens with social, cultural and educational opportunities. Facilities in Callaway include, but are not limited to municipal government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Callaway, which also implies that the identified facility is adequate and meets the needs of the Community through the 10-year planning period.** The locations of these public facilities are identified in the **Callaway Public Facilities Map, Illustration 5.1.**

Public Utilities address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Callaway. Analysis of these infrastructure systems, via conversations with Village maintenance and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The Village has utilized federal funding opportunities to reconstruct major arterial streets, leveraging millions of dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Callaway. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and One-Mile Planning Jurisdiction.

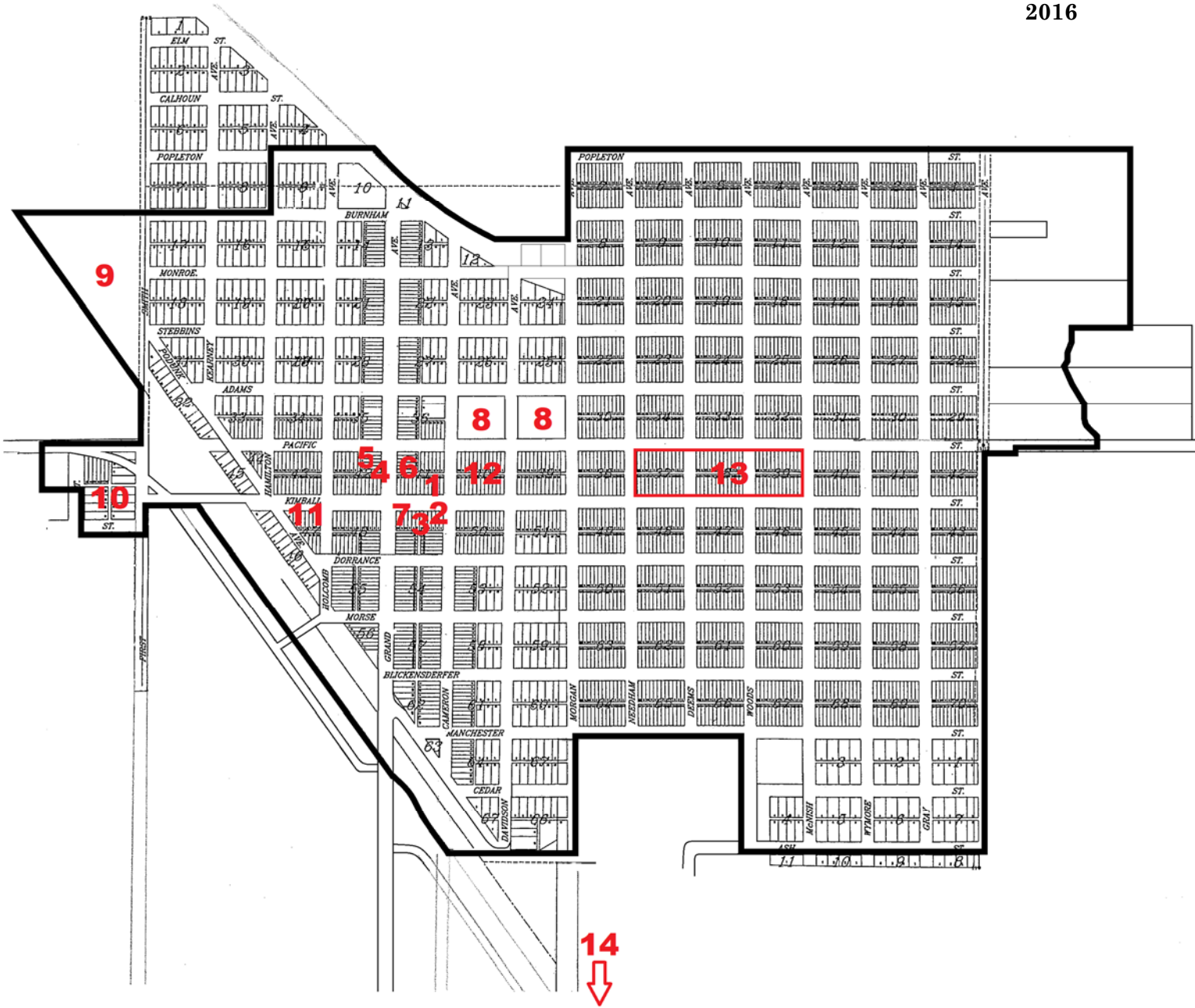


PUBLIC FACILITIES MAP

CORPORATE LIMITS

CALLAWAY, NEBRASKA

2016



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ILLUSTRATION 5.1

LEGEND

- | | |
|---|--|
| 1. Village Hall/Office. | 8. Morgan Park. |
| 2. Volunteer Fire Department & Rescue Squad. | 9. Ball Diamonds. |
| 3. Nigel Sprouse Memorial Library. | 10. Callaway Good Life Center. |
| 4. Seven Valleys Historical Society & Museum. | 11. Callaway Community Center. |
| 5. U.S. Post Office. | 12. Callaway District Hospital & Medical Clinic. |
| 6. Callaway Senior Center. | 13. Callaway Elementary & Junior/Senior High School. |
| 7. Downtown Mini Park. | 14. Rose Hill Cemetery. |

SCHOOLS/EDUCATION.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Callaway Public Schools** is a major contributor to the quality of life and well-being in the Community of Callaway. It is important that throughout the 10-year planning period, facilities maintained by Callaway Public Schools continue to support a growing population and maintain an excellent educational system for the citizens of the Community.

Callaway Public Schools maintains elementary and middle/high school facility, along with athletic fields and maintenance buildings. All facilities are ADA compliant. The District is a 321.2 square mile class III school system and operates four bus routes and provides transportation for approximately 125 students. The school district employs 47 people in various capacities. **Table 5.1** highlights a five-year history of enrollment within Callaway Public Schools.

TABLE 5.1
DISTRICT ENROLLMENT
CALLAWAY PUBLIC SCHOOLS
2011-2016

	<u>Pre-K</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>TOTAL</u>
2011-12	3	10	15	15	12	14	17	18	16	13	18	14	18	13	198
2012-13	2	11	10	16	14	10	14	20	17	13	12	17	14	19	189
2013-14	1	19	11	11	16	16	12	16	19	14	13	12	17	16	193
2014-15	4	11	19	12	13	16	20	11	16	17	14	14	14	16	197
2015-16	25	15	14	21	16	12	15	21	12	15	18	14	15	13	226

Source: Nebraska Department of Education, 2017
Hanna:Keelan Associates, 2017.

The Callaway Public Schools serve the Village of Callaway and vicinity. Students attend grades "Pre K through Sixth" at Callaway Elementary School, then grades "Seven through 12" at Callaway Junior/Senior High School. The District School complex is located to the east of Needham Avenue, between Pacific and Kimball Streets. The combined Schools are overseen by a Principal and Superintendent. A total of 25 certified staff, 10 Para-Educators and 12 support staff serve in a variety of capacities, with several certified teachers having classes in both schools. According to administrative staff, the current student-to-teacher ratio is approximately 10:1.

Callaway Elementary School, built in 1959, is located at 101 North Needham Avenue, adjacent the Junior/Senior High School in Callaway. An auditorium and gymnasium are attached to both schools. The Elementary School includes a “preschool” and grades Kindergarten to Sixth. The Elementary School has a mobile computer lab that is utilized as needed in any of the classrooms. 2017 enrollment includes 122 total students.



Callaway Junior/Senior High School was constructed as an addition to the Elementary School in 1974 and contains grades 7 through 12. All students are issued Chromebooks and the entire school has wireless internet accessibility. Special activities the School offers include: Band/Choir, “Family, Career and Community Leaders of America”, Honor Society, Journalism, One Acts/Drama, Quiz Bowl, Speech Team, Youth Leadership, Student Council. Supported athletics include football, volley ball, wrestling, golf, and boys and girls basketball and track as part of the “South Loup Bobcats” athletic teams.

The Village of Callaway takes great pride in the local area school system and will continue to improve and expand its resources during the coming years. **School officials indicated that they are currently experiencing stable enrollment, and do not foresee the need for expansion of the combined school facilities during the 10-year planning period.**

Educational Service Unit #10, which was created by the Nebraska Unicameral in 1965, is intended to fill educational services gaps in local school districts budgets that did not provide for audio/visual aids, special education, school nurse services and other specialized personnel, equipment, or diagnostic needs.

Educational Service Unit #10 is headquartered in the nearby City of Kearney and serves an area of approximately 11 counties in central Nebraska, including Custer County and the Callaway Public School District.

Program Recommendations.

Schools in Callaway should continue to meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals.

The Village and Callaway Public Schools should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support the existing and future student and faculty population within the Public School system.

Other Area Education Facilities – Several colleges and universities are located within a reasonable distance of Callaway. These colleges and universities include, but are not limited to the following:

Central Community College – Grand Island, NE

Mid-Plains Community College Campuses – Broken Bow, McCook, North Platte, Imperial, Ogallala and Valentine, NE

Western Nebraska Community College – Scotts Bluff, Alliance, and Sidney, NE

Chadron State College – Chadron, NE

University of Nebraska-Lincoln – Lincoln, NE

University of Nebraska-Omaha – Omaha, NE

Metropolitan Community College – Omaha, NE

Creighton University – Omaha, NE

The **Nigel Sprouse Memorial Library**, located at 102 East Kimball Street, was constructed in 1991. The 2,856 sq. ft. library meets all ADA requirements. The library is staffed by one part-time director. The library is open Monday, Wednesday and Friday, from 1:00 to 6:30 p.m. and Saturday 9:00 a.m. till 1:00 p.m., or a total of 20.5 hours per week. Resources include books, magazines, movies and books on tape/CD-ROM or DVDs, with a total collection size of 9,600. The library participates in an inter-library loan program and has seven computers with internet access and is Wi-Fi accessible.

The library also offers “summer reading” programs for children and special presentations on technology access and continuing education are available for Seniors. The facility provides meeting spaces for local clubs and organizations, such as the Lion’s Club and Girl Scouts. **The library received an “excellent” rating in the Community Survey.**

Future considerations for the library include expanding circulation to accommodate Callaway residents’ needs.



Seven Valleys Historical Society & Museum is located at 102 N. Grand Avenue, inside a two-story brick building. Six volunteers have their names/phone numbers posted on the door and meet visitors any day of the week to provide access to the facility. The museum opened to the public in June 1970 and now has an average of 1,000 visitors per year. The museum contains numerous exhibits on the history of Callaway and the surrounding region. Items for the museum are either donated or on-loan by area families. The Museum also owns and maintains a metal sided Annex Building across the street, the log cabin in Morgan Park and the former Holy Trinity Episcopal Church, which all house museum displays and artifacts. The Museum also has an extensive genealogy research room documenting local family history.



PARKS/RECREATION.

The Village of Callaway maintains an estimated 13 acres of designated park and recreation sites, including open space, and amenities for residents and visitors. Callaway also provides a variety of pocket parks, Community gardens, hiker/biker trails and playground sites in non-designated park areas, including schools.

MUNICIPAL PARKS

A **mini park** on the southeast corner of Kimball Street and Grand Avenue provides an area for residents to congregate in Downtown Callaway. A Union Pacific railroad caboose car and railway crossing light are also on display in the park.

Morgan Park located at Pacific Street between Cameron Avenue and Morgan Avenue is a multi-use park with a swimming pool, sand volleyball, basketball court, tennis court and playground equipment. The park has camping facilities with electrical hook ups, restroom facilities, barbecue grills and a picnic shelter. The first Custer County Courthouse and a log cabin are also located in Morgan Park.



Callaway Ball Diamonds are located on the western edge of town along Smith Avenue. There are two lighted ball fields with bleachers. Restroom facilities and a concession stand are provided for the convenience of patrons.

Other Recreational Facilities

Other recreational facilities in Callaway and its One-Mile Planning Jurisdiction include the Seven Valleys Rodeo Corral.

Park maintenance and improvement has, and will continue to be, an important part of continuing the Community's excellent reputation in providing ample opportunities for recreation for its current and future residents.

HEALTH, WELLNESS & ELDERLY SERVICES.

A number of modern health and hospital services, including a full service hospital, long-term care nursing, medical clinics and private medical offices are available to residents of Callaway and the surrounding area.

Callaway District Hospital and Medical Clinic are located at 211 Kimball Street. The Hospital is classified as a 12-bed acute care in-patient facility. However, the Callaway District Hospital does not have a surgeon on staff and does not perform surgeries or deliver babies. The original Hospital was constructed in 1979 and the out-patient addition in 1987. The Medical Clinic was built in 2009 and the Hospital was completely remodeled at the same time. Combined, the Hospital and Medical Clinic have 65 full-time employees. There are three physicians, with an additional physician to be added next year. A physician assistant, registered nurse practitioner and registered nurse case manager support the medical staff. The Hospital has 12 registered nurses, three licensed practical nurses and five certified nursing assistants. The physicians and physician assistants also staff the **Callaway Medical Clinic**.



The Hospital's Radiology Department is renowned for its "3D" Digital Mammography and Tomography services. The Department will soon be expanded with the addition of a 64 Slice C.T. machine that will greatly expand diagnosis capabilities of Hospital.

Most notably, the Hospital was recently ranked as one of the Top 20 Hospitals in the United States for "patient satisfaction." Additionally, the Hospital has been rated as "Best of the Best" Hospital, Medical Clinic and Physician – Dr. Kenneth Loper, by the Custer County Chief newspaper readers.

Medical services received a rating of "excellent" in the Community Survey.

Callaway Good Live Center (Nursing Home), formerly known as Good Samaritan Nursing Home, is a skilled nursing facility licensed by the State of Nebraska, located at the end of West Kimball Street. The Center was built in 1963 and an addition was built in 1971 to give the Center a total of 43 beds. The Village of Callaway purchased the facility in 2012 after raising \$250,000 in private donations to prevent the Center from closing. At the same time, the Good Life Center retained the certification of 35 beds. The Center employs 45 persons including, two registered nurses, 4 licensed practical nurses and 20 certified nursing assistants. Services available also include a Medicare Rehabilitation Wing with private rooms for therapy support for all ages recovering from hospital stays, surgery, an illness or injury. Physical, Occupational and Speech Therapy area available to residents of the Center. The Center also has a van and bus available the transport residents to appointments, shopping or special events to surrounding communities including Broken Bow, Kearney, Grand Island and North Platte.

The Good Life Center provides, on average, 15 to 17 lunches per week, through the Meals on Wheels program. Activities at the Center include bingo, church services, reading and programs by volunteer groups, in addition to weekly excursions and special planned monthly events.

Future goals for the facility include the addition of an Assisted Living Facility to the "campus." **The Citizen Survey results identified an Assisted Living Facility as the top response for "Greatly Needed" residential options for retirees and the elderly.**

Located at 206 West Kimball Street, the **Callaway Community Center** is rented out on an as needed basis. The facility is used for public and private meetings, special events, wedding receptions, dances, anniversary parties and reunions. The Community Hall has restrooms, kitchen facilities and a capacity of 100 to 125 persons.



PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the citizens in the Community.

PUBLIC SAFETY

Police Protection – The Village of Callaway does not have its own police force, the Custer County Sheriff's Department includes the Village in its coverage area. The Sheriff's Office and the County Jail are co-located in the same facility with the City of Broken Bow Police, Fire and Ambulance facility.

The Custer County Sheriff's Department currently has one Sheriff and six Deputies and provides dispatch services for the entire County. The Office operates six police cruisers. The County Jail has a capacity of 24 inmates. The Sheriff's Office patrols and responds to emergency calls in all of the Villages of Custer County and does not have plans for the foreseeable future to contract for services with any of the Communities.

RURAL VOLUNTEER FIRE DEPARTMENT & RESCUE SQUAD

The **Callaway Rural Volunteer Fire Department & Rescue Squad** is a single entity governed by the Callaway Rural Fire District. The Fire Department, across the street from the Callaway Village Office in Downtown, at 104 Kimball Street, has a total of 33 volunteer Firefighters and six EMTs, including a fire chief.

The Department receives approximately 150-200 EMT & five fire calls annually. The average response time for the Fire Department and Rescue Squad is two to three minutes within the Village, and 12-20 minutes throughout the entire 625 square mile service area. The Fire Department and Rescue Squad have various types of equipment available, from fire trucks and grass rigs to ambulances. Replacing aging, outdated equipment with new, modern equipment will help the Department keep up with current needs.

Equipment owned by the fire department includes one pumper truck, four grass-rigs, two ambulances and two tanker trucks.



Civil Defense and local emergency management is coordinated and planned by the Custer County Civil Defense Office, which coordinates civil defense along with local volunteer fire departments, throughout the county, in planning for public safety. Civil defense is responsible for notifying citizens in the case of an emergency. A list of trained volunteers is maintained on an as-needed basis.

The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include weather alert of severe weather, tornado awareness week education, winter road conditions and/or closure.

GOVERNMENT

The **Callaway Village Office** is located at 157 East Kimball St. The building, which also houses the Public Utilities and Village Maintenance Departments, was constructed in 1991. The building is utilized for Village Board and Planning Commission meetings, in addition to the Village offices. The facility meets ADA requirements.



Callaway Village Office



U.S. Post Office

The **U.S. Post Office** of Callaway is located at 104 North Grand Avenue in a brick structure constructed in 1934 and meets ADA handicap accessibility requirements. The Post Office has 274 postal boxes. The Post Office hours of operation are Monday through Friday 8:30 a.m. to 12:45 p.m. and 1:15 p.m. to 3:00 p.m.; Saturday 9:00 a.m. to 3:00 p.m. and closed on Sundays. Delivery is provided to one rural route.

The **Rose Hill Cemetery** is located $\frac{1}{2}$ mile south of the Village, along the north side of Highway 40. The Village owns and manages the Cemetery.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of Callaway. Analysis of these infrastructure systems, via conversations with the Village maintenance person and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

WATER SYSTEM

The Village of Callaway water system consists of a four well system. The most recent well was completed in 1972. The total capacity of all four wells is 800-900 gallons per minute with an overhead storage capacity of 55,000 gallons. The system has an average consumption of 60,000 gallons per day with a peak consumption of 85,000 gallons per day. The average depth of the wells is 120 feet.

Callaway is serviced by 1 1/8", 2", 4", 6" and 8" service mains. The eastern area of Callaway, which is predominantly vacant/agriculture, is serviced by 6" main lines. Current standards recommend a minimum 6" water main for adequate pressure for fire protection.

Future system needs during the 10-year planning period need to focus on identified "growth areas" for residential, commercial and industrial uses. **A periodic review of Callaway's water system is recommended to ensure the needs of residents are being provided.** General maintenance issues of the existing system should be analyzed during this process to plan any needed repairs or improvements.



SANITARY SEWER SYSTEM

The Callaway sanitary sewer system is comprised of 6, 8, 10, 12 and 18 inch diameter mains. The majority of these lines were installed in the late 1920s or early 1930s. Seven blocks of 8 inch mains were replaced in 1997. Callaway uses a lagoon system to process sanitary waste. Currently, Callaway has three lagoons with an average daily load of 17,000 gallons per day and a maximum load of 34,000 gallons per day, or 50 percent of capacity.

ELECTRICAL

The electric system is owned by Callaway and supplied by the Nebraska Municipal Power Pool's (NMPP) "Municipal Energy Agency of Nebraska (MEAN)" program and by Western Area Power Administration (WAPA).

STREET/STORM SEWER SYSTEM

Approximately 90 percent of the streets within Callaway are asphalt surfaced and of those streets, an estimated 15 percent have concrete curb and gutters. Therefore, drainage is carried in open ditches adjacent the majority of the streets with Callaway. These drainage ditches have silted in and are not effective at properly draining storm water. **Respondents to the Citizen Survey identified the top response to the question "The sustainability of the Village of Callaway can be improved with...?", as *Water, Sewer and Utility Replacement*.** Additionally, participants of the Planning Listening Session identified that storm water drainage systems were in need of improvements.



TRANSPORTATION.

A fundamental responsibility of any community is to provide a transportation system for the movement of people, goods and services to, from and within the Community. This section describes road classifications and proposed improvements within the corporate limits of Callaway.

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2 identifies the **annual average 24-hour traffic count** and depicts the transportation system in the Village of Callaway. The transportation system is comprised of Nebraska State Highway 40 as a “**Minor Arterial.**” State Spur 21B (Grand Avenue), Pacific Street (Callaway River Road), Callaway Road, and the Arnold River Road are all classified as “**Major Collector**” roads. All other roads within the Village of Callaway are “**Local Roads.**”

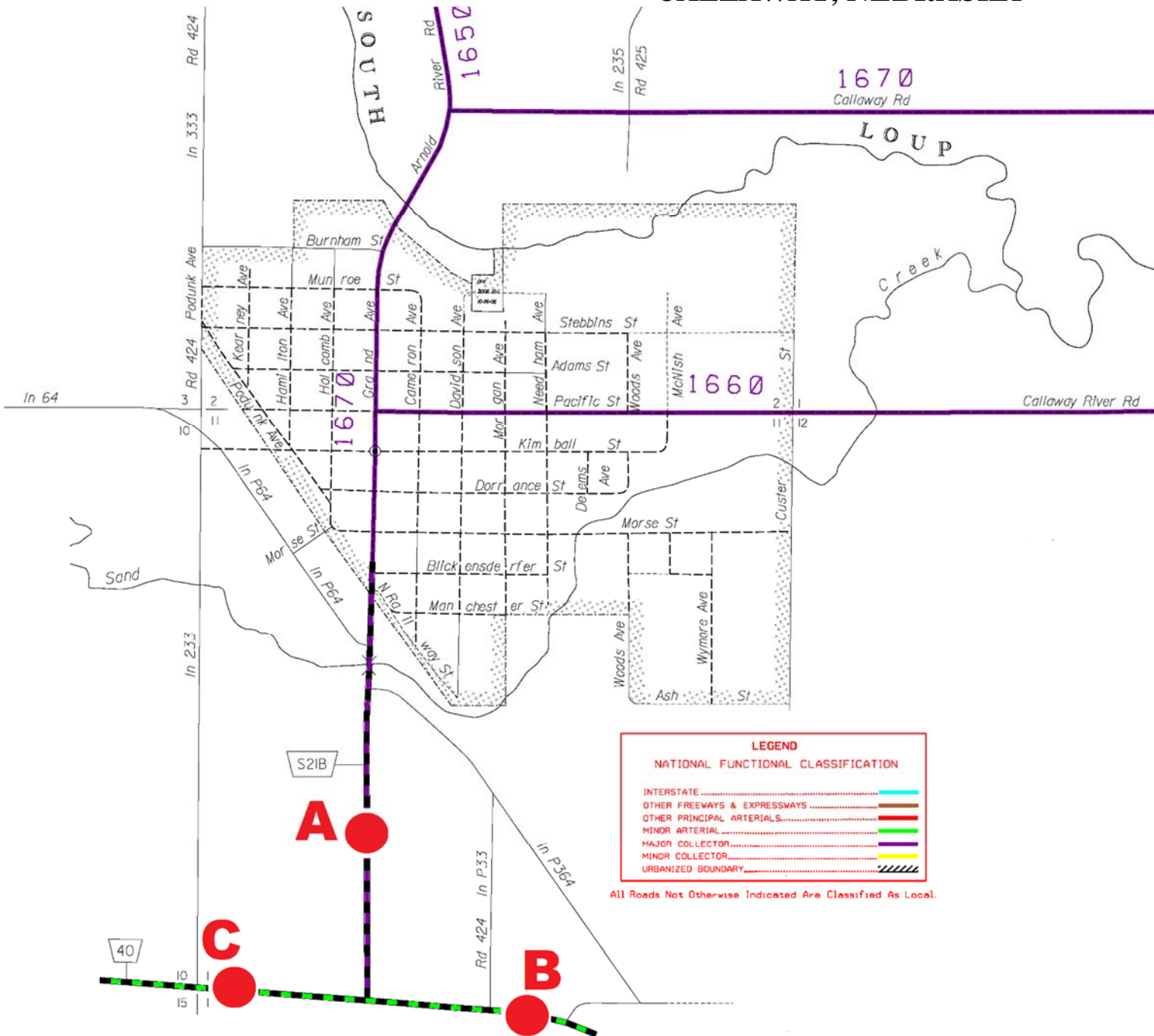
All other streets within the Corporate Limits of Callaway are classified as local streets. Local streets provide transportation throughout the Village, while the State highway, spur route and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Transportation monitors traffic volume in the Callaway area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Callaway.



ANNUAL AVERAGE 24-HOUR TRAFFIC/ FUNCTIONAL CLASSIFICATIONS MAP CALLAWAY, NEBRASKA



LEGEND
NATIONAL FUNCTIONAL CLASSIFICATION

- INTERSTATE [Red line]
- OTHER FREEWAYS & EXPRESSWAYS [Orange line]
- OTHER PRINCIPAL ARTERIALS [Yellow line]
- MINOR ARTERIAL [Green line]
- MAJOR COLLECTOR [Purple line]
- MINOR COLLECTOR [Blue line]
- URBANIZED BOUNDARY [Hatched line]

All Roads Not Otherwise Indicated Are Classified As Local.

AVERAGE ANNUAL 24-HOUR TRAFFIC COUNT			
	2010	2012	2014
A	700/65	870/80	745/70
B	420/45	535/55	350/35
C	495/60	500/60	450/55

Source: NDOT Annual Average 24 Hour Traffic Count Maps.
Legend = Commercial Vehicles / Heavy Trucks

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.2

ROAD CLASSIFICATIONS

Nebraska Highway Law identifies the eight functional classifications of rural highways as follows:

- (1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;
- (2) **Other Freeways & Expressways:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;
- (3) **Other Principal Arterials:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
- (4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
- (5) **Minor Arterials:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
- (6) **Major & Minor Collectors:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;
- (7) **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;
- (8) **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

The rural highways classified, under subdivisions (1) thru (3) of this section should, combined, serve every incorporated municipality having a minimum population of 100 inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subsection (4) of this section, should serve the major recreational areas of the State. Sufficient commerce shall mean a minimum of two hundred thousand dollars of gross receipts under the Nebraska Revenue Act of 1967.

CALLAWAY ONE- AND SIX-YEAR PLAN FOR STREET IMPROVEMENTS.

Future transportation system improvements are highlighted in the Village of Callaway is outlined in the **One- and Six- Year Plan for Street Improvements**. The **One-Year Plan** is for projects to be undertaken in 2017. Callaway's **Six-Year Plan** is for projects to be undertaken through 2022, or earlier if funding becomes available. The **Plan** is available in **Appendix II** of this **Comprehensive Plan**.



CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



SECTION 6

Energy Element.

SECTION 6 ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Callaway Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Callaway. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

The Village of Callaway is a member of the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, 155 Nebraska Communities, including the Village of Callaway, are member Communities of NMPP. Several Communities in the States of Kansas, Colorado, Wyoming and North Dakota are also members of this electric supply organization.

The passage of legislation in 1981 allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today MEAN supplies wholesale electricity to more than 69 Communities in Colorado, Iowa, Wyoming and Nebraska, including the Village of Callaway. Collectively, these Communities subscribe to the core philosophies of local control and working together in providing reliable, low-cost energy and energy-related services to member Communities.

MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

MEAN's current total wind-generation energy is 47.5 megawatts or eight percent of its total electric generating capacity, enough to power about 12,500 homes (if operating at full capacity).

As of 2016, approximately 38 percent of MEAN's energy generation was from coal (which includes participation in the Whelan Energy Center Unit #2), an additional 16 percent of its total sources was purchased from other coal energy producers, 17 percent was from renewable resources including wind, hydro-electric from Western Area Power Administration (WAPA) and other renewable energy sources, 21 percent was from other market purchases, and 8 percent was purchased nuclear power.

Currently, MEAN's total renewable energy component is 13 percent of its total electric capacity.

By comparison, the mission statement of NPPD includes the goal of producing 10 percent of its energy supply from renewable sources by 2020. This would involve the development of at least 80 megawatts of wind-generated power every two year period to achieve the 10 percent goal by 2020.

In order for NPPD to meet its goal of 10 percent of its generating capacity from renewable resources, *primarily wind*, the District will need to have 533 megawatts of total wind generation by 2020. As of December, 2010, the State of Nebraska had a total wind turbine production of 213 megawatts.

“NET METERING”.

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as “**Net Metering.**” This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, six alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Callaway Planning Commission chose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Special Use Permit** within each of its Zoning Districts, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

A new net metering service was developed by NMPP to assist its Communities in complying with net metering laws. The plan offers three options with cost-based fees to allow members to customize the service to best fit the needs of their Communities.



Net Metering Small Wind Energy System
Rural Furnas County, Nebraska.



Net Metering Small Wind Energy System
Winnebago, Nebraska.

Commercial Scale Wind Energy Systems, or what are commonly known as “Wind Farms” are not allowable within the One-Mile Planning Jurisdiction of Callaway. These large Commercial Systems are recommended to be located within the rural jurisdiction of Custer County, in locations similar to the “Broken Bow I and II” wind farms located northeast of the City of Broken Bow, Nebraska.



Broken Bow, Nebraska Wind Farm.

ELECTRICAL ENERGY CONSUMPTION.

The Village of Callaway Department of Utilities Electric System retails electricity within the corporate limits. The Village owns a generating plant capable of generating sufficient power to meet the needs of the entire Village, but is utilized only as an emergency back-up for the Village. The electric plant is an eight megawatt generating system. In the event of a power shortage, the plant can assist in meeting power needs throughout the regional system.

Callaway purchases 100 percent of its electricity from Western Area Power Association (WAPA) and Municipal Energy Agency of Nebraska (MEAN). **Table 6.1** is an **Energy Consumption and Revenue By Sector**, between 2016 and 2017. The Residential Sector in the Village consumed 48.8 percent of the Total energy utilized in Callaway during the fiscal year 2016-2017. Purchases of electrical energy in the Village totaled \$869,353, of which 54.7 percent originated from the Residential Sector. The Total Revenue produced from the Commercial Sector was 45.3 (\$393,511) percent of the Total \$869,353 Revenue resulting from electrical purchases in the 2016-2017 fiscal year.

**TABLE 6.1
ELECTRIC COMSUMPTION STATISTICS ANNUAL REPORTS
CALLAWAY, NEBRASKA 2016-2017**

<u>SECTOR</u>	<u>KW/HR.</u>	<u>Percentage</u>	<u>Revenue</u>	<u>Percentage</u>
Residential	3,829,435	48.8%	\$475,842	54.7%
<u>Commercial</u>	<u>4,014,462</u>	<u>51.2%</u>	<u>\$393,511</u>	<u>45.3%</u>
TOTALS	7,843,897	100%	\$869,353	100%

Source: Village of Callaway 2017.
Hanna:Keelan Associates, P.C., 2017.

STATE-WIDE TRENDS IN ENERGY CONSUMPTION.

According to the Nebraska Energy Office, the only available energy consumption statistics by Sector are the State totals. As of the 2016 Annual Energy Report, utilizing 2014 data (the most recent data available) the Industrial Sector, consumed 42 percent, or more than a third of the Total Energy Consumption of the State of Nebraska. The other three Sectors comprised nearly equal portions, at 16 percent in the Commercial Sector, 19 percent for the Residential Sector and 23 percent in the Transportation Sector.

Between 2013 and 2014, the Industrial and Residential Sectors were the only sectors to have declined in consumption. Industrial Sectors energy use decreased 43.1 percent and the Residential Sector declined by 0.3 percent. The Transportation Sector energy use increased by 3.6 percent, while the Commercial Sector’s consumption increased 0.8 percent during the same period.

The Total Energy Consumption, in 2014, was 864.3 trillion British Thermal Units (BTU), which more than doubled, since 1960, when total consumption was 308.3 trillion BTU, an increase of 180.3 percent.

Nebraska is ranked fourth in wind energy resources in the Nation. Approximately 2.8 billion Kilowatt Hours, in 2014, were generated by utility scale wind energy facilities in Nebraska. The State has 539 operational wind turbines capable of producing over 900 Megawatts. An average annual output from the 13 wind facilities across Nebraska could potentially power over 300,000 homes.

NEBRASKA TRENDS IN ENERGY CONSUMPTION BY SECTOR.

During the last 54 years, the State of Nebraska has vastly increased energy consumption. The Nebraska Energy Office “Annual Report – 2016,” (the latest publication available) details the most recent state-wide statistics from 2014. Throughout Nebraska, energy consumption as a percentage share of personnel income has remained constant **In 1970, 11.8 percent of personnel income was spent on energy. As of 2014, 11.5 percent was spent on energy usage. The historic peak percentage occurred in 1980 at 17.1 percent.**

Trends in the Total Energy Consumption for the State of Nebraska is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each of these energy types are detailed between 1960 and 2014, as follows:

- Coal consumption increased from 20 trillion BTUs in 1960 to 276.5 trillion BTUs, as of 2014. The historic peak consumption of coal was reached in 2013 at 292.96 trillion BTUs.
- Natural gas consumption rose and fell during the 54-year period between 1960 and 2014, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and by 2014 decreasing again down to 179.2 trillion BTU.
- Gasoline and diesel fuel consumption increased in Nebraska between 1960 and 2014. Overall, petroleum consumption overall peaked in 1978 at 246.6 trillion BTU. **Gasoline consumption** rose by 25 percent, from 78.7 BTU in 1960 to 100.3 trillion BTU, as of 2014, but peaked in 1978 at 115.9 trillion BTU. During the same time-period, **diesel fuel consumption** quadrupled from 24.1 trillion BTU to 110.6 trillion BTU.
- Nuclear power generation began in Nebraska in 1973 at 6.5 trillion BTU and has increased to 105.7 trillion BTU as of 2014, but peaked in 2007 at 115.7 trillion BTU.
- Renewable energy consumption from 1960 to 2014 increased and decreased throughout the decades, beginning in 1960 at 13.4 trillion BTU to 2014 at 140.9 trillion BTU. Hydropower was the primary renewable energy source between 1960 and 1994, but as of 1995, biofuels (ethanol) production began at levels equaling hydropower, and production soared. By 2014, 69.7 percent of all renewable energy produced in that year came from biofuels, 7.3 percent from hydroelectric power, 11.7 percent from wind and 3.1 percent from wood and wood waste.

INCREASED ENERGY COSTS & CONSERVATION.

A comparison of “Total Energy Expenditures Per Capita” between the United States and the State of Nebraska indicated that between 1970 and 1994, Nebraska and the Nations per capita energy consumption were very close to one another. But, after 1994, Nebraska’s consumption began to be drastically higher than that of the Nation. The industrial sector, which includes agriculture, was the one sector that was surging in energy consumption in Nebraska.

Ethanol production in Nebraska in 1994 was 78.9 million gallons, by 2016 production had increased to 2.1 billion gallons. Considering ethanol production uses high volumes of both electricity and natural gas, the State’s energy expenditures per capita increased as well. **Additionally, in 2016, 43 percent of the State’s total corn harvested, or 727 million of the total 1.692 billion bushels of corn, was consumed by ethanol production.**

High fuel costs or limited availability of a particular energy type increases the desire for energy efficiency practices. For example, historic peak prices for natural gas in 2008 motivated farmers to convert natural gas and propane fueled irrigation equipment to electric power; to limit frequency and amount of applications of anhydrous ammonia fertilizer (a natural gas product); and to increase the use of conservation tillage practices to reduce crop cultivation. Access to low-cost financing through the Nebraska Energy Office and locally available low-interest loans to modernize agricultural equipment have led to conservation increases in the Agricultural Sector.

The U.S. Department of Agriculture issued a report in 2008 that concluded that farmers have increased conservation practices. **Since the 1970s, total farm energy consumption fell by 26 percent, while farm production increased by 63 percent, due to the adoption of energy conservation practices.** This figure is even more significant when the consolidation of farms is considered.

In 1966, just 3.1 million acres of Nebraska crop lands were irrigated, but as of 2016, 8.3 million acres were irrigated. Thus, approximately 38.4 percent of the total cropland in Nebraska was irrigated.



Solar project north of Callaway, Nebraska, in Custer County



ENERGY CONSERVATION POLICIES.

The most effective means for the Village of Callaway to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the Village:

- ❖ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Callaway Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
 - Adopt the NMPP net metering service it established to assist the Village in complying with Nebraska’s Net Metering Law.
 - Promote the development of vocational education opportunities in high schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.

- ❖ **Assist the Village of Callaway in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout Custer County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the One-Mile Planning Jurisdiction of Callaway.
- ❖ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the Village to locate and control their operation.**
- ❖ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial, and industrial (which includes agricultural and public uses).**
 - Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Callaway One-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, a Neighborhood or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
 - Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
 - Implement conservation programs supported by NMPP for its member communities. For example, the ENERGYsmart Commercial Lighting Program provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce consumption and energy costs.
 - The Village of Callaway could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more efficient.

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.

Callaway, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

The Village of Callaway Planning Commission is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from the Village. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following Citizen Survey to the Village Hall. TOTAL SURVEYS: 92

POPULATION CHARACTERISTICS

1. How long have you lived in Callaway?

Less than 1 Year (6) 11 to 20 Years (19)
 1 to 5 Years (15) 21+ Years (41)
 6 to 10 Years (8) I do not live in Callaway

2. Including yourself, how many persons are there in your family?

One (2) Four (6)
 Two (40) Five (2)
 Three (5) Six or More (1)

3. How many persons in your family are in each of the following

22	Less than 18 Years	30	35 to 64 Years
10	18 to 24 Years	32	65 to 74 Years
13	25 to 34 Years	22	75 to 81 Years
21	35 to 44 Years	15	82+ Years
29	45 to 54 Years		

EDUCATION

4. Check all that apply.

I am a graduate of Callaway Public Schools. (42)
 I have children attending Callaway Public Schools. (2)
 Public Schools were a factor in my decision to locate in Callaway.

5. Are there sufficient and safe routes to School for children and from school?

Yes (63) No (10)

If No, what could be done to improve the safety of children and from school?
 Responses include: new/improved sidewalks, crossing guard routes, no truck traffic.

TRANSPORTATION

12. Which Transportation items need to be addressed in Callaway?	Greatly Needed	Somewhat Needed	Not Needed	Comments
Traffic Safety Improvements	15	17	35	
Pedestrian Trails/Connections	16	31	35	
School Traffic Circulation	13	21	35	
Improved Traffic Control	10	17	35	
Improved Truck Routes	6	23	35	
Highway Corridor Enhancement	4	15	35	
Access Management Improvement	2	14	35	
More Parking	4	10	35	
Control Storm Water Run-off	4	32	9	
Congestion Reduction	0	10	35	

COMMUNITY GROWTH/LAND USE/ZONING

13. The appearance of the Village of Callaway can be improved with...	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Street & Pedestrian Lighting	9	30	27	9	0
Special Sales, Events and Welcome Banners	7	33	28	7	0
Crosswalk Enhancements	8	31	33	12	0
Street Trees, Benches & Landscaping	13	28	15	11	0
Pedestrian Seating Areas and Sidewalk Cafes	14	29	18	8	0
Coordinated Traffic Control Lighting	12	23	32	12	1
Directional Signage	3	11	37	19	2
Restoration/Preservation of Historic Buildings	2	19	36	19	2
Gateway Entrance Signage and Advertising	11	30	19	3	0
Design Guidelines for Facades, Awnings, etc.	6	23	33	9	1
Other (Specify):	3	20	31	10	2

14. The sustainability of the Village of Callaway can be improved with...	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Water, Sewer & Utility Replacement	16	33	27	4	1
Improved Streets, Sidewalks & Alleys	30	30	19	2	0
Additional Pedestrian Safety Measures	6	24	31	11	0
Additional Parking for Businesses in Downtown	2	13	34	18	2
Burving Overhead Utility Lines	0	19	32	12	1
Marketing of Sales & Festivals	14	30	19	2	0
Coordinated Business Hours	3	27	33	4	0
Designation of "Historic Districts"	2	21	36	4	0
Increased Marketing of Vacant Buildings	4	17	33	2	0
Development of an Incubator Business Program	4	17	33	2	0
Reducing utility costs with alternative energy sources	3	27	18	1	1
Other (Specify):	3	27	18	1	1

APPENDIX I

Callaway Citizen Survey Results.

Callaway, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

The **Village of Callaway Planning Commission** is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. **The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from the Village.** An important activity of this **Planning Program** is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following **Citizen Survey** to the Village Hall. **TOTAL SURVEYS: 92**

POPULATION CHARACTERISTICS

1. How long have you lived in Callaway?

- | | |
|---|---|
| <input type="checkbox"/> Less than 1 Year (3) | <input type="checkbox"/> 11 to 20 Years (19) |
| <input type="checkbox"/> 1 to 5 Years (18) | <input checked="" type="checkbox"/> 21+ Years (41) |
| <input type="checkbox"/> 6 to 10 Years (9) | <input type="checkbox"/> I do not live in Callaway (1) |

2. Including yourself, how many persons are there in your family/household?

- | | |
|---|--|
| <input type="checkbox"/> One (27) | <input type="checkbox"/> Four (6) |
| <input checked="" type="checkbox"/> Two (49) | <input type="checkbox"/> Five (2) |
| <input type="checkbox"/> Three (5) | <input type="checkbox"/> Six or More (1) |

3. How many persons in your family are in each of the following age groups?

- | | |
|----------------------------------|--|
| <u> 22 </u> Less than 18 Years | <u> 30 </u> 55 to 64 Years |
| <u> 10 </u> 18 to 24 Years | <input checked="" type="checkbox"/> 32 65 to 74 Years |
| <u> 13 </u> 25 to 34 Years | <u> 22 </u> 75 to 81 Years |
| <u> 21 </u> 35 to 44 Years | <u> 15 </u> 82+ Years |
| <u> 29 </u> 45 to 54 Years | |

EDUCATION

4. Check all that apply.

- | |
|--|
| <input type="checkbox"/> I am a graduate of Callaway Public Schools. (42) |
| <input type="checkbox"/> I have children attending Callaway Public Schools. (22) |
| <input type="checkbox"/> Public Schools were a factor in my decision to locate in Callaway. (20) |

5. Are there sufficient and safe routes to School for children?

- | | |
|---|----------------------------------|
| <input checked="" type="checkbox"/> Yes (65) | <input type="checkbox"/> No (10) |
|---|----------------------------------|

If No, what could be done to improve the safety of children commuting to and from school?

Responses include: new/improved sidewalks, crossing guard personnel, improved traffic routes, no truck traffic.

6. Would you recommend Callaway Public Schools to parents?

Yes (77)

No (3)

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

7. What new public recreational opportunities should be considered for Callaway?
Responses include: Bowling alley, movie theater, hiking/biking trails, new swimming pool, skate park.

8. What three new businesses would you like to see in Callaway?
Responses include: Restaurant, laundry service, clothing store, variety store, daycare service, retail businesses, car wash

9. What three services would you like to see offered in the Village of Callaway that are currently not available?
Responses include: Plumbing, computer tech, youth activities, fitness center, mechanic

10. Please rate the quality of the following Community Services & Public Facilities in or around your Town. (1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

- | | | |
|--------------------------------|---------------------------------|--------------------------------|
| 1.75 Grocery Store | 1.85 Downtown Businesses | _2.53 Repair Services |
| 1.77 Pharmacy | 1.48 Senior Center | 3.40 Entertainment |
| 1.26 Fire Protection | 1.76 Post Office | 1.69 Library |
| 1.45 Village office | _2.49 Restaurants/Cafes | 1.45 Medical Clinic |
| _2.04 Parks/Recreation | _2.25 Convenience Stores | 3.31 Police Protection |
| _2.10 Wellness/Fitness Center | _2.70 Streets/Sidewalks | 1.61 Banks |
| 1.65 Garbage Collection | 1.96 Utilities | 1.46 Schools |
| _2.00 Local Government | _2.43 Retail Goods/Services | _2.57 Child Care Opportunities |
| _2.11 Cable TV | _3.11 Employment Opportunities | _____ Other _____ |

11. Please rate the top three (3) most important business/industry sectors to the Village of Callaway.

- | | | |
|--------------------------------|-----------------------------|--------------------------------|
| 57 Farming/Agriculture | 58 Medical/Emergency | _2 Home-Based Businesses |
| _14 Retail Trade | 3 Automotive | _11 Law Enforcement/Protection |
| _9 Utilities | _2 Retail | _27 Fire Protection |
| _0 Information | _2 Entertainment | _____ Other _____ |
| _28 Health | _2 Financial Activities | |
| _1 Leisure/Hospitality/Tourism | 3 Professional & Business | |
| _3 Government | 37 Education | |

TRANSPORTATION

	Greatly Needed	Somewhat Needed	Not Needed	Comments
12. Which Transportation items need to be addressed in Callaway?				
▪ Traffic Safety Improvements	13	32	32	
▪ Pedestrian/Trails Connections	16	17	39	
▪ School Traffic Circulation	13	21	37	
▪ Improved Traffic Control	10	17	41	
▪ Improved Truck Routes	6	25	40	
▪ Highway Corridor Enhancement	4	13	50	
▪ Access Management Improvement	2	14	44	
▪ More Parking	4	10	56	
▪ Control Storm Water Run-off	39	32	9	
▪ Congestion Reduction	0	10	55	

COMMUNITY GROWTH/LAND USE/ZONING

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
13. The appearance of the Village of Callaway can be improved with...					
▪ Street & Pedestrian Lighting	9	29	27	9	0
▪ Special Sales, Events and Welcome Banners	7	33	28	7	0
▪ Crosswalk Enhancements	8	21	32	12	0
▪ Street Trees, Benches & Landscaping	13	35	15	11	0
▪ Pedestrian Seating Areas and Sidewalk Cafes	14	22	29	8	0
▪ Vehicular Traffic Safety	12	22	24	12	1
▪ Coordinated Traffic Control Lighting	3	11	35	19	2
▪ Directional Signage	2	19	40	10	1
▪ Restoration/Preservation of Historic Buildings	11	37	19	5	0
▪ Gateway Entrance Signage and Advertising	6	25	33	9	1
▪ Design Guidelines for Facades, Awnings, etc.	5	20	31	10	2
▪ Other (Specify):					
14. The sustainability of the Village of Callaway can be improved with...					
▪ Water, Sewer & Utility Replacement	16	28	27	4	1
▪ Improved Streets, Sidewalks & Alleys	30	30	19	2	0
▪ Additional Pedestrian Safety Measures	6	24	31	11	0
▪ Additional Parking for Businesses/in Downtown	2	13	34	18	2
▪ Burying Overhead Utility Lines	9	19	31	12	1
▪ Business Retention, Recruitment & Expansion	23	40	14	2	0
▪ Marketing of Sales & Festivals	14	34	19	4	0
▪ Coordinated Business Hours	3	27	37	4	0
▪ Designation of "Historic Districts"	2	21	40	7	1
▪ Increased Marketing of Vacant Buildings	19	39	16	2	0
▪ Development of an Incubator Business Program	4	17	42	4	0
▪ Reducing utility costs with alternative energy sources	28	27	18	1	1
▪ Other (Specify):					

15. Where should future residential growth in Callaway take place?

- North (13) East (47)
 South (11) West (21)

16. Should the role of Downtown Callaway be expanded with new commercial and entertainment facilities?

- Yes (64) No (10)

Should new commercial and entertainment facilities be expanded along the highway corridor and/or major routes through Callaway?

- Yes (47) No (20)

If No, where should future commercial and entertainment facilities be developed?

17. Do you support strict enforcement of Village ordinances regarding parking, junk vehicles and property maintenance?

- Yes (71) No (11)

HOUSING & RESIDENTIAL DEVELOPMENT

18. Do you own or rent your place of residence?

- Own (72) Rent (10)

19. Describe the type of housing you currently reside in.

- House (76) Apartment (7)
 Mobile Home (1) Town Home/Duplex (0)

20. Are you satisfied with your current housing situation?

- Yes (76) No (6)

If No, why not? _____

21. How would you rate the condition of your home or place of residence?

- Excellent (30) Fair – Needs Minor Repair (13)
 Good (38) Poor – Needs Major Repair (2)

If minor or major repair is needed to your home, please describe the type of repair needed.

22. Which of the following additional housing types are needed in Callaway, in the next 10 years?

	Greatly Needed	Somewhat Needed	Not Needed
▪ Housing For:	-----	-----	-----
1. Lower-Income Families	12	17	1
2. Middle-Income Families	14	27	2
3. Upper-Income Families	5	20	6
4. Single Parent Families	14	13	1
5. Existing / New Employees	10	9	1
▪ Single Family Housing	18	15	0
▪ Rental Housing (General)	18	17	1
▪ Manufactured Homes	4	10	4
▪ Mobile Homes	3	9	9
▪ Condominiums/Townhomes	4	6	11
▪ Duplex Housing	10	19	4
▪ Apartment Complexes (3 to 12 Units per Complex)	12	12	3
▪ Rehabilitation of Owner-occupied Housing	6	10	6
▪ Rehabilitation of Renter-occupied Housing	5	13	5
▪ Housing Choices for First-Time Homebuyers	12	14	2
▪ Single Family Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	7	19	2
2. Long-Term 6 to 15 Years	10	17	2
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	3	15	5
2. Long-Term 6 to 15 Years	5	14	3
▪ One Bedroom (Apartment or House)	12	18	4
▪ Two Bedroom (Apartment or House)	17	21	2
▪ Three Bedroom (Apartment or House)	12	12	2
▪ Independent Living Housing for Persons with a Mental/Physical Disability	10	14	4
▪ Group Home Housing for Persons with a Mental/Physical Disability	2	7	9
▪ Housing in Downtown	0	8	9
▪ Retirement Housing – Rental	9	21	1
▪ Retirement Housing – Purchase (Owner occupant)	8	16	0
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	14	18	0
2. Middle-income Elderly Persons	13	18	0
3. Upper-income Elderly Persons	6	17	2
▪ Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)	18	20	2
▪ Single-Room-Occupancy Housing (Boarding Homes)	5	4	9
▪ Short-Term Emergency Shelters – 30 Days or Less	2	6	10
▪ Long-Term Shelters – 90 Days or Less	3	2	12
▪ Transitional Housing (3-12 month temporary housing)	4	6	7

23. **Would you support the Village of Callaway using State or Federal grant funds to conduct:**

... an owner housing rehabilitation program? **52** Yes 2 No

... a renter housing rehabilitation program? **50** Yes 2 No

24. **Would you support the Village of Callaway establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house?** **53** Yes 3 No

25. **Would you support the Village of Callaway using grant dollars to purchase, rehabilitate and resell vacant housing in the Community?** **54** Yes 2 No

26. **Would you support your Community using State or Federal grant dollars to provide down payment assistance to first-time homebuyers?** **53** Yes 3 No

27. Please provide additional comments regarding the future of Callaway, Nebraska:

Thank you for your participation!

CALLAWAY, NEBRASKA

COMPREHENSIVE PLAN – 2017-2027.



APPENDIX II

Callaway One- and Six-Year Plan for Street Improvements.

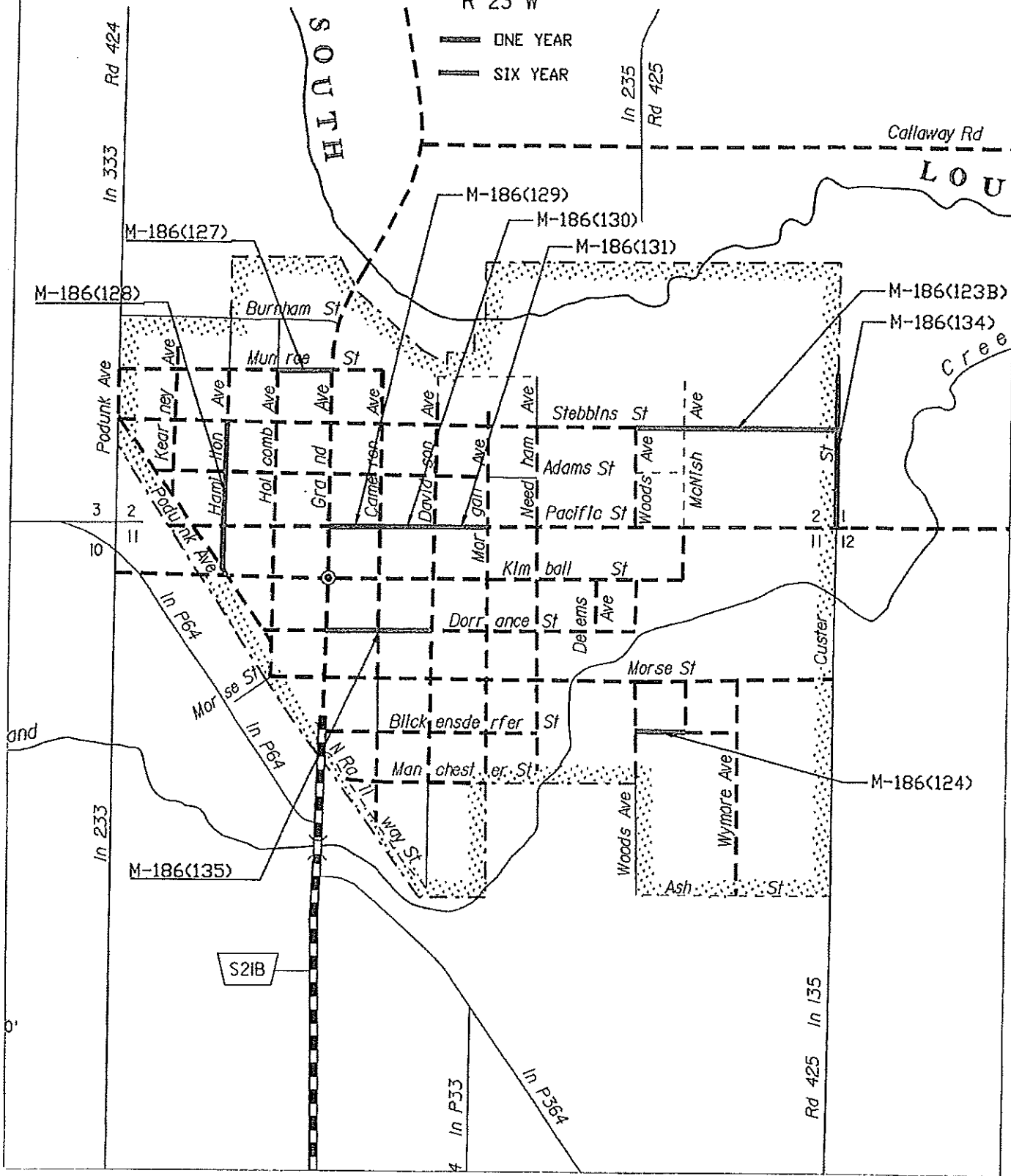
CALLAWAY

CUSTER COUNTY
NEBRASKA

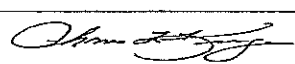
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2010

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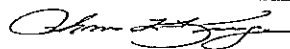
— ONE YEAR
- - - SIX YEAR



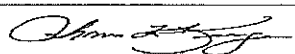
One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): <u>CALLAWAY</u> <input checked="" type="checkbox"/> Existing W/P <input type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P							
	Work/Project (W/P) Number: <u>M-186(123b)</u>		Work/Project Length: <u>0.30</u> miles		Other Work/Project Number: _____			
	Other Work/Project Number: _____		Control Number: _____					
	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Name of Other Entity: _____							
REVISIONS	Location Description: <u>Stubbins Street: Woods Avenue to Custer Avenue</u>							
	If Revision, describe the changes: Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what is the reason? <input type="checkbox"/> Revisions to the Work/Project <input type="checkbox"/> Other: _____ <input type="checkbox"/> Emergency Work/Proj Needed <input type="checkbox"/> Additional Funding Available							
STDS	Functional Class National: Local State: Local							
	Design Standards <u>Table 2-001.</u> N/A N/A National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
TRAFFIC	Design Speed: <u>25</u> MPH Posted/Anticipated Speed = <u>25</u> MPH							
	Avg Daily Traffic:							
ROADWAY			EXISTING		PROPOSED IMPROVEMENT			
	OR STREET		Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type
	Traveled Way:		<u>Earth</u>	<u>12</u>	<u>Bituminous</u>	<u>2"</u>	<u>22'</u>	<u>MAINT</u>
BRIDGES & STRUCTURES	Shoulders:							
	BRIDGES AND STRUCTURES							
			EXISTING		PROPOSED IMPROVEMENT			
	Structure Number(s) City/County - NBIS		Structure Type	Condition SR SD FO	Structure Type	Size	Design Loading and Work Type	
OTHER SCOPE	Other Scope of Work:		<input type="checkbox"/> Grading		<input type="checkbox"/> Acquire Right of Way		<input type="checkbox"/> Remove Existing Bridge/Structure	
	<input type="checkbox"/> Add Auxiliary Lane(s)		<input type="checkbox"/> Guardrail		<input type="checkbox"/> Other Utilities Work		<input type="checkbox"/> Bridge Re-deck	
	<input type="checkbox"/> Sidewalk/Trail		<input type="checkbox"/> Fencing		<input type="checkbox"/> Lighting		<input type="checkbox"/> Bridge Rail	
	<input type="checkbox"/> Removal of Roadside Obstacles		<input type="checkbox"/> Curb Work		<input type="checkbox"/> Traffic Control Devices		<input type="checkbox"/> Storm Sewer or Culverts	
<input type="checkbox"/> Flatten Vertical Curve(s)		<input type="checkbox"/> Curb Ramp(s)		<input type="checkbox"/> Construction Detour		<input type="checkbox"/> Erosion Control		
<input type="checkbox"/> Other: _____								
ANALYSES	Drainage Study Completed for Structures/Drainage Facilities <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				Work/Project Relaxation of Standards Requested <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
	Analyses Completed: <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				Cost Effective Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
Other Benefit/Cost Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A								
Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Construction Period (estimated): <u>1.0 construction seasons</u>								
FINANCIAL	Other Funds to be Applied:							
	<input type="checkbox"/> Federal Fund Purchase Program		<input type="checkbox"/> State-Aid Bridge Fund		<input type="checkbox"/> Federal Funds thru NDOR			
	<input type="checkbox"/> LB960 County Bridge Match Program		<input type="checkbox"/> State Recreation Road Fund		<input type="checkbox"/> Other: _____			
Estimated Costs (1,000)		County	Municipality	State	Federal	Other	Total	
			<u>30</u>				<u>30</u>	
Print Name: <u>Thomas L. Krueger</u>		Signature: 		Title: <u>City Street Superintendent</u>	Date: <u>12/13/2016</u>			

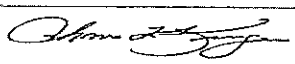
One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): <u>CALLAWAY</u> <input checked="" type="checkbox"/> Existing W/P <input checked="" type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P							
	Work/Project (W/P) Number: <u>M-186(124)</u>		Work/Project Length: <u>0.10</u> miles		Other Work/Project Number: _____			
	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Name of Other Entity: _____				Control Number: _____			
GENERAL INFO	Location							
	Description: <u>Blickenderfer Street: Woods Avenue to McNish Avenue</u>							
REVISIONS	If Revision, describe the changes: _____							
	Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what is the reason? _____ <input type="checkbox"/> Revisions to the Work/Project <input type="checkbox"/> Other: _____ <input type="checkbox"/> Emergency Work/Proj Needed <input type="checkbox"/> Additional Funding Available							
STDS	Functional Class National: Local State: Local							
	Design Standards <u>Table 2-001.</u> N/A N/A			National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
TRAFFIC SPD	Design Speed: <u>25</u> MPH Posted/Anticipated Speed = <u>25</u> MPH							
	Avg Daily Traffic :		Initial Year	VPD	Hvy Trucks %	Design Year	VPD	Hvy Trucks %
ROADWAY	HIGHWAY, ROAD OR STREET		EXISTING		PROPOSED IMPROVEMENT			
			Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type
	Traveled Way:		<u>Earth</u>	<u>18</u>	<u>Bituminous</u>	<u>2"</u>	<u>22'</u>	<u>MAINT</u>
	Shoulders:							
BRIDGES & STRUCTURES	BRIDGES AND STRUCTURES		EXISTING		PROPOSED IMPROVEMENT			
	Structure Number(s)		Structure Type	Condition	Structure Type	Size	Design Loading and Work Type	
	City/County - NBIS			SR SD FO				
				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
OTHER SCOPE	Other Scope of Work:							
	<input type="checkbox"/> Add Auxiliary Lane(s)		<input type="checkbox"/> Grading	<input type="checkbox"/> Acquire Right of Way	<input type="checkbox"/> Remove Existing Bridge/Structure			
<input type="checkbox"/> Sidewalk/Trail		<input type="checkbox"/> Guardrail	<input type="checkbox"/> Other Utilities Work	<input type="checkbox"/> Bridge Re-deck				
<input type="checkbox"/> Removal of Roadside Obstacles		<input type="checkbox"/> Fencing	<input type="checkbox"/> Lighting	<input type="checkbox"/> Bridge Rail				
<input type="checkbox"/> Flatten Vertical Curve(s)		<input type="checkbox"/> Curb Work	<input type="checkbox"/> Traffic Control Devices	<input type="checkbox"/> Storm Sewer or Culverts				
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Curb Ramp(s)	<input type="checkbox"/> Construction Detour	<input type="checkbox"/> Erosion Control				
ANALYSES	Drainage Study Completed for Structures/Drainage Facilities			Work/Project Relaxation of Standards Requested				
	<input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			<input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				
Analyses Completed:		Cost Effective Analysis		Other Benefit/Cost Analysis				
<input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				
Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Construction Period (estimated): <u>1.0 construction seasons</u>								
FINANCIAL	Other Funds to be Applied:							
	<input type="checkbox"/> Federal Fund Purchase Program		<input type="checkbox"/> State-Aid Bridge Fund		<input type="checkbox"/> Federal Funds thru NDOR			
<input type="checkbox"/> LB960 County Bridge Match Program		<input type="checkbox"/> State Recreation Road Fund		<input type="checkbox"/> Other: _____				
Estimated Costs (1,000)		County	Municipality	State	Federal	Other	Total	
			<u>7</u>	<u>0</u>			<u>7</u>	
Print Name: <u>Thomas L. Krueger</u>			Title: <u>City Street Superintendent</u>		Date: <u>12/13/2016</u>			
Signature: 								

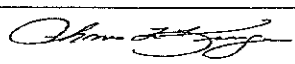
One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): <u>CALLAWAY</u> <input checked="" type="checkbox"/> Existing W/P <input type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P							
	Work/Project (W/P) Number: <u>M-186(127)</u>		Work/Project Length: <u>0.10</u> miles		Control Number: _____			
	Other Work/Project Number: _____							
	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Name of Other Entity: _____							
REVISIONS	Location Description: <u>Monroe Street: Holcomb Avenue to Grand Avenue</u>							
	If Revision, describe the changes: _____							
	Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what is the reason? <input type="checkbox"/> Revisions to the Work/Project <input type="checkbox"/> Other: _____ <input type="checkbox"/> Emergency Work/Proj Needed <input type="checkbox"/> Additional Funding Available							
STDS	Functional Class National: Local State: Local							
	Design Standards <u>Table 2-001.</u> N/A N/A National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
TRAFFIC	Design Speed: <u>25</u> MPH Posted/Anticipated Speed = <u>25</u> MPH							
	Avg Daily Traffic: Initial Year VPD Hvy Trucks % Design Year VPD Hvy Trucks % <u>2017</u> <u>5</u> <u>2037</u> <u>5</u>							
ROADWAY	HIGHWAY, ROAD OR STREET		EXISTING		PROPOSED IMPROVEMENT			
			Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type
	Traveled Way:		Bituminous	18	Bituminous	2	22	MAINT
BRIDGES & STRUCTURES	Shoulders: _____							
	BRIDGES AND STRUCTURES		EXISTING		PROPOSED IMPROVEMENT			
	Structure Number(s) City/County - NBIS		Structure Type	Condition SR SD FO	Structure Type	Size	Design Loading and Work Type	
				<input type="checkbox"/> <input type="checkbox"/>				
				<input type="checkbox"/> <input type="checkbox"/>				
OTHER SCOPE	Other Scope of Work:							
	<input type="checkbox"/> Add Auxiliary Lane(s) <input checked="" type="checkbox"/> Grading <input type="checkbox"/> Acquire Right of Way <input type="checkbox"/> Remove Existing Bridge/Structure <input type="checkbox"/> Sidewalk/Trail <input type="checkbox"/> Guardrail <input type="checkbox"/> Other Utilities Work <input type="checkbox"/> Bridge Re-deck <input type="checkbox"/> Removal of Roadside Obstacles <input type="checkbox"/> Fencing <input type="checkbox"/> Lighting <input type="checkbox"/> Bridge Rail <input type="checkbox"/> Flatten Vertical Curve(s) <input type="checkbox"/> Curb Work <input type="checkbox"/> Traffic Control Devices <input checked="" type="checkbox"/> Storm Sewer or Culverts <input type="checkbox"/> Curb Ramp(s) <input type="checkbox"/> Construction Detour <input type="checkbox"/> Erosion Control <input type="checkbox"/> Other: _____							
ANALYSES	Drainage Study Completed for Structures/Drainage Facilities <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Pending <input type="checkbox"/> N/A Work/Project Relaxation of Standards Requested <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A							
	Analyses Completed: <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A Cost Effective Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A Other Benefit/Cost Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A							
	Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
FINANCIAL	Construction Period (estimated): <u>1.0 construction seasons</u>							
	Other Funds to be Applied: <input type="checkbox"/> Federal Fund Purchase Program <input type="checkbox"/> State-Aid Bridge Fund <input type="checkbox"/> Federal Funds thru NDOR <input type="checkbox"/> LB960 County Bridge Match Program <input type="checkbox"/> State Recreation Road Fund <input type="checkbox"/> Other: _____							
	Estimated Costs (1,000)		County	Municipality	State	Federal	Other	Total
				<u>7</u>				<u>7</u>
Print Name: <u>Thomas L. Krueger</u>			Title: <u>City Street Superintendent</u>		Date: <u>12/13/2016</u>			
Signature: 								

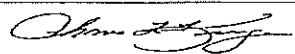
One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): <u>CALLAWAY</u> <input checked="" type="checkbox"/> Existing W/P <input type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P							
	Work/Project (W/P) Number: <u>M-186(128)</u>		Work/Project Length: <u>0.20</u> miles		Other Work/Project Number: _____			
	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Name of Other Entity: _____			Control Number: _____				
REVISIONS	Location Description: <u>Hamilton Avenue: Stebbins Street to Kimball Street</u>							
	If Revision, describe the changes: _____							
STDS	Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what is the reason? _____							
	<input type="checkbox"/> Revisions to the Work/Project <input type="checkbox"/> Other: _____ <input type="checkbox"/> Emergency Work/Proj Needed <input type="checkbox"/> Additional Funding Available							
SPD	Functional Class National: Local State: Local							
	Design Standards <u>Table 2-001.</u> N/A N/A			National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
TRAFFIC	Design Speed: <u>25</u> MPH Posted/Anticipated Speed = <u>25</u> MPH							
	Avg Daily Traffic :		Initial Year	VPD	Hvy Trucks %	Design Year	VPD	Hvy Trucks %
ROADWAY	HIGHWAY, ROAD OR STREET		EXISTING		PROPOSED IMPROVEMENT			
	Traveled Way:		Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type
	Shoulders:		Bituminous	18	Bituminous	2	22	MAINT
BRIDGES & STRUCTURES	BRIDGES AND STRUCTURES		EXISTING		PROPOSED IMPROVEMENT			
	Structure Number(s)		Structure Type	Condition	Structure Type	Size	Design Loading and Work Type	
	City/County - NBIS			SR SD FO				
				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
OTHER SCOPE	Other Scope of Work:							
	<input type="checkbox"/> Add Auxiliary Lane(s) <input checked="" type="checkbox"/> Grading <input type="checkbox"/> Acquire Right of Way <input type="checkbox"/> Remove Existing Bridge/Structure <input type="checkbox"/> Sidewalk/Trail <input type="checkbox"/> Guardrail <input type="checkbox"/> Other Utilities Work <input type="checkbox"/> Bridge Re-deck <input type="checkbox"/> Removal of Roadside Obstacles <input type="checkbox"/> Fencing <input type="checkbox"/> Lighting <input type="checkbox"/> Bridge Rail <input type="checkbox"/> Flatten Vertical Curve(s) <input type="checkbox"/> Curb Work <input type="checkbox"/> Traffic Control Devices <input checked="" type="checkbox"/> Storm Sewer or Culverts <input type="checkbox"/> Other: _____ <input type="checkbox"/> Curb Ramp(s) <input type="checkbox"/> Construction Detour <input type="checkbox"/> Erosion Control							
ANALYSES	Drainage Study Completed for Structures/Drainage Facilities <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Pending <input type="checkbox"/> N/A				Work/Project Relaxation of Standards Requested <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
	Analyses Completed: <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				Cost Effective Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
FINANCIAL	Other Benefit/Cost Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A							
	Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Construction Period (estimated): <u>1.0 construction seasons</u>								
Other Funds to be Applied: <input type="checkbox"/> Federal Fund Purchase Program <input type="checkbox"/> State-Aid Bridge Fund <input type="checkbox"/> Federal Funds thru NDOR <input type="checkbox"/> LB960 County Bridge Match Program <input type="checkbox"/> State Recreation Road Fund <input type="checkbox"/> Other: _____								
Estimated Costs (1,000)		County	Municipality	State	Federal	Other	Total	
			21				21	
Print Name: <u>Thomas L. Krueger</u>		Signature: 		Title: <u>City Street Superintendent</u>		Date: <u>12/13/2016</u>		

One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): CALLAWAY <input checked="" type="checkbox"/> Existing W/P <input type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P												
	Work/Project (W/P) Number: M-186(134)	Work/Project Length: 0.20 miles											
	Other Work/Project Number: _____ Control Number: _____												
GENERAL INFO	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Name of Other Entity: _____												
	Location Description: Custer Avenue: Pacific Street to 370' North of Stubbins Street												
REVISIONS	If Revision, describe the changes: _____												
	Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what is the reason? <input type="checkbox"/> Revisions to the Work/Project <input type="checkbox"/> Emergency Work/Proj Needed <input type="checkbox"/> Additional Funding Available <input type="checkbox"/> Other: _____												
STDS	Functional Class National: Local State: Local												
	Design Standards Table 2-001. N/A N/A National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
TRAFFIC	Design Speed: 25 MPH Posted/Anticipated Speed = 25 MPH												
	Avg Daily Traffic:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Initial Year</td> <td>VPD</td> <td>Hvy Trucks %</td> <td>Design Year</td> <td>VPD</td> <td>Hvy Trucks %</td> </tr> <tr> <td>2017</td> <td>50</td> <td>5</td> <td>2037</td> <td>50</td> <td>5</td> </tr> </table>	Initial Year	VPD	Hvy Trucks %	Design Year	VPD	Hvy Trucks %	2017	50	5	2037	50
Initial Year	VPD	Hvy Trucks %	Design Year	VPD	Hvy Trucks %								
2017	50	5	2037	50	5								
ROADWAY	EXISTING		PROPOSED IMPROVEMENT										
	OR STREET	Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type						
	Traveled Way:	Gravel	22	Bituminous	2"	22'	MAINT						
BRIDGES & STRUCTURES	EXISTING		PROPOSED IMPROVEMENT										
	Structure Number(s)	Structure Type	Condition	Structure Type	Size	Design Loading and Work Type							
	City/County - NBIS		SR SD FO										
			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>										
OTHER SCOPE	Other Scope of Work:												
	<input type="checkbox"/> Add Auxiliary Lane(s) <input type="checkbox"/> Sidewalk/Trail <input type="checkbox"/> Removal of Roadside Obstacles <input type="checkbox"/> Flatten Vertical Curve(s) <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Guardrail <input type="checkbox"/> Fencing <input type="checkbox"/> Curb Work <input type="checkbox"/> Curb Ramp(s)	<input type="checkbox"/> Acquire Right of Way <input type="checkbox"/> Other Utilities Work <input type="checkbox"/> Lighting <input type="checkbox"/> Traffic Control Devices <input type="checkbox"/> Construction Detour	<input type="checkbox"/> Remove Existing Bridge/Structure <input type="checkbox"/> Bridge Re-deck <input type="checkbox"/> Bridge Rail <input checked="" type="checkbox"/> Storm Sewer or Culverts <input type="checkbox"/> Erosion Control									
ANALYSES	Drainage Study Completed for Structures/Drainage Facilities <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Pending <input type="checkbox"/> N/A			Work/Project Relaxation of Standards Requested <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A									
	Analyses Completed: <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			Other Benefit/Cost Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A									
FINANCIAL	Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
	Construction Period (estimated): 1.0 construction seasons												
	Other Funds to be Applied:	<input type="checkbox"/> Federal Fund Purchase Program	<input type="checkbox"/> State-Aid Bridge Fund	<input type="checkbox"/> Federal Funds thru NDOR									
	<input type="checkbox"/> LB960 County Bridge Match Program	<input type="checkbox"/> State Recreation Road Fund	<input type="checkbox"/> Other: _____										
	Estimated Costs (1,000)	County	Municipality	State	Federal	Other	Total						
			21				21						
	Print Name:	Thomas L. Krueger		Title:	City Street Superintendent	Date:	12/13/2016						
	Signature:												

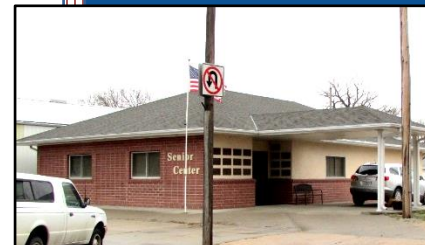
One- And Six-Year Plan Highway, Road or Street Improvement Work/Project

GENERAL INFO	Name (County or Municipality): <u>CALLAWAY</u> <input checked="" type="checkbox"/> Existing W/P <input type="checkbox"/> New W/P <input type="checkbox"/> Revision W/P							
	Work/Project (W/P) Number: <u>M-186(135)</u>		Work/Project Length: <u>0.10</u> miles		Other Work/Project Number: _____			
	Interlocal Agreement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				If Yes, Name of Other Entity: _____			
REVISIONS	Location Description: <u>Dorrance Street: Grand Avenue to Davidson Avenue</u>							
	If Revision, describe the changes: _____							
	Notification of Revision of One-Year Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, what is the reason? _____		<input type="checkbox"/> Revisions to the Work/Project		<input type="checkbox"/> Other: _____	
STDS	Functional Class National: Local			State: Local				
	Design Standards <u>Table 2-001.</u>		N/A N/A		National Highway System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
TRAFFIC	Design Speed: <u>25</u> MPH		Posted/Anticipated Speed = <u>25</u> MPH					
	Avg Daily Traffic:		Initial Year	VPD	Hvy Trucks %	Design Year	VPD	Hvy Trucks %
ROADWAY	2017		50	5	2037	50	5	
	HIGHWAY, ROAD OR STREET		EXISTING		PROPOSED IMPROVEMENT			
	Traveled Way:		Surface Type	Width (ft)	Surface Type	Thickness (in)	Width (ft)	Work Type
BRIDGES & STRUCTURES	Shoulders:		Bituminous	18	Bituminous	2"	22'	MAINT
	BRIDGES AND STRUCTURES		EXISTING		PROPOSED IMPROVEMENT			
	Structure Number(s) City/County - NBIS		Structure Type	Condition SR SD FO	Structure Type	Size	Design Loading and Work Type	
OTHER SCOPE	Other Scope of Work:		<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Acquire Right of Way	<input type="checkbox"/> Remove Existing Bridge/Structure			
	<input type="checkbox"/> Add Auxiliary Lane(s)		<input type="checkbox"/> Guardrail	<input type="checkbox"/> Other Utilities Work	<input type="checkbox"/> Bridge Re-deck			
	<input type="checkbox"/> Sidewalk/Trail		<input type="checkbox"/> Fencing	<input type="checkbox"/> Lighting	<input type="checkbox"/> Bridge Rail			
ANALYSES	<input type="checkbox"/> Removal of Roadside Obstacles		<input type="checkbox"/> Curb Work	<input type="checkbox"/> Traffic Control Devices	<input checked="" type="checkbox"/> Storm Sewer or Culverts			
	<input type="checkbox"/> Flatten Vertical Curve(s)		<input type="checkbox"/> Curb Ramp(s)	<input type="checkbox"/> Construction Detour	<input type="checkbox"/> Erosion Control			
	<input type="checkbox"/> Other: _____							
FINANCIAL	Drainage Study Completed for Structures/Drainage Facilities <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Pending <input type="checkbox"/> N/A				Work/Project Relaxation of Standards Requested <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
	Analyses Completed: <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A				Cost Effective Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
					Other Benefit/Cost Analysis <input type="checkbox"/> Yes <input type="checkbox"/> Pending <input checked="" type="checkbox"/> N/A			
Nebraska licensed engineer providing design and construction phases services: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Construction Period (estimated): <u>1.0 construction seasons</u>								
Other Funds to be Applied:		<input type="checkbox"/> Federal Fund Purchase Program		<input type="checkbox"/> State-Aid Bridge Fund		<input type="checkbox"/> Federal Funds thru NDOR		
		<input type="checkbox"/> LB960 County Bridge Match Program		<input type="checkbox"/> State Recreation Road Fund		<input type="checkbox"/> Other: _____		
Estimated Costs (1,000)		County	Municipality	State	Federal	Other	Total	
			14				14	
Print Name: <u>Thomas L. Krueger</u>		Signature: 		Title: <u>City Street Superintendent</u>		Date: <u>12/13/2016</u>		

CALLAWAY, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2027.

***ZONING
REGULATIONS***
(AMENDED THRU 11/29/2017)



Prepared By:

**HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

November, 2017

TABLE OF CONTENTS

Article 1	General Provisions	1
1.1	Title.....	1
1.2	Jurisdiction.....	1
1.3	Purpose	1
Article 2	Application of Regulations.....	2
2.1	General	2
2.2	Zoning Affects Every Building and Use	2
2.3	Yard and Lot Reduction Prohibited.....	2
2.4	Minimum Requirements	2
2.5	Nonconformities	2
2.51	Nonconforming Lots of Record	3
2.52	Nonconforming Structures	3
2.53	Nonconforming Uses.....	4
Article 3	General Definitions	6
3.1	General Provisions	6
3.11	Tense	6
3.12	Number	6
3.13	Shall and May.....	6
3.14	Headings	6
3.2	General Terminology.....	6
3.3	Definitions	6
Article 4	Establishment and Designation of Districts.....	15
4.1	Planning Commission Recommendations	15
4.2	Districts Created	15
4.3	Official Zoning Map.....	15
4.4	Rules for Interpretation of District Boundaries.....	16
Article 5	Zoning Districts.....	18
5.1	AG Agriculture District.....	18
5.11	Intent.....	18
5.12	Permitted Principal Uses and Structures	18
5.13	Permitted Accessory Uses and Structures	18

TABLE OF CONTENTS - CONTINUED

5.14	Permitted Special Uses	19
5.15	Prohibited Uses and Structures.....	20
5.16	Special Regulations	20
5.17	Minimum Lot Requirements	20
5.18	Minimum Yard Requirements	20
5.19	Maximum Height.....	20
5.2	“AGR” Agriculture Residential District	21
5.21	Intent.....	21
5.22	Permitted Principal Uses and Structures	21
5.23	Permitted Accessory Uses and Structures	21
5.24	Permitted Special Uses	21
5.25	Prohibited Uses and Structures.....	22
5.26	Special Regulation.....	22
5.27	Minimum Lot Requirements.....	22
5.28	Minimum Yard Requirements	22
5.29	Maximum Height.....	23
5.210	Fence Regulations	23
5.3	R-1 Residential Single Family District	24
5.31	Intent.....	24
5.32	Permitted Principal Uses and Structures	24
5.33	Permitted Accessory Uses and Structures	24
5.34	Permitted Special Uses	24
5.35	Prohibited Uses and Structures.....	25
5.36	Height and Area Regulations.....	25
5.37	Parking Regulations.....	26
5.38	Fence Regulations	26
5.4	R-2 Residential Single and Multifamily District.....	27
5.41	Intent.....	27
5.42	Permitted Principal Uses and Structures	27
5.43	Permitted Accessory Uses and Structures	27
5.44	Permitted Special Uses	27
5.45	Prohibited Uses and Structures.....	28
5.46	Height and Area Regulations.....	28
5.47	Parking Regulations.....	29
5.48	Fence Regulations	29
5.5	C-1 General Commercial District	30
5.51	Intent.....	30
5.52	Permitted Principal Uses and Structures	30

TABLE OF CONTENTS - CONTINUED

5.53	Permitted Accessory Uses and Structures	31
5.54	Permitted Special Uses	31
5.55	Prohibited Uses and Structures	31
5.56	Screening Requirements	31
5.57	Prohibited Uses.....	32
5.58	Height and Area Regulations.....	32
5.59	Fence Regulations	32
5.6	C-2 Highway Commercial District	33
5.61	Intent.....	33
5.62	Permitted Principle Uses and Structures.....	33
5.63	Permitted Accessory Uses and Structures	33
5.64	Permitted Special Uses	34
5.65	Screening Requirements	34
5.66	Prohibited Uses.....	34
5.67	Height and Area Regulations.....	34
5.68	Parking Regulations.....	35
5.69	Fence Regulations	35
5.7	I Industrial District.....	36
5.71	Intent.....	36
5.72	Permitted Principal Uses and Structures	36
5.73	Permitted Accessory Uses	37
5.74	Permitted Special Uses	37
5.75	Prohibited Uses and Structures.....	37
5.76	Height and Area Regulations.....	37
5.77	Parking Regulations.....	37
5.78	Fence Regulations	37
Article 6	Special Use Permit	38
6.1	General	38
6.2	Procedures	38
6.3	Salvage or Junk Yard.....	39
6.4	Landfills and Sanitary Landfills	40
6.5	Small and Commercial Wind Energy Conversion Systems.....	41
6.6	Communication Towers	52
Article 7	Parking Regulations	54
7.1	General Provisions	54
7.2	Off-Street Parking Requirements.....	55
7.3	Off-Street Loading Requirements	56

TABLE OF CONTENTS - CONTINUED

Article 8	Accessory Uses and Supplemental Regulations	57
8.1	Accessory Building	57
8.2	Home Occupations.....	57
8.3	Manufactured Homes	58
8.4	Yard Regulations.....	58
8.41	Front Yards.....	58
8.42	Structural Projections	59
8.5	Exceptions to Height Regulations	59
8.6	Exceptions to Lot Size Requirements.....	59
8.7	Fence Regulations	59
8.8	Accessory Dwelling Units	60
Article 9	Board of Zoning Adjustment	63
9.1	Creation, Membership.....	63
9.2	Meetings	63
9.3	Interpretations and Variances.....	63
9.4	Procedures for Requesting a Variance	65
9.5	Appeals from the Board of Zoning Adjustment.....	65
Article 10	Administrative Provisions, Enforcement and Fees	66
10.1	Enforcement	66
10.11	Zoning Administrator	66
10.2	Building Permits Required	67
10.21	General.....	67
10.22	Application for Building Permit.....	67
10.23	Approval or Disapproval of Permit	67
10.24	Appeal from Approval or Disapproval	67
10.3	Certification of Occupancy Required	68
10.31	General.....	68
10.32	Temporary Certificate	68
10.33	Application for Certificate of Occupancy	68
10.34	Issuance of Certificate of Occupancy	68
10.4	Schedule of Fees	68
Article 11	Amendment	69
11.1	General	69
11.2	Submission to Planning Commission	69
11.3	Amendment Consideration and Adoption.....	69
11.4	Protest.....	70

TABLE OF CONTENTS - CONTINUED

Article 12	Complaints, Penalties, Remedies	71
12.1	Complaints Regarding Violations	71
12.2	Penalties	71
12.3	Remedies	71
Article 13	Legal Status Provisions	72
13.1	Separability	72
13.2	Purpose of Catch Heads	72
13.3	Repeal of Conflicting Ordinances	72
13.4	Effect Date	72

LIST OF ZONING REGULATIONS AMENDMENTS

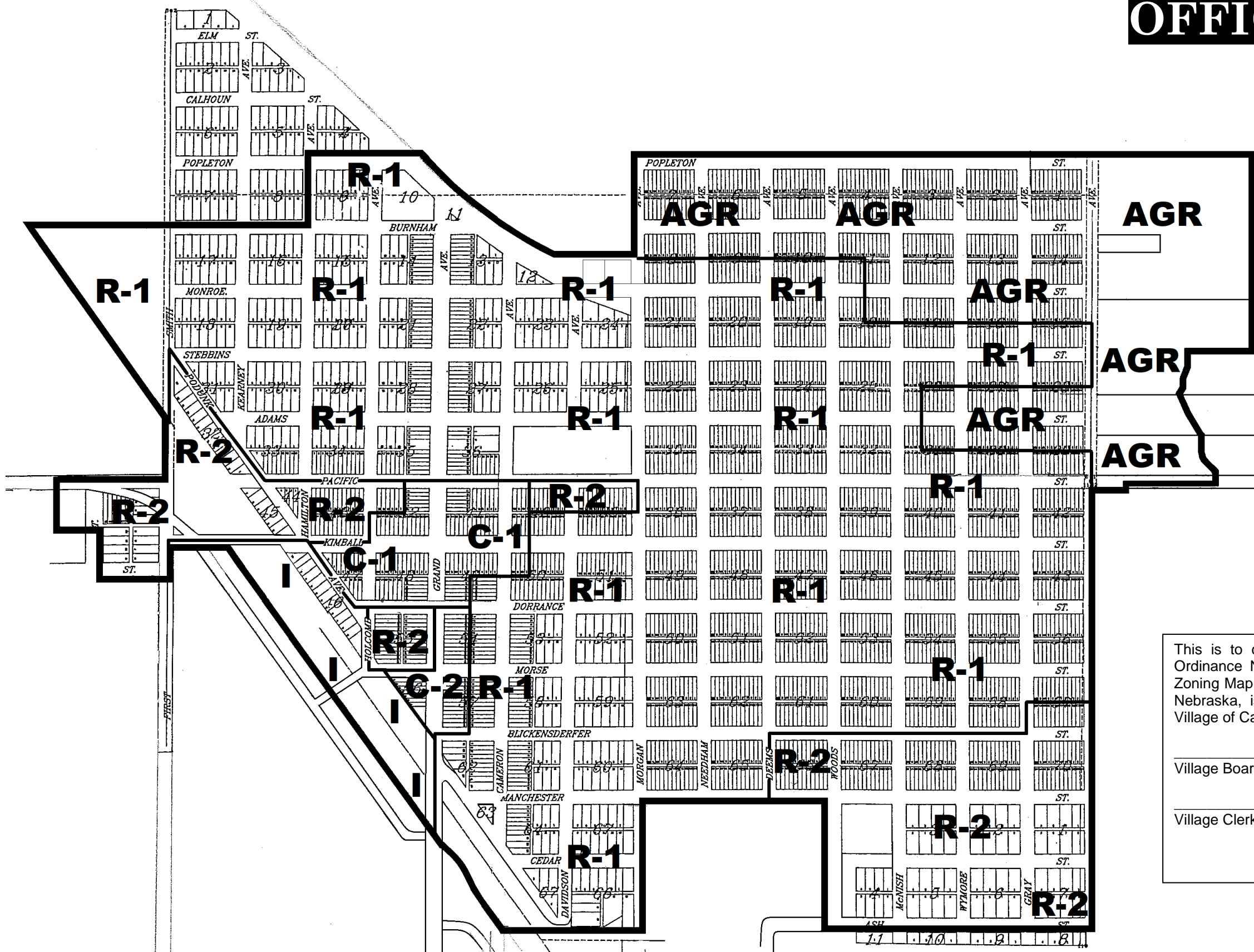
<u>Ordinance Number</u>	<u>Date of Adoption by Village Board</u>
Ord. #A # _____	_____, 2002
Ord. #B # _____	_____, _____
Ord. #C # _____	_____, 2018

OFFICIAL ZONING MAP

CORPORATE LIMITS

CALLAWAY, NEBRASKA

2017



LEGEND

- AGR** AGRICULTURE RESIDENTIAL
- R-1** RESIDENTIAL SINGLE FAMILY
- R-2** RESIDENTIAL SINGLE AND MULTIFAMILY
- C-1** GENERAL COMMERCIAL
- C-2** HIGHWAY COMMERCIAL
- I** INDUSTRIAL

This is to certify that this is the Official Zoning Map adopted as part of Ordinance No. _____ of the Village of Callaway, Nebraska. This Official Zoning Map of the Area within the Corporate Limits of the Village of Callaway, Nebraska, is referred to in Section 1.2 of Ordinance No. _____ of the Village of Callaway, and replaces the original Zoning Maps adopted in 1998.

Village Board Chairperson _____ Date _____

Village Clerk _____ Date _____

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

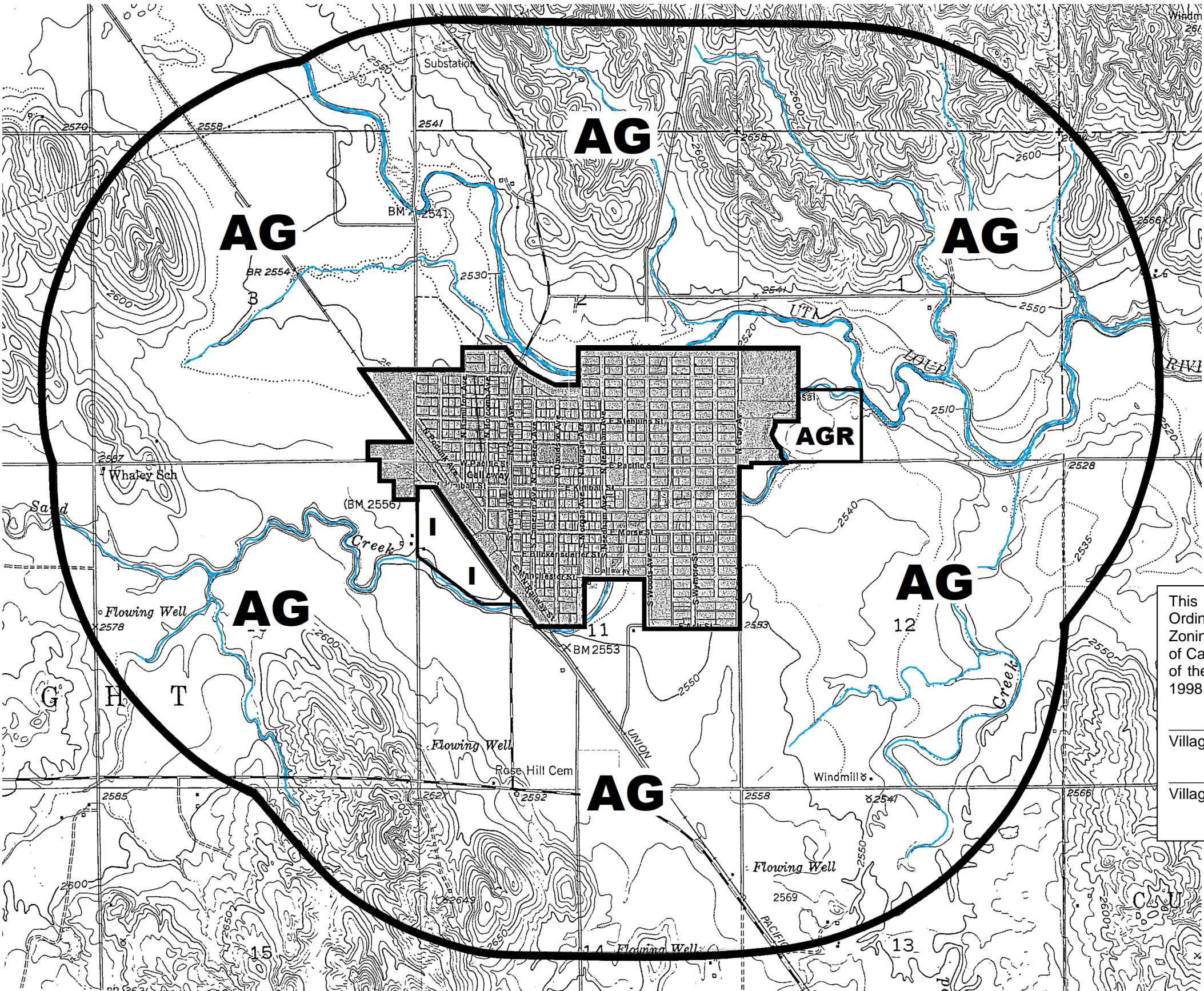
* Lincoln, Nebraska * 402.464.5383 *

OFFICIAL ZONING MAP

CORPORATE LIMITS

CALLAWAY, NEBRASKA

2017



LEGEND

- AG** AGRICULTURE
- AGR** AGRICULTURE RESIDENTIAL
- I** INDUSTRIAL

This is to certify that this is the Official Zoning Map adopted as part of Ordinance No. _____ of the Village of Callaway, Nebraska. This Official Zoning Map of the Area within the One Mile Planning Jurisdiction of the Village of Callaway, Nebraska, is referred to in Section 1.2 of Ordinance No. _____ of the Village of Callaway, and replaces the original Zoning Maps adopted in 1998.

Village Board Chairperson	Date
Village Clerk	Date

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ARTICLE 1

GENERAL PROVISIONS

1.1 **TITLE**

This Ordinance shall be known, referred to, and cited as the Zoning Ordinance of the Village of Callaway, Nebraska.

1.2 **JURISDICTION**

The provisions of these Regulations shall apply within the planning jurisdiction of Callaway, Nebraska, as established on the map entitled "The Official Zoning Map of the Village of Callaway, Nebraska." The jurisdiction includes the zoning areas within and up to one mile of the corporate limits of the Village of Callaway, Nebraska.

1.3 **PURPOSE**

In pursuance of the authority conferred by Sections 19-901 through 19-914 of Nebraska Statutes as amended, this ordinance is enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants in the Village of Callaway by regulating and restricting the height, number of stories, and size of buildings and other structures, the size of yards, courts, and other open spaces, and the location and use of buildings, structures and land for trade, industry, residence, or other purposes in accordance with the Callaway Comprehensive Plan and the zoning maps adopted herewith.

ARTICLE 2

APPLICATION OF REGULATIONS

2.1 GENERAL

The zoning regulations set forth by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

2.2 ZONING AFFECTS EVERY BUILDING AND USE

No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved or structurally altered except in conformity with all of the zoning regulations herein specified for the district in which it is located.

2.3 YARD AND LOT REDUCTION PROHIBITED

No yard or lot existing at the time of passage of this ordinance shall be reduced by private action in dimension or area below the minimum requirements set herein. Yards or lots created after the effective date of this ordinance shall meet the minimum requirements established by these regulations.

2.4 MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Where applicable, Municipal, State, or Federal standards which are more restrictive than those contained herein, the more restrictive standards shall apply.

2.5 NONCONFORMITIES

Nonconformities; Intent. Nonconformities are of three types: nonconforming lots of record, nonconforming structures and nonconforming uses.

2.51 NONCONFORMING LOTS OF RECORD: The Zoning Administrator may issue a Permit for any nonconforming lot of record provided that:

Said lot is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size and width at such location would not have been prohibited, and

Said lot has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such lot has been prohibited by the zoning regulation, and

Said lot can meet all required yard regulations for the district in which it is located.

2.52 NONCONFORMING STRUCTURES

Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations and/or the applicable yard and height regulations may be continued, so long as it remains otherwise lawful.

Enlargement, Repair, Alterations: Any nonconforming structure may be enlarged, maintained, repaired, remodeled, or rebuilt; provided, however, that no such enlargement, maintenance, repair or remodeling shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure.

Damage or Destruction: In the event any nonconforming structure is damaged or destroyed, by any means, to the extent of more than 75 percent of its assessed fair market value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located. When a structure is damaged to the extent of 60 percent or less of its assessed fair market value, no repairs or restoration shall be made unless a building permit is obtained within six (6) months, and restoration is actually begun one (1) year after the date of such partial destruction and is diligently pursued to completion.

Moving: No nonconforming structure shall be moved in whole or in part for any distance whatever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.

2.53 NONCONFORMING USES

Authority to Continue: Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Ordinary Repair and Maintenance:

1. Normal maintenance and incidental repair, or replacement, installation or relocation of nonbearing walls, nonbearing partitions, fixtures, wiring or plumbing, water and/or waste disposal systems, may be performed on any structure or system that is devoted in whole or in part to a nonconforming use.
2. Nothing in these regulations shall be deemed to prevent the strengthening or restoring to a safe condition of a structure in accordance with an order of a public official in charge of protecting the public safety who declares such structure to be unsafe and orders its restoration to a safe condition.

Extension: A nonconforming use shall not be extended, enlarged, or increased in intensity. Such prohibited activities shall include, without being limited to the extension of such use to any structure or land area other than that occupied by such nonconforming use on the effective date of these Regulations (or on the effective date of subsequent amendments hereto that cause such use to become nonconforming).

Enlargement: No structure that is devoted in whole or in part to a nonconforming use shall be enlarged or added to in any manner unless such structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.

Damage or Destruction: In the event that a nonconforming building or use is damaged to the extent of more than sixty (60) percent of its reasonable replacement value, the property shall conform to the zone in which it is located.

Moving: No structure that is devoted in whole or in part to a nonconforming use and nonconforming use of land shall be moved in whole or in part for any distance whatever, to any location on the same or any other lot, unless the entire structure and the use thereof or the use of land shall thereafter conform to all regulations of the zoning district in which it is located after being so moved.

Change in Use: If no external structural alterations are made which will expand the area or change the dimensions of the existing structure, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the governing body after receiving a recommendation from the Planning Commission, by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. More appropriate shall mean creating less traffic, noise, glare, odor or other characteristics of the proposed use. In permitting such change, the governing body may require appropriate conditions and safeguards to protect surrounding areas and properties. Once such use has changed, it may no longer be returned to the original use or any other less appropriate use.

Abandonment or Discontinuance: When a nonconforming use is discontinued or abandoned, for a period of twelve (12) consecutive months, such use shall not thereafter be re-established or resumed, and any subsequent use or occupancy of such land shall comply with the regulations of the zoning district in which such land is located.

Nonconforming Accessory Uses: No use which is accessory to a principal nonconforming use shall continue after such principal use shall cease or terminate.

ARTICLE 3

GENERAL DEFINITIONS

3.1 GENERAL PROVISIONS

The following rules of construction shall apply unless inconsistent with the plain meaning of the context of this Ordinance.

3.11 TENSE: Words used in the present tense include the future tense.

3.12 NUMBER: Words used in the singular include the plural, and words used in the plural include the singular.

3.13 SHALL AND MAY: The word "shall" is mandatory; the word "may" is permissive.

3.14 HEADINGS: In the event that there is any conflict or inconsistency between the heading of an article, section or paragraph of this Ordinance and the context thereof, the said heading shall not be deemed to affect the scope, meaning or intent of such context.

3.2 GENERAL TERMINOLOGY

The word "Village" shall mean the Village of Callaway Nebraska. The word "Governing Body" shall mean the Village Board of Trustees of Callaway, Nebraska. The words "Planning Commission" shall mean the Planning Commission of Callaway duly appointed by the governing body of the Village of Callaway.

Words or terms not herein defined shall have their ordinary meaning in relation to the context.

3.3 DEFINITION

For the purpose of this Ordinance certain words and terms used herein are defined as follows;

ACCESSORY USE OF BUILDING: A subordinate building or use which customarily is incidental to that of the main or principal building or use of the premises. Customary accessory uses include, but are not limited to, tennis courts, swimming pools, detached garages, garden houses, antenna/satellite dishes, amateur radio, land mobile **and cellular** towers of less than 100 feet, and residential, agricultural and recreational storage sheds. Garages or other accessory uses attached to the principal structure shall be considered a part thereof and meet the requirements of the principal structure.

(ORD. #C, 2018)

ACCESSORY DWELLING UNIT (ADU): An accessory dwelling unit (ADU) is a smaller, secondary home, on the same lot or parcel as an existing single family dwelling. ADU's are independently habitable and provide the basic requirements of shelter, including heating/cooling, cooking, and sanitation. There are two types of ADUs:

a. Garden cottages are detached structures. Examples include converted garages or new construction (also includes Tiny Houses on wheels or permanent foundations).

b. Accessory suites are attached to, or part of, the single family dwelling. Examples include converted living space, attached garages, basements or attics; or additions. Accessory suites may utilize kitchens, bathrooms or living rooms in the single family dwelling.

(ORD. #C, 2018)

AGRICULTURAL FARM OR OPERATION: A tract of land or a combination of tracts of land utilized primarily for agricultural purposes which either singularly or jointly consist of at least twenty (20) acres and which produces one thousand dollars (\$1,000) or more of farm products each year.

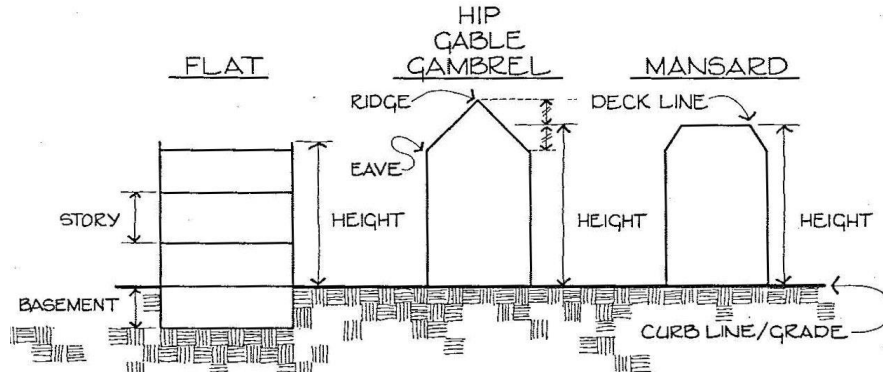
ALLEY: is a public or private thoroughfare which affords only a secondary means of access to the property abutting thereon.

ANIMAL UNIT: One animal unit shall equal one (1) head of slaughter or feeder cattle, seven-tenths (0.7) head of mature dairy cattle (whether milked or dry cows), two and five-tenths (2.5) hogs each weighing over 55 pounds, five-tenths (0.5) head of horses, ten (10) sheep or lambs, fifty-five (55) turkeys, one hundred (100) laying hens or broilers if the facility has continuous overflow watering, thirty (30) laying hens or broilers if the facility has a liquid manure system, and/or five (5) ducks.

BUILDABLE AREA: The portion of a lot remaining after required yards have been provided.

BUILDING: An enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breezeway shall be deemed one building. "Building" includes "structure".

BUILDING HEIGHT: The vertical distance to the highest point of the roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, and gambrel roofs, measured from the curb level if the building is not more than 10 feet from the front lot line or from the grade in all other cases.



Source: A Survey of Zoning Definitions, (American Planning Association, 1989).

CAMP GROUNDS: Any premises where two (2) or more camping units are parked/placed for camping purposes, or any premises used or set apart for supplying to the public, camping space for two (2) or more camping units for camping purposes, which include any buildings, structures, **tiny housing on wheels**, vehicles or enclosures used or intended for use or intended wholly or in part for the accommodation of transient campers. **(ORD. #C, 2018)**

CHILD CARE CENTER: A facility which is or should be licensed by the Nebraska Department of Social Services under the authority of Sections 71-1908 through 71-1918, Revised Statutes of Nebraska, as provided and defined under the Title 474 of the Nebraska Administrative Code, Chapter 6, Section 002.

CHILD CARE HOME: A private home providing care (for children) for compensation which is or should be licensed by the Nebraska Department of Social Services.

CONDITIONAL USE: A use which is allowed in a zone when specified conditions have been complied with as identified for each district as a conditional use. A conditional use permit is reviewed and issued by the zoning administrator.

DWELLING: Any building or portion thereof which is designed and used exclusively for residential purposes.

DWELLING, MULTIFAMILY: A building or portion thereof used for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units.

DWELLING, SINGLE FAMILY: A dwelling having accommodations for and occupied by one (1) family.

DWELLING, TWO-FAMILY: A residential building containing two (2) dwelling units entirely surrounded by open space on the same lot.

DWELLING UNIT: consists of one or more rooms which are arranged, designed or used as a separate living quarters by a single family or other group of persons living together as a household or a person living alone. Individual bathrooms and complete kitchen facilities, permanently installed, shall always be included for each “dwelling unit”.

EASEMENT: A grant by the property owner to the public, a corporation or persons for the use of a tract of land for a specific purpose or purposes.

FARM RESIDENCE: Residential dwellings located on a farm, including mobile homes appurtenant to agricultural operations including the living quarters for persons employed on the premises.

FARMSTEAD: Any building site that includes at least two (2) buildings that have combined assessed valuation for tax purposes of at least \$5,000 as of the date on which these regulations go into effect.

GROUP HOME: means a facility which houses more than five (5) but less than sixteen (16) persons who are unrelated by blood, marriage or adoption. Those facilities may offer, in addition to lodging, accommodations, meals, resident support services, counseling, guidance and varying levels of medical care. Such facility shall be licensed or approved by the State of Nebraska or other appropriate agency.

HOME OCCUPATION: An occupation or activity carried on within the dwelling or accessory building by a member of the family residing on the premises, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character nor infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes.

LANDFILL: A disposal site employing an engineering method of disposing solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day and in conformance with the requirements of the Nebraska Department of Health and Human Service System

LOT: A parcel of land occupied or intended for occupation by a use permitted in this Ordinance and fronting upon a street or road.

LOT, CORNER: A lot abutting two or more streets or roads at their intersection.

LOT DEPTH: The average horizontal distance between the front and rear lot lines.

LOT FRONTAGE: The front of a lot shall be construed to be the portion nearest the street or road.

LOT OF RECORD: A lot of which is part of a subdivision recorded in the Office of the Register of Deeds, or a lot or parcel described by metes and bounds the description of which has been so recorded.

LOT WIDTH: The distance on a horizontal plane between the side lot lines of a lot, measured at right angles to the line establishing the lot depth at the established building setback line.

MANUFACTURED HOME: A factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built to compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280 et seq., promulgated by the United States Department of Housing and Urban Development, or a modular housing unit as defined in Section 71-1557 of the Nebraska Revised Statutes bearing the seal of the Department of Health and Human Service System.

MOBILE HOME: A year-round, transportable structures which is a single family dwelling unit suitable for permanent, more than thirty (30) days of living quarters, more than eight (8) feet wide and forty (40) feet in length and built to be towed on its own chassis with or without a permanent foundation when connected to the required utilities. This portable dwelling may consist of one (1) or more units that can be telescoped when towed and expanded later for additional capacity, or two (2) or more units, separately towable but designed to be joined as one (1) integral unit. Nothing in this definition shall be construed so as to include prefabricated, modular, precut dwelling units or these manufactured in sections or parts away from the site and transported thereto for assembly.

MOBILE HOME PARK: Any area of land which one (1) or more mobile homes are parked, connected to utilities and used by one (1) or more persons for living or sleeping purposes. A mobile home parked in this area can either be placed on permanent foundation or supported only by its wheels, jacks, blocks, or skirtings or a combination of these devices. A mobile home park includes any premises set apart for supplying to the public parking space, either free of charge or for revenue purposes for one (1) or more mobile homes, connected to utilities and used by one (1) or more persons living, or sleeping purposes and shall include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such mobile home park.

MODULAR HOME: Any dwelling whose construction consists entirely of or the major portions of its construction consist of a unit or units not fabricated on the final site for the dwelling units, which units are movable or portable until placed on a permanent foundation and connected to utilities. All modular homes shall bear a label certifying that it was built to compliance with the Nebraska Department of Health and Human Services System as established in Section 71-1557 of the Nebraska revised Statutes.

NONCONFORMING LOT OF RECORD: A lot which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to the approval date of this Ordinance _____, 1998, and neither said lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located.

NONCONFORMING STRUCTURE: An existing structure which does not comply with the lot coverage, height or yard requirements which are applicable to new structures in the zoning district in which it is located.

NONCONFORMING USE: An existing use of a structure or of land which does not comply with the use regulation applicable to new uses in the zoning district in which it is located.

PARKING SPACE, OFF-STREET: An area, enclosed or unenclosed, sufficient in size to store one automobile, together with a driveway connecting the parking space with a street or road and permitting ingress and egress of an automobile.

RECYCLING CENTER: A facility which accepts salvage material limited to paper, aluminum foil, containers made of glass, plastic, metal, aluminum, and paper; and similar household wastes; no hazardous material as defined by state and federal law is accepted; there is no wrecking or dismantling of salvage material and no salvage material is held outside a building.

RECYCLING COLLECTION POINT: A collection point for small refuse items, such as bottles and newspapers, located either in a container or small structure.

SANITARY LANDFILL: A lot or parcel of land used primarily for the disposal, abandonment, dumping, burial or burning of garbage, sewage, trash, refuse, junk, discarded machinery or motor vehicles, or parts thereof, or other waste, and which is in conformance with the requirements of the Nebraska Department of Health and Human Service System.

SANITARY TRANSFER STATION: A collection point for temporary storage of refuse. No processing of refuse would be allowed. The transfer station must be in conformance with the requirements of the Nebraska Department of Health and Human Service System.

SALVAGE OR JUNK YARD: A place where waste, discarded or salvaged metals, building materials, paper, textiles, used plumbing fixtures, abandoned or inoperable motor vehicles or parts thereof, and other used materials are bought, sold, exchanged, stored, baled or cleaned; and places or yards for the storage of salvaged metal, materials and equipment; but not including pawn shops and establishments for the sale, purchase or storage of used cars or trucks presently in operable condition, boats or trailers presently in operable condition, and used furniture and household equipment in usable condition and not including the processing of used, discarded or salvaged material as part of manufacturing operations.

SPECIAL USE PERMIT: A written permit issued with authorization of the applicable governing body. The special permit provides permission under specific conditions to make certain special uses of land in certain zoning districts as stipulated under permitted special uses in each of the district zoning regulations.

STREET: All property acquired or dedicated to the public and accepted by the appropriate governmental agencies for street purposes.

STREET, CENTER LINE: A line midway between street lines.

STREET LINE: A dividing line between a lot, tract, or parcel of land and the contiguous street. The right-of-way line of a street.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, but not including fences or public items such as utility poles, street light fixtures, street signs, bridges and culverts.

STRUCTURAL ALTERATION: Any change to the supporting members of a structure including foundations, bearing walls, or partitions, columns, beams, girders or any structural change in the roof.

TOWNHOUSE: One of a group or row of not less than two (2) nor more than twelve (12) attached, single family dwellings designed and built as a single structure facing upon a street in which the individual townhouse may or may not be owned separately. For the purpose of the side yard regulations, the structure containing the row or group of townhouses shall be considered as one building occupying a single lot.

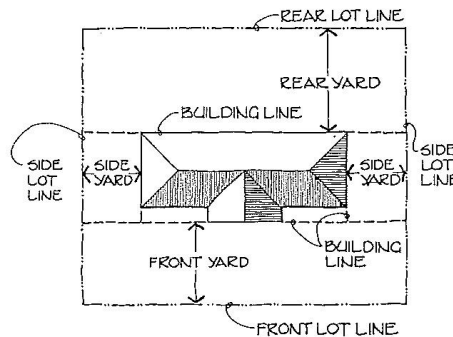
VARIANCE: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property, and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

YARD: A required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure, provided, however, that fences, walls, poles, posts, and other customary yards accessories, ornaments, and furniture may be permitted in any yard subject to the district regulations.

YARD, FRONT: A yard extending from the front lot line adjoining a public street to the front of the building between side lot lines.

YARD, REAR: A yard extending between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot to the nearest point of the main building.

YARD, REQUIRED: The required minimum open space between the property line and the yard line. The required yard shall contain no building or structure other than the projection of the usual steps, or open porches, or as otherwise provided in these regulations.



Source: A Survey of Zoning Definitions, (American Planning Association, 1989).

YARD, SIDE: A yard between a building and the side lot line measured horizontally at right angles to the side lot line from the side lot line to the nearest point of the main building.

ZONING BOARD OF ADJUSTMENT: The legally appointed county/municipal board empowered to hear and decide appeals from, and to provide interpretations of, the terms of the zoning ordinance and official maps as defined within this ordinance and in accordance with the laws of the State of Nebraska.

ZONING DISTRICT: The term "Zoning District" means an area delineated on a zoning map for which uniform use regulations are specified.

ZONING MAP: The term "Zoning Map" means a map or maps officially enacted by the governing body as part of this ordinance showing the boundaries of a zoning district or districts, a copy or copies of which, certified to have been enacted as provided by law, is filed in the office of the Village Clerk as an official record of the Village.

ZONING ADMINISTRATOR: The person or persons authorized and empowered by the governing body to administer the requirements of the zoning regulations.

ARTICLE 4

ESTABLISHMENT AND DESIGNATION OF DISTRICTS

4.1 PLANNING COMMISSION RECOMMENDATIONS

It shall be a purpose of the Planning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The Planning Commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and the governing body shall not hold its public hearings or take action until it has received the final report of the Planning Commission.

4.2 DISTRICTS CREATED

For the purpose of this Ordinance, there are hereby created zoning districts, as named and described in Article 5 of this Ordinance.

AG Agriculture District
AGR Agriculture Residential District
R-1 Residential Single Family District
R-2 Residential Single and Multifamily District
C-1 General Commercial District
C-2 Highway Commercial District
I Industrial

4.3 OFFICIAL ZONING MAP

1. The boundaries of the district are shown upon maps, which are made a part hereof by reference, which map(s) are designated as the Village of Callaway Zoning District Map, dated _____, 1998 and signed by the Chairperson of the Village and attested by the Village Clerk and hereinafter referred to as the "Official Zoning Maps."
2. The signed copy of the Zoning Map(s) containing the zoning districts designated at the time of adoption of this ordinance shall be maintained in the office of the Village Clerk for the use and benefit of the public.

3. If in accordance with the provisions of this ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map(s), such changes shall be entered on the appropriate part of the Official Zoning Map(s) promptly after the amendment has been approved by the governing body, with an entry on the Official Zoning Map(s) as follows:

"On (date), by official action of the Village Board, the following change was made in the Official Zoning Map(s) (brief description of the nature of the change), "which entry shall be signed by the Chairperson and attested by the Village Clerk."

No amendment to this resolution/ ordinance which involves matter portrayed on the Official Zoning Map(s) shall become effective until after such change and entry have been made on said map(s).

4. No changes of any nature shall be made in the Official Zoning Map(s) or matter shown thereon except in conformity with the procedures set forth in this ordinance.
5. In the event that the Official Zoning Map(s) become damaged, destroyed, lost or difficult to interpret, the Village Board, may, by ordinance, adopt a new Official Zoning Map(s) which shall supersede the prior Official Zoning Map(s).

The new Official Zoning Map(s) may correct drafting or other errors or omissions in the prior Official Zoning Map(s), but no such correction shall have the effect of amending the original Official Zoning Map(s) or any subsequent amendment thereof.

4.4 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map(s), the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following Village limits shall be construed as following such Village limits;

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as parallel to or extension of features indicated in subsection 1 through 4 above shall be so construed. Distances not specifically indicated on the Official Zoning Map(s) shall be determined by the scale of the map.
6. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map(s), or in other circumstances not covered by subsection 1 through 5 above, the Board of Zoning Adjustment shall interpret the district boundaries.
7. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance the Board of Zoning Adjustment may permit, as an exception, the extension of the regulations for either portion of the lot not to exceed one hundred and fifty (150) feet beyond the district line into the remaining portion of the lot.

ARTICLE 5

ZONING DISTRICTS

5.1 “AG” AGRICULTURE DISTRICT

5.11 INTENT: This district is designated for agriculture use and is intended to encourage an agriculture industry throughout the community and to preserve and protect agriculture production by limiting urban development.

5.12 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. General agricultural practices, excluding any commercial livestock feedlot facility or operations.
2. Public Uses: Including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public elementary and high schools, public facilities and utility distribution systems;
3. Bulk grain storage, excluding commercial grain warehouses;
4. Irrigation and flood control projects;
5. Single family dwellings;
6. One additional single family dwelling for the purpose of housing relatives or agricultural workers;
7. Churches, places of worship and cemeteries.

5.13 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
2. Home occupations in accordance with Article 8.2; and
3. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation.
4. Accessory Dwelling Units as defined in Article 3.3 and when in conformance with the provisions of Article 8.8 of this Ordinance. (ORD. #C, 2018)

5.14 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the AG Agriculture District if a special permit for such use has been obtained in accordance with Article 6 of this ordinance.

1. Airports and heliports including crop dusting strips;
2. Agriculture service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis; agricultural grain product milling and processing; commercial grain warehouses, establishments engaged in performing services such as crop dusting, fruit picking, grain cleaning, harvesting and plowing; farm equipment services and repair;
3. Sewage treatment plants for primary and secondary treatment; public and private sanitary landfills (in conformance with Article 6.4); gravel plants and asphalt or concrete batch plants;
4. **Communication** towers and stations, including amateur radio, land mobile and cellular towers of more than 100 feet, **when in conformance with the provisions of Article 6.6 of this Ordinance;** **(ORD. #C, 2018)**
5. Camp grounds;
6. Veterinary facilities;
7. Auction/sale barns and yards;
8. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agricultural chemicals;
9. Salvage or junk yards in conformance with Article 6.3;
10. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and strip mine operations and quarries;
11. Private elementary and high schools;
12. Manufacturing, Commercial and/or Industrial operations;
13. Dog breeding establishments and kennels.

14. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations; (ORD. #C, 2018)
15. Commercial Wind Energy Conversion Systems (CWECS) utilizing a single tower application or multiple tower applications or “Wind Farm,” held in single ownership or in an association of multiple owners, in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)
16. Recreational Vehicle (RV) Parks for the temporary stay of motorized and/or towable RV’s and camper trailers. Connections to utilities including electricity, water and sewer may be provided by the owner of the RV Park. Length of stay at the RV Park shall be limited to two weeks, but employees of area construction projects or similar business efforts may be authorized by the Village Board to remain for longer periods of time. (Ord. #C, 2018)

5.15 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specially permitted or nor permissible as special uses shall be prohibited from the AG Agriculture District.

5.16 SPECIAL REGULATIONS: Provisions must be made for disposal of wastes in accordance with local and state regulations.

5.17 MINIMUM LOT REQUIREMENTS

Minimum lot area for AG uses shall be three (3) acres. (ORD. #A, 2002)

5.18 MINIMUM YARD REQUIREMENTS

Front Yard: There shall be a minimum front yard of not less than a depth of twenty-five (25) feet.

Rear Yard: No limitations; unless abutting a residential district then the minimum rear yard shall be fifteen (15) feet.

Side Yard: No limitations; unless abutting a residential district then the minimum side yard shall be ten (10) feet.

5.19 MAXIMUM HEIGHT: No limitation.

5.2 “AGR” AGRICULTURE RESIDENTIAL DISTRICT

5.21 INTENT: This district is intended to provide for agricultural uses combined with large lot residential development in selected portions of the Village of Callaway Planning Jurisdiction. Generally, these districts are located near community areas or existing rural non-farm activities and where ownership of land is already in small parcels.

5.22 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Agriculture, excluding any commercial livestock facility or operations.
2. Public uses including but not limited to public parks, playgrounds, golf courses, recreational uses, fire stations, public elementary and high schools, public utilities and utility distribution systems.
3. Churches, places of worship and cemeteries.
4. Single family dwellings.

5.23 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.
2. Home occupations in accordance with Article 8.2.
3. Roadside stands for the sale of agricultural produce grown on the agricultural farm or operation.
4. Accessory Dwelling Units as defined in Article 3.3 and when in conformance with the provisions of Article 8.8 of this Ordinance. (ORD. #C, 2018)

5.24 PERMITTED SPECIAL USES: A building or premise may be used for the following purposes in the AGR Agricultural Residential District if a special permit for such use has been obtained in accordance with Article 6 of this Ordinance.

1. Greenhouses and garden centers.
2. Recreational facilities.

3. Campgrounds.
4. Veterinary clinics.
5. Private elementary and high schools.
6. Any public building erected or land used by any departments of the Village, County, State or Federal Government.
7. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations; (ORD. #C, 2018)
8. Recreational Vehicle (RV) Parks for the temporary stay of motorized and/or towable RV’s and camper trailers. Connections to utilities including electricity, water and sewer may be provided by the owner of the RV Park. Length of stay at the RV Park shall be limited to two weeks, but employees of area construction projects or similar business efforts may be authorized by the Village Board to remain for longer periods of time. (Ord. #C, 2018)

5.25 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specially permitted or not permissible as special uses shall be prohibited from the AGR Agricultural Residential District.

5.26 SPECIAL REGULATION: Provisions must be made for disposal of wastes in accordance with local and state regulations.

5.27 MINIMUM LOT REQUIREMENTS:

The minimum lot area for AGR uses shall be three (3) acres.

5.28 MINIMUM YARD REQUIREMENTS:

Front Yard: There shall be a minimum front yard of not less than a depth of twenty-five (25) feet.

Rear Yard: No limitations; unless abutting a residential district then the minimum rear yard shall be fifteen (15) feet.

Side Yard: No limitations; unless abutting a residential district then the minimum side yard shall be ten (10) feet.

5.29 MAXIMUM HEIGHT: Thirty-five (35) feet; however, non-residential uses shall have no height limitations.

5.210 FENCES REGULATIONS: Fences within the AGR Agricultural Residential District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD. #C, 2018)

5.3 R-1 RESIDENTIAL SINGLE FAMILY DISTRICT

5.31 INTENT: This district is intended to provide for residential uses consisting of single family dwelling units and accessory structures.

5.32 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings;
2. Two-family dwellings;
3. Manufactured homes which comply with the provisions of Article 8.3;
4. Public and parochial schools;
5. Public parks, buildings and grounds;
6. Child care homes;
7. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems; and
8. Places of worship such as churches and synagogues.

5.33 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2.
2. Accessory uses and structures normally appurtenant to permitted uses and structures.
3. Accessory Dwelling Units as defined in Article 3.3 and when in conformance with the provisions of Article 8.8 of this Ordinance. (ORD. #C, 2018)

5.34 PERMITTED SPECIAL USES: A building or premises may be used for the following purpose in the R-1 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Medical clinics;
2. Mortuaries;
3. Child care center;
4. Museum and art galleries;
5. Nursing homes;
6. Public and private golf courses;
7. Retirement homes;
8. Bed and breakfast homes;
9. Townhouses;
10. Group Homes;
11. Mobile Homes; and

12. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)

13. Recreational Vehicle (RV) Parks for the temporary stay of motorized and/or towable RV’s and camper trailers. Connections to utilities including electricity, water and sewer may be provided by the owner of the RV Park. Length of stay at the RV Park shall be limited to two weeks, but employees of area construction projects or similar business efforts may be authorized by the Village Board to remain for longer periods of time. (Ord. #C, 2018)

5.35 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the R-1 Residential District.

5.36 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	<u>Lot Area (Sq. Ft.)</u>	<u>Lot Width</u>	<u>Required Front Yard</u>	<u>Required Side Yard</u>	<u>Required Rear Yard</u>	<u>Height</u>
Single Family Dwelling	9,100	69'	15'	7'	15'	35'
Two Family Dwelling	4,550 Per Family	69'	15'	7'	15'	35'
Other Permitted Uses	9,100	69'	15'	7'	15'	35'

(ORD. #B)

b) Buildings on corner lots shall provide front yard setbacks of thirty (30) feet on one street side and fifteen (15) feet on the other front yard and designate remaining yards as one rear and one side yard;

c) Building and structures shall not exceed two and one half (2 ½) stories in height;

d) The side yard setback between individual units of two-family dwellings may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

5.37 PARKING REGULATIONS: Parking within the R-1 Residential District shall be in conformance with the provisions of Article 7 of this Ordinance.

5.38 FENCES REGULATIONS: Fences within the R-1 Residential District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD. #C, 2018)

5.4 R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT

5.41 INTENT: It is the intent of this district to provide for single and multifamily residential uses and development of residential dwellings including mobile home parks and areas where individuals may purchase lots and attach mobile homes. Mobile home parks are considered as a residential use and should be located in areas where services and amenities are available such as those found in conventional residential uses.

5.42 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings;
2. Manufactured homes which comply with the provision of Article 8.3;
3. Two-family dwellings;
4. Multifamily dwellings;
5. Mobile homes for residential purposes;
6. Child care homes;
7. Community buildings;
8. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public elementary and high schools, public utilities and utility distribution systems; and
9. Places of worship such as churches and synagogues.

5.43 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2; and
2. Accessory uses and structures normally appurtenant to the permitted uses and structures.
3. Accessory Dwelling Units as defined in Article 3.3 and when in conformance with the provisions of Article 8.8 of this Ordinance. (ORD. #C, 2018)

5.44 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the R-2 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Mobile home park;
2. Child care center;
3. Bed and breakfast homes;
4. Communication and utility buildings and uses;
5. Medical clinics;
6. Funeral homes and mortuaries;

7. Clubs, fraternities, lodges, and meeting places of a non-commercial nature;
8. Public and/or private golf courses;
9. Group Homes; and
10. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)
11. Recreational Vehicle (RV) Parks for the temporary stay of motorized and/or towable RV’s and camper trailers. Connections to utilities including electricity, water and sewer may be provided by the owner of the RV Park. Length of stay at the RV Park shall be limited to two weeks, but employees of area construction projects or similar business efforts may be authorized by the Village Board to remain for longer periods of time. (Ord. #C, 2018)

5.45 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the R-2 Residential District.

5.46 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements

	<u>Lot Area (Sq. Ft.)</u>	<u>Lot Width</u>	<u>Required Front Yard</u>	<u>Required Side Yard</u>	<u>Required Rear Yard</u>	<u>Height</u>
Mobile Home	6,000	46'	15'	5'	15'	35'
Single Family Dwelling	6,000	46'	15'	5'	15'	35'
Two Family Dwelling	3,000 per family	23' per family	15'	5', or 7 ½' on corner lots	15'	35'
Multifamily Dwelling	2,000 per family	46'	15'	5', or 7 ½' on corner lots	15'	45'
Other Permitted Uses	6,000	46'	15'	5'	15'	35'

(ORD. #B)

- b) Buildings on corner lots with a width of fifty (50) feet or less shall provide a second frontage on the street side of not less than seven (7) feet, provided that the buildable width need not be reduced to less than twenty-eight (28) feet, yards remaining shall be designated side yards each with a minimum depth of five (5) feet;
- c) Buildings on corner lots with a width of fifty (50) feet or greater shall provide a second frontage on the street side of not less than fifteen (15) feet, yards remaining shall be designated side yards with a minimum depth of five (5) feet;
- d) Building and structures shall not exceed three (3) stories in height.

5.47 PARKING REGULATIONS: Parking within the R-2 Residential District shall be in conformance with the provisions of Article 7 of these regulations.

5.48 FENCES REGULATIONS: Fences within the R-2 Residential District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD. #C, 2018)

5.5 C-1 GENERAL COMMERCIAL DISTRICT

5.51 INTENT: This district is designed to provide for a wide range of retail, office, amusement and service uses normally found in a Central Business District. Highest density and intensity of use are permitted in this district.

5.52 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Apartments on floors other than ground floor;
2. Automobile sales and services;
3. Automotive wash facilities;
4. Bakery;
5. Banks, savings and loan associations, credit unions and finance companies;
6. Barbershops, beauty parlors and shoeshine shops;
7. Business offices;
8. Child care homes and centers;
9. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses);
10. Convenience store or filling station;
11. Detached banking facilities (ATM);
12. Dry cleaning or laundry establishments;
13. Food service, restaurants and taverns;
14. Food storage lockers;
15. Funeral homes and mortuaries;
16. Garden centers;
17. Motels and hotels;
18. Museums and art galleries;
19. Office buildings;
20. Parking lots and other off-street parking facilities;
21. Personal and professional services;
22. Photography studios;
23. Private schools, including but not limited to business or commercial schools, and dance or music academies,
24. Public and private charitable institutions;
25. Public parks, buildings and grounds;
26. Public uses of an administrative, public service or cultural type including Village, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities;
27. Retail store or business;
28. Public utility facilities;

29. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings;
30. Service stations; and
31. Stores or shops for the sale of goods at retail and/or wholesale.

5.53 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as special uses.

5.54 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the C-1 Commercial Business District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Multifamily dwellings;
2. Bed and breakfast guest home;
3. Recycling center; and
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)

5.55 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the C-1 Commercial Business District.

5.56 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.57 PROHIBITED USES:

1. No use shall be permitted and no process, equipment or materials shall be used which are found by the Village to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.

5.58 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	<u>Lot Area (Sq. Ft.)</u>	<u>Lot Width</u>	<u>Required Front Yard</u>	<u>Required Side Yard</u>	<u>Required Rear Yard</u>	<u>Height</u>
Permitted Uses	3,000	23'	0'	0' or 10' when abutting a residential district	15'	45'
Multifamily Dwelling per Family	2,000	46'	15'	5' or 7½' on corner lots	15'	45'

(ORD.#B)

5.59 FENCES REGULATIONS: Fences within the C-1 General Commercial District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD.#C, 2018)

5.6 C-2 HIGHWAY COMMERCIAL DISTRICT

5.61 INTENT: The C-2 Highway Commercial District is intended for the purpose of servicing highway travelers and providing limited commercial services. Off-street parking is required in order to reduce possible adverse effects on adjacent properties.

5.62 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile sales;
2. Automobile wash facilities;
3. Churches and other religious institutions;
4. Construction sales and services;
5. Commercial operations and businesses, intended for the purpose of servicing travel and recreational users;
6. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses);
7. Convenience store or filling station;
8. Detached banking facilities (ATM);
9. Electric and telephone substations;
10. Farm implement sales and services;
11. Garden centers and nurseries;
12. Irrigation equipment sales and services;
13. Mini storage facilities;
14. Mobile homes sales;
15. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants;
16. Restaurants and cafes;
17. Service stations;
18. Single family homes;
19. Stores or shops for sale of goods at retail;
20. Transportation warehousing;
21. Trucks and freight terminals;
22. Utilities, including shops and offices; and
23. Medical clinics.

5.63 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.

5.64 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the C-2 Highway Commercial District if a special use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Private clubs and lodges;
2. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agriculture chemicals;
3. Radio studios, transmitters and antenna;
4. Recycling centers; and
5. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)

5.65 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.66 PROHIBITED USES:

1. All other uses and structures which are not specifically permitted or permissible as special uses shall be prohibited from the C-2 Highway Commercial District.

5.67 HEIGHT AND AREAS REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses (ORD.#B)	6,400	46'	15'	7'	15'	35'

5.68 PARKING REGULATIONS:

1. Parking within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 7 of these regulations.

5.69 FENCES REGULATIONS: Fences within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD. #C, 2018)

5.7 I INDUSTRIAL DISTRICT

5.71 INTENT: This district is designed to provide for a wide range of industrial and related uses.

5.72 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Agriculture, excluding the expansion of existing or development of commercial livestock facilities/operations;
2. Animal care;
3. Automobile sales and services;
4. Automotive wash facilities;
5. Bottling works;
6. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke;
7. Carpenter, cabinet, plumbing or sheet metal shops;
8. Grain storage;
9. Construction sales and services;
10. Dry cleaning and/or laundry plants;
11. Farm implementation sales and services;
12. Farm produce sales;
13. Food service, restaurants and taverns;
14. Freight and truck terminals;
15. Frozen food lockers;
16. Furniture warehouses;
17. Garden centers and nurseries;
18. Groceries, retail and wholesale;
19. Light manufacturing operations;
20. Machinery sales and storage lots;
21. Mobile and modular home sales and manufacturing;
22. Newspaper publishing plants;
23. Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools and junior high schools, high schools; private non-profit schools, churches, parsonages, and other religious institutions; parks and playgrounds;
24. Public utility and public service uses;
25. Transportation warehousing;
26. Warehouse or storage houses;
27. Wholesale sales and services; and
28. Any similar uses that is determined by the Village Board after referral to and recommendation by the Planning Commission to be of an industrial similar to the above listed uses.

5.73 PERMITTED ACCESSORY USES: Accessory uses and structures normally appurtenant to permitted uses and structures.

5.74 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the I Industrial District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Junk and salvage yard (in conformance with Article 6.3);
2. Recycling center;
3. Ethanol and/or alcohol plants; and
4. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and /or Wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2005 (August 30, 2009 as Amended). Individual or “Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Article 6.5 of these Regulations. (ORD. #C, 2018)

5.75 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the I Industrial District.

5.76 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	<u>Lot Area (Sq. Ft.)</u>	<u>Lot Width</u>	<u>Required Front Yard</u>	<u>Required Side Yard</u>	<u>Required Rear Yard</u>	<u>Height</u>
Permitted Uses	10,000	50'	35'	0', 10' when abutting a residential district	45'	35'

5.77 PARKING REGULATIONS: Parking within the I-1 Industrial District shall be in conformance with the provisions of Article 7 of these regulations.

5.78 FENCES REGULATIONS: Fences within the R-1 Residential District shall be in conformance with the provisions of Article 8.7 of this Ordinance. (ORD. #C, 2018)

ARTICLE 6

SPECIAL USE PERMIT

6.1 GENERAL

The Village Board may authorize by special permit after public hearing, any of the following buildings or uses designated in this Ordinance as permitted special uses.

6.2 PROCEDURES

Such application shall be in writing, filed in the office of the Village Clerk, state the proposed location and use of the property, and such other relevant matters as may be requested by the governing body. Upon receipt of such application, the Zoning Administrator shall forward the application to the Planning Commission for its recommendation. Upon hearing, the Planning Commission shall forward its recommendation to the Village Board, within thirty (30) days. Upon hearing, the Village Board may approve or deny the application in whole or in part, or prescribe conditions for such use of the property. No special use permit shall become effective until after separate public hearings are held by both the Planning Commission and the Village Board in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the purpose, time, and place of such hearing shall be given by publication thereof in a paper of general circulation in the Village, one time at least ten (10) days prior to such hearing. (Ref. 19-904 R.S. Neb.).

In addition to the publication of the notice herein prescribed, a notice, in sign form, of the hearing shall be posted in a conspicuous place on or near the property on which such action is pending. The sign shall be placed at least ten (10) days prior to date of each hearing.

Except as otherwise provided herein, no special use permit shall be granted by the Village Board, without an affirmative vote of a majority of all members of the Village Board and unless the proposed use is found to:

1. Be compatible with and similar to the use permitted in the district, and
2. Not be a matter which should require re-zoning of the property, and
3. Not be detrimental to adjacent property, and
4. Not tend to depreciate the value of the surrounding structures or property, and

5. Be compatible with the stated intended use of the district, and
6. Not change the character of the district, and
7. Be in accordance with the Comprehensive Plan.

In case of protest against such special use permit, signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the side and in the rear thereof extending one hundred (100) feet, therefrom, and of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such special use permit shall not become effective except by the favorable vote of two-thirds of all members of the Village Board.

6.3 SALVAGE OR JUNK YARD

Salvage or junk yard operations and related facilities shall only be allowed by special permit in the AG and I Zoning Districts under the following conditions:

1. Located on a tract of land at least one-fourth (1/4) mile from a residential or agricultural farm residence.
2. The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a visual obscuring fence, wall or hedge. The fence, wall or hedge shall be of uniform height (at least eight (8) feet high) and uniform texture and color shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap, junk or other material within the yard and no scrap, junk or other material shall protrude above the fence.
3. No junk shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge fence or wall, or within the public right-of-way.
4. Any other requirement deemed appropriate and necessary by the Village Board for the protection of the general health and welfare.

In making any decision granting a special use permit, the Village Board shall impose such restrictions, terms, time limitations, landscaping, improvement of off-street parking lots, and other appropriate safeguards as required to protect adjoining property.

6.4 LANDFILLS AND SANITARY LANDFILLS

Private landfill operations shall only be allowed by special permit in the AG Agriculture District upon prior approval of the Nebraska Department of Health and Human Services System and with conformance to the following conditions:

1. Located on a tract of land at least three hundred (300) feet from a residential or agricultural farm residence.
2. The operation shall be conducted wholly within an area completely surrounded on all sides by a fence, wall or hedge. The fence, wall or hedge shall be of uniform height (at least eight (8) feet high) and uniform texture and color shall be so maintained by the proprietor as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all material within the yard and no material shall protrude above the fence.
3. No material shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge fence or wall, or within the public right-of-way.
4. Any other requirement deemed appropriate and necessary by the Village Board for the protection of the general health and welfare.
5. Special use permits granted under this section shall be subject to annual review and renewal by the Village Board.

In making any decision granting a special use permit, the Village Board shall impose such restrictions, terms, time limitations, landscaping, improvement of off-street parking lots, and other appropriate safeguards as required to protect adjoining property.

6.5 SMALL AND COMMERCIAL WIND ENERGY CONVERSION SYSTEMS
(entire Section inserted by (ORD. #C, 2018)

Intent: In order to balance the need for clean, renewable energy resources with the protection of the health, safety, and welfare of the residents of Callaway, Nebraska, finds these regulations are necessary in order to ensure that all wind energy conversion systems (CWECS) are appropriately designed, sited, and installed.

These regulations pertaining to all wind energy conversion systems are intended to respond to equipment available at the time of adoption. The Village of Callaway recognizes that this is an emerging technology and that new means of collecting wind energy, including but not limited to vertical axis wind turbine generators are under development. Accordingly, these standards will be reviewed and may be amended as technology advances.

Types of Wind Energy Systems:

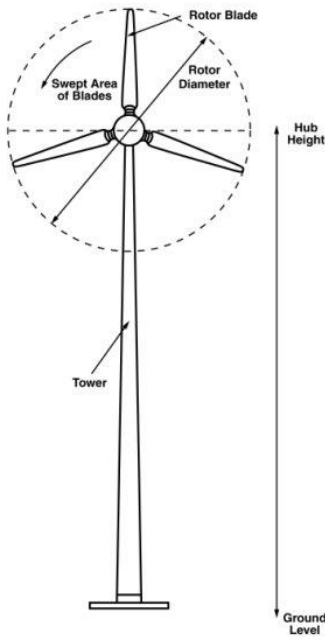
A. Small Wind Energy Conversion System - (SWECS) – A wind energy conversion system which has a rated capacity of up to Twenty-Five (25) kilowatts and which is incidental and subordinated to another use of the same parcel. A system is considered a small wind energy system only if it supplies electrical power for site use, except that when a parcel on which the system is installed also received electrical power supplied by a utility company, access electrical power generated and not presently needed for onsite use may be sold back to the utility company. *(25 Kilowatt limit approved by the Callaway Planning Commission to increase to a maximum of 100 Kilowatts with Nebraska State Legislature authorization by future amendment)*

B. Commercial Wind Energy Conversion System – (CWECS) A wind energy conversion system under common or aggregated ownership or by a single entity or company, in which operating control includes substations, MET towers, cables/wires and other building accessories, who's main purpose is to supply electricity to off-site customers.

C. Definitions:

1. Aggregated Project – Those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the individual CWECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also included as part of the aggregated project.

2. Fall Zone – The area, defined as the furthest distance from the tower base, in which a tower will collapse in the event of a structural failure.



3. Feeder Line – Any power line that carries electrical power from one or more wind turbines or individual transformers associated with individual wind turbines to the point of interconnection with the electric power grid, in the case of interconnection with the high voltage transmission systems the point of the interconnection shall be the substation serving the WECS.

4. Height, hub – The height above grade of the fixed portion of the tower, including the generation unit, measured to the hub or center point of the rotor blade diameter.

5. Height, total system – The height above grade of the system, including the generating unit and measured the highest vertical extension of any rotor blades or rotors.

6. Meteorological Tower – For the purposes of wind energy conversion systems, meteorological towers are those which are erected primarily to measure wind speed and direction plus other data relevant to locating a CWECS. Meteorological towers do not include towers and equipment used by airports, the Nebraska Department of Transportation or other similar applications to monitor weather conditions.

7. Rotor Diameter – The diameter of the circle created by the outer most point of the rotor blades of the windmill. (see Diagram #1)

8. Shadow flicker – Strobe effect that occurs when sun is horizontal to rotor blades, which causes repetitive intermittent shadows that can affect people on adjacent or near-by properties.

9. Substations – Any electrical facility utilized to convert electricity produced by a Commercial Wind Energy Conversion System for interconnection with high voltage transmission lines.

10. Tower – The vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground.

11. Transmission Line – The electrical power lines that are High Voltage Transmission Lines carrying electricity over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.

12. Wind Energy Conversion System (WECS) – An aggregation of parts including the base, tower, generator, rotor, blades, supports, and configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g. wind charger, windmill, or wind turbine.

13. Wind Turbine Generator – The component of a wind energy system that transforms mechanical energy from the wind into electrical energy.

D. SMALL WIND ENERGY CONVERSION SYSTEM A Small Wind Energy Conversion System (SWECS) is a facility used for the production of a maximum of Twenty-Five (25) kilowatts of electrical energy supplied by the wind. The facility may include wind turbine(s) with total height(s) of one hundred (100) feet or less and any transmission lines. The SWECS is primarily used to generate energy for use by its owner. A small wind energy facility shall be sited and designed to minimize adverse visual impacts on neighboring properties. **To be used in conformance with Nebraska State Statutes 70-2001 through 70-2005, regarding Net Metering.** *(25 Kilowatt limit approved by the Callaway Planning Commission to increase to a maximum of 100 Kilowatts with Nebraska State Legislature authorization by future amendment.)*

1. General Site and Design Standards

- a. Located on a lot or parcel of at least three (3) acres;
- b. Shall be permitted by an approved **Special Use Permit** to be issued in the “AG”, “AGR”, “R-1”, R-2”, “C-1”, “C-2” and “I” Zoning Districts.
- c. SWECS shall maintain a minimum setback distance from any property line of one and one-half (1.1) times the total system height of the windmill for non-participating property owners. Adjoining property owners (second or third additional farm/ranch single dwelling units for the purpose of housing relatives or permanent agriculture workers) participating in the same or “Aggregated Project” shall have no setback requirements between adjoining properties.
- d. SWECS shall maintain a minimum setback distance from any public road, or highway of at least one point one (1.1) times the total system height of the windmill from the public road or highway right-of-way.
 - a. In no case shall a SWECS be located within any required setback or in any front yard area.

- f. Turbines and towers shall be of tubular design and if painted or coated, shall be of a non-reflective white, grey, or other neutral color and shall not be used to display advertising.
- g. SWECS shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration (FAA).
- h. All electrical wires associated with a small wind energy system other than the wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.
- i. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.
- j. All ground mounted electrical and control equipment must be labeled and secured to prevent unauthorized access. A tower may not have step bolts or a ladder within eight (8) feet of the ground that is readily accessible to the public.
- k. The owner of a small wind energy facility shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by the facility.
- l. Construction access must be re-graded and re-vegetated to minimize environmental impacts.
- m. A SWECS application must include an agreement that addresses decommissioning and abandonment of the facility. The agreement must at a minimum provide for reuse or dismantlement of the facility at the owner's expense.

2. Application Requirements

- A. A survey map at an appropriate scale identifying:
 - a. Site boundary;
 - b. Adjacent public right-of-ways;
 - c. Existing structures;
 - d. Proposed small wind energy system and accessory structures;
 - e. Adjacent ownership and existing residences;
 - f. Any overhead utility lines.

- B. A report from a licensed engineer containing:
 - a. Small wind system specifications including manufacturer and model; rotor diameter, tower height, tower type (freestanding or guyed);
 - b. Documentation to establish that the tower has sufficient structural integrity for the proposed use at the proposed location;
 - c. Certification that the small wind energy system complies with all applicable state construction and electrical codes and the National Electrical Code.

- C. Compliance with FAA Regulations, including any Documentation required by the FAA certifying approval of proposed location when located within the ten (10) mile Planning Jurisdiction of any airport.

- D. Signed letter of Notification by the property owner submitted to the Electrical Supplier/Purchaser, Callaway County Assessor's Office, and Village of Callaway Zoning Administrator, signifying utility service is approved.

- E. Require proof of insurance on application.

E. COMMERCIAL WIND ENERGY CONVERSION SYSTEM – (CWECS) A wind energy conversion system under common or aggregated ownership or operating control that includes substations, MET towers, cables/wires and other building accessories, who's main purpose is to supply electricity to off-site customers.

Commercial Wind Energy Conversion Systems may be included as an aggregated project. Such as those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the CWECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity, but are also part of the aggregated project. All individual wind turbine towers of an aggregated project shall be in conformance with Article 6 (C) items #6.

1. General Site and Design Standards:

- a. Located on a lot or parcel of at least ten (10) acres in size.
- b. The entire aggregated project shall be permitted by a **Special Permit Uses** in an "AG" District.
- c. If an aggregated project, setbacks from multiple entities (turbines) shall be one and one-tenth (1.1) times the height of the total system.

- d. Each CWECS location must have a 911 address.
- e. CWECS shall be designed and placed in such a manner as to minimize to the greatest extent feasible, adverse visual and noise impacts on adjacent areas. This shall include documentation of:
 - 1. Noise levels conforming to the International Electromechanical Commission (IEC) Standard 61400-11 part 11; and
 - 2. Projections of the “shadow flicker” on any existing structures located off the property on which the CWECS will be constructed and the extent and duration of the shadow flicker on these existing structures.
- f. CWECS shall maintain a minimum setback distance from any property line of one and one-half (1.5) times the total system height of the windmill for non-participating property owners. Adjoining property owners participating in the same Aggregated Project shall have no setback requirements between adjoining properties.
- g. CWECS shall maintain a minimum setback distance from any public road, or highway of at least one point one (1.1) times the total system height of the windmill from the public road or highway right-of-way.
- h. In no case shall a CWECS be located within any required setback or in any front yard area.
- i. Structures for wind turbines shall be self-supporting tubular towers, if painted or coated shall be of a non-reflective neutral color such as white or pale gray. No lattice structure shall be used. No logos or advertisements are allowed on these structures. Each turbine shall be marked with a visible identification number located no higher than fifteen (15) feet above ground level.
- j. Colors and surface treatment of the CWECS and supporting structures shall, to the greatest extent possible, minimize disruption of the natural characteristics of the site.
- k. Reasonable measures shall be taken to mitigate specific adverse visual impacts such as reflections, shadow flicker, and blade glint affecting residences within or immediately adjacent to the project area.

- l. CWECS shall be equipped with air traffic warning lights or other marking lights only if so required by the Federal Aviation Administration and in which event, such light should be positioned or shielded to avoid visual impact on neighboring properties, and shall be a white flashing light from daylight till twilight and a steady red light during night time. Light system must be maintained and working at all times.
- m. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by any wind energy facility.
- n. A Meteorological Tower is permitted by a **Special Use Permit** for the purposes of the CWECS Project. Meteorological towers shall meet the same setback requirements of those established for an CWECS Project. If the tower is non-functional, it shall be removed after a period of two (2) years.
- o. CWECS shall have a minimum setback of one-quarter (1/4) mile from any adjacent residence (measured from the dwelling) not owned by the owner of the CWECS. However, no setback is required between an adjacent residence of an owner participating in the same Aggregated Project.

2. Application Requirements. The applicant for a Special Use Permit for construction of a CWECS shall file an application with the Village of Callaway Zoning Administrator. The application shall include the name(s) of the project applicant(s), the name of the project owner(s), and the legal description and address for the project. The application shall also include the following documents:

A. A survey map illustrating the following:

- a. Property lines, dimension, acreage and contours with appropriate intervals for site evaluation.
- b. Location and elevation of all components of the proposed CWECS.
- c. Location and dimensions of all existing structures and uses on property within three hundred (300) feet of the system;
- d. Height of any structures over thirty-five (35) feet within a five hundred (500) foot radius on site or offsite of the proposed CWECS;

- e. Location of any overhead utility lines on the property;
- f. Location of all known communications towers within two (2) miles of the proposed CWECS
- g. Access roads;
- h. Adjacent ownership, land uses, existing residences, schools, churches, hospitals, public libraries, federal, state, county or local parks, recognized historic or heritage sites, identified wildlife preserves, or habitat areas to a distance of 2,640 feet (one-half mile).
- i. Provide a copy of the Easement Deed from the Custer County Register of Deeds Office for each property involved in the CWECS.
- j. Provide a map illustrating all transmission lines connecting to the Substation.
- k. Copy of Agreement or Notification of Compliance Letter between the Applicant and any Airport Authority within 10 miles of the project site.

B. Applicant shall identify potential effects in terms of constraints or benefits the wind energy facility may place on current or future use of the land within the project site and the surrounding area. The extent of any limitations due to public health and safety risks shall be specifically addressed, and the effects on the following activities shall also be addressed:

- a. Existing or proposed tourist or recreation activities;
- b. Residential activities;
- c. Industrial activities;
- d. Agricultural activities;
- e. Commercial activities

C. Soil erosion, sediment control, and storm water runoff plan shall address what types of erosion control measures will be used during each phase of the project. It shall identify plans for:

- a. Grading;
- b. Construction and drainage of access roads and turbine pads;
- c. Design features to control dust;

- d. Design features to maintain downstream water quality;
- e. Re-vegetation to ensure slope stability;
- f. Restoring the site after temporary project activities;
- g. Disposal or storage of excavated materials;
- h. Protecting exposed soil;
- i. Stabilizing restored material and removal of silt fences or barriers when the area is stabilized; and
- j. Maintenance of erosion controls throughout the life of the project.

D. Applicant shall provide information regarding flora and fauna of the proposed project area including:

- a. Officially listed threatened or endangered species;
- b. Critical habitat and habitat conditions;
- c. An avian study based on the US Fish and Wildlife Services "Interim Guidelines to Avoid and Minimize Wildlife Impacts from Wind Turbines."

E. Standard drawings of the structural components of the CWECS, including structures, tower, base, and footings.

F. Certification by a registered engineer that:

- a. There is a substantial need for the proposed use or CWECS, one hundred (100) kW or greater;
- b. All applicable local, state, and federal building, structural and electrical codes have been followed;
- c. The site is feasible for a CWECS; the CWECS can be successfully operated in the climate conditions found in Custer County;
- d. The rotor and over speed control have been designed for the proposed use on the proposed site;
- e. The design and safety of the proposed tower to withstand winds of ninety (90) miles per hour; and
- f. If the wind turbine were to fall, no building or structure, existing or potential, would be damaged.

3. Construction and Operations

A. All public roads to be used for the purpose of transporting CWECS, substation parts, cement or equipment for construction, operation, or maintenance of the CWECS shall be identified and applicable weight and size permits from the impacted road authority(ies) shall be obtained prior to construction.

A pre-construction survey must be conducted with the appropriate jurisdictions to determine existing road conditions. Those included are Applicant(s); Land Owner(s); CWECS Owner(s); Township Representative(s), Highway Superintendent and/or Zoning Administrator. The survey shall include photographs and a written agreement to document the conditions of the public roads and facilities. All expenses of the survey shall be the Applicant's responsibility.

B. The CWECS owner shall be responsible for immediate repair of damage to public roads and drainage systems stemming from construction, operation, or maintenance of the CWECS

C. Solid and hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants shall be removed from the site promptly and disposed of in accordance with all applicable local, state, and federal regulations.

4. Safety Measures

A. Each CWECS shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor.

B. The Planning Commission shall determine the height, color, and type of fencing, if needed, for the CWECS installation. CWECS shall include no sign or advertising of any kind, except for one sign not to exceed two (2) square feet posted at the base of the tower, electrical equipment, and entrances. The sign shall contain the following information:

- a. Warning – high voltage**
- b. Manufacturer's name**
- c. Operator's name**
- d. Emergency phone number**
- e. Emergency shutdown procedures**

- C. Each CWECS shall be properly grounded to safely sustain natural lightning strikes in conformance with the National Electric Code.
- D. Any CWECS facility shall be equipped with anti-climbing devices. Tower climbing apparatus shall not be located within fifteen (15) feet of the ground. Where the tower is capable of being climbed, a locked, protective fence at least six (6) feet high shall enclose the tower.
- E. The CWECS operator shall maintain a current insurance policy which will cover liability, installation, operation, and any possible damage or injury that might result from the failure of a tower or towers or any other part or parts of the generation and transmission facility. The amount of said policy shall be established as a condition of approval. The CWECS shall be warranted against any system failures reasonably expected in severe weather operation conditions

5. Discontinuation and Decommissioning.

- A. CWECS shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Village of Callaway Zoning Administrator outlining the steps and schedule for returning the CWECS to service.

All CWECS and accessory facilities shall be removed four (4) feet below ground level within ninety (90) days of the discontinuation of use. This period may be extended by the Zoning Administrator following a written request by an agent of the owner of the CWECS.

- B. Each CWECS shall have a decommissioning plan outlining the anticipated means and costs of removing CWECS at the end of the serviceable life or upon becoming a discontinued use. The cost estimates shall be made by a competent party, such as a profession engineer, a contractor capable of decommissioning, or a person with suitable expertise or experience with decommissioning.
- C. At the end of the aggregated project's useful life, the entire site shall be restored in accordance with the requirements of this condition within eighteen (18) months.

6. Noise

No CWECS shall exceed 60 dBA at the nearest structure occupied by humans. In the event of periods of severe weather, as defined by the United States Weather Service, a CWECS may exceed 60 dBA.

(ORD. #C, 2018)

6.6 COMMUNICATION TOWERS.

A. Tower, Communication: Shall mean any structure that is designed, constructed or used for the primary purpose of supporting one or more cellular antennas, including self-supporting lattice towers, guyed towers, monopole towers, or towers designed and intended to visually obscure or conceal the cellular antennas and/or tower. The term encompasses personal wireless service facilities including microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers and alternative tower structures.

B. Communication towers are best suited to be located within rural agricultural areas, beyond the Corporate Limits, within the One-Mile Planning Jurisdiction of the Village, but not in areas that would prohibit, residential, commercial and/or industrial development/growth and/or placement of pertinent public uses. Communication towers are recommended to be included in A-1 Agricultural and I-1 Industrial Districts as a Special Use. This will provide the Planning Commission and Village Board of Trustees the ability to review and discuss the various issues associated with the potential Communication Tower and, in turn, set specific restrictions for such development.

C. The following are minimum standards for consideration of approving the Special Use in the AG Agricultural District and to guide the potential installation of the Communication tower:

- 1. The maximum height of the tower is limited by the Zoning District in which the tower is located.**
- 2. The tower shall be setback from the property line 1.1 times the total height of the communication tower. This will prevent the tower from falling or collapsing on structures located on adjacent property, or within the right-of-way of an adjacent street, county road or highway.**
- 3. Sites for communication towers shall not be located in areas with predominantly residential uses, environ-mentally sensitive areas, entryway corridors, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs and approach paths of run-ways, and other sensitive areas.**

4. In any zoning district, a Special Use Permit may be issued to co-locate additional antennas on an existing communication tower, camouflaged facility, water tower or rooftop facility, or facility subject to the following, if the application does not exceed the permitted height in the district, and will have minimal adverse effect on the surrounding property, entryway corridors to the Village, landmarks or designated landmark districts, or properties listed or eligible to be listed on the National Register of Historic Places.

(ORD. #C, 2018)

ARTICLE 7

PARKING REGULATIONS

7.1 GENERAL PROVISIONS

1. All buildings and structures erected, and all uses of land in all districts established after the effective date of this Ordinance shall provide accessory parking and loading facilities as required under this section.
2. All off-street parking spaces required by this Ordinance shall be located on the same lots as the use it serves.
3. Owners of two or more uses or parcels of land may agree to jointly utilize the same parking spaces provided that satisfactory legal evidence is presented in the form of deeds, leases, or contract documents to establish such a joint area of use.
4. All yard area including driveways, except the required front yard for residential uses may be used for off-street parking. Garages and driveways may be considered as off-street parking spaces.
5. A plan, drawn to scale, indicating how the off-street parking and loading requirements are to be met, shall accompany an application for a building certificate. The plan shall show all elements necessary to indicate that the requirements are being fulfilled.

7.2 OFF-STREET PARKING REQUIREMENTS

At the time of construction, alteration or enlargement of a structure or building or change in the use of land, off-street parking spaces and loading areas shall be provided, constructed, and maintained for all uses as follows:

<u>Use</u>	<u>Minimum Number of Parking Spaces</u>
1. Residential	
Single family, two-family dwelling	2 per dwelling unit
Apartments	
Efficiency and one-bedroom	1 per dwelling unit
Two-bedrooms	1 ½ per dwelling unit
Three or more bedrooms	2 per dwelling unit
2. Mobile Trailer Park	2 per trailer unit
3. Hotel and Motel	1 per rental unit plus 1 for every 4 employees
4. Hospitals, nursing homes, rest homes, or similar uses	1 for every 2 ½ patient beds and 1 for each staff and employee on the largest shift
5. Places of public assembly such as auditoriums, theaters, stadiums, community halls, churches, etc.	1 for every 4 seats
6. Bowling Alley	2 for each alley
7. Retail sales department stores, restaurants, taverns, grocery stores, etc.	1 per 200 square feet of floor area as determined by exterior wall dimensions
8. Professional office establishments	1 per 500 square feet of floor area as determined by exterior wall dimensions
9. Manufacturing, wholesale warehouse and similar uses	1 for every 2 employees on the largest working shift

7.3 OFF-STREET LOADING REQUIREMENTS

At the time of construction, alteration or enlargement of any structure or building except residences and farms having an aggregate gross floor area of 5,00 square feet or more, off-street loading areas shall be provided and maintained for all uses as follows:

<u>Number</u>	<u>Loading Area</u>	<u>Gross Floor Area</u>
1. One	500 square feet	For every 5,000 to 20,000 square feet
2. One	500 square feet	For every 20,000 square feet or fraction thereof

ARTICLE 8

ACCESSORY USES AND SUPPLEMENTAL REGULATIONS

8.1 ACCESSORY BUILDING

Buildings and structures may be erected and land may be used for purposes which are clearly incidental to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging, unhealthful or disturbing to adjacent property, or the users thereof, and shall be on the premises of the main use.

Any accessory building shall have a minimum setback of three (3) feet and all garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. Attached garages are considered part of principal building.

8.2 HOME OCCUPATIONS

An occupation or activity carried on within the dwelling or accessory building by a member of the family residing on the premises, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character nor infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes.

The following conditions and restrictions shall apply to such customary home occupations:

- a. The primary use of the building or structure in which the occupation is situated shall clearly be the dwelling used by the person as his private residence.
- b. No assistant other than an immediate member of the family household shall be employed, and signs and displays shall be limited to one (1) non-illuminated sign not exceeding one (1) square foot in area.
- c. No equipment or machinery shall be used in such activities that is perceptible off the premises by reason of noise, smoke, odor, dust, radiation, electrical interference or vibration. Parking shall be handled in such a manner as to not impede or hinder traffic on any public right of way.

8.3 MANUFACTURED HOMES: All manufactured homes located outside mobile home parks shall meet the following standards:

- 8.31 The home shall have no less than nine hundred (900) square feet of floor area.
- 8.32 The home shall have no less than an eighteen (18) foot exterior width.
- 8.33 The roof shall be pitched with a minimum vertical rise of two and one-half (2 ½) inches for each twelve (12) inches of horizontal run.
- 8.34 The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single family construction.
- 8.35 The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile or rock.
- 8.36 The home shall have wheels, axles, transporting lights and removable towing apparatus removed.
- 8.37 Nothing in this Article shall be deemed to supersede any valid restrictive covenants of record.
- 8.38 The home must meet building code requirements adopted by the Village.

8.4 YARD REGULATIONS:

8.41 FRONT YARDS: The front yards heretofore established shall be adjusted in the following cases:

Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets is developed and the buildings on this side of a block have observed a front yard greater in depth than herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings provided that no building shall be required to have a front yard setback of more than fifty (50) feet.

Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets is developed with buildings that have a front yard less than the required, new buildings shall not be erected closer to the street than the nearest building on the block.

8.42 STRUCTURAL PROJECTIONS: The ordinary projections of chimneys and flues, buttresses, eaves, overhangs, open-unenclosed steps or stoops up to 5' in height may extend into required yards for a distance of not more than two (2) feet in the required side yard and not more than five (5) feet in the required front yard.

8.5 EXCEPTIONS TO HEIGHT REGULATIONS: The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy and agricultural structures.

8.6 EXCEPTION TO LOT SIZE REQUIREMENTS: If, at the time of passage of this article, a lot or the aggregate of contiguous lots or land parcels held in a single ownership, has an area or dimension which does not meet the lot size requirements of the district in which the property is located, the lot or aggregate holdings may be occupied by any use permitted outright in the district subject to the other requirements of the district.

8.7 FENCE REGULATIONS: Fences, Walls and Hedges: Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over three and one half (3 1/2) feet in height. Additionally, no fence, wall or hedge shall exceed two and one half (2 1/2) feet in height when located within the site triangle of a corner lot, see article 8.8. Property owner may be required to obtain a survey by a registered engineer/surveyor to verify the location of the property markers (pins at the four corners of the lot of record), when property is abutting a public right-of-way. The following regulations shall apply to the construction of fences:

1. No solid fence shall be constructed closer to the street than the property line. No fence shall be closer than two (2) feet to the sidewalk.
2. No fence erected in a required front yard shall materially obstruct public view. Permitted types of fences shall include split rail, chain link, or other similar material. No component of a front yard fence shall exceed three and one half (3 1/2) feet in height, nor shall any structural member exceed thirty-six (36) inches in cross-sectional area.
3. No fence shall be constructed which will constitute a traffic hazard or obstruct views at an intersection of streets or a street and alley.

4. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
5. No fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
6. All fences shall conform to the construction standards of the building code and other applicable municipal ordinances.
7. In commercial and industrial districts, maximum height of fences shall be eight (8) feet. When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his/her discretion, may allow greater heights.
8. The good side of a fence (such as, but not limited to, a “stockade fence”) shall face to the outside of the property.
9. All fences constructed within the Corporate Limits of Callaway shall comply with the provisions of this section and obtain a building permit.

(ORD. #C, 2018)

8.8 ACCESSORY DWELLING UNITS (ADU’s)

An Accessory Dwelling Units (ADU’s), including accessory suites and garden cottages (garden cottages include tiny houses on wheels and permanent foundations) are allowed in certain situations to 1) create new housing while respecting the look and scale of single-dwelling development; 2) provide housing that responds to changing family needs, smaller households, and increasing housing costs; and 3) provide accessible housing for seniors and persons with disabilities.

1. Eligibility. An ADU may be added to a lot or parcel where a single family dwelling already exists on any AG, AGR, R-1 or R-2 zoned lot.

2. Number of ADU’s Permitted per Lot of Record.

a. One ADU is permitted per residentially zoned lot.

3. Creation. An ADU may be created through new construction, conversion of an existing structure, or an addition to an existing structure.

4. Approval. Applications for ADU's must meet the following criteria. Requests to adjust these standards are handled through a building permit application process.

a. The applicant must demonstrate that the ADU complies with all development and design standards of this section.

b. The applicant must demonstrate that the proposed modifications comply with applicable building and fire safety codes

5. Occupancy and Use. Occupancy and use standards for an ADU shall be the same as those applicable to the single family dwelling that exists on the same lot.

6. Design. Design standards for ADU's are as follows:

a. **All ADUs** (accessory suites and garden cottages) must meet the following requirements:

1. **Size.** An ADU may be no more than 800 square feet or the size of the existing single family dwelling, whichever is less.

2. **Parking.** No additional parking is required for an ADU. Existing required parking for the primary dwelling must be maintained or replaced on-site.

b. **Accessory suites** must meet the following additional requirements:

1. **Location of entrances.** Only one entrance may be located on the facade of the single family dwelling facing the street, unless the dwelling contained additional entrances before the accessory suite was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.

2. **Exterior stairs.** Fire escapes or exterior stairs for access to an upper level accessory suite shall not be located on the front of the single family dwelling.

c. **Garden cottages** must meet the following additional requirements:

1. **Height.** The maximum height allowed for a garden cottage is the lesser of [20-25] feet or the height of the primary dwelling.

2. **Building setbacks.** Garden cottages must be located at least six feet behind the primary dwelling, unless the garden cottage is in an existing detached structure that does not meet this standard.

3. Size of Building. The square footage of a garden cottage may not be larger than the square footage of the first floor of the primary dwelling.

4. Yard setbacks. No portion of an existing building that encroaches within a required yard setback of the Zoning District in which the existing single family dwelling exists, may be converted to or used as a garden cottage unless the building complies with setback exemptions (ie. for garages, properties abutting alleys...) available elsewhere in this Ordinance.

d. **Design Compatibility:** *(Tiny Houses on wheels, parked no longer than 18 (eighteen) months and under 18' average height are exempt from these requirements.)*

1. Exterior finish materials. Exterior finish materials must visually match in type, size and placement, the exterior finish materials of the primary dwelling.

2. Roof pitch. The roof pitch must be the same as the predominant roof pitch of the primary dwelling.

3. Windows. If the street-facing façade of the ADU is visible from the street, its windows must match, in proportion and orientation, the windows of the primary dwelling.

4. Eaves. If the primary dwelling has eaves, the ADU must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required for the ADU.

(ORD. #C, 2018)

ARTICLE 9

BOARD OF ZONING ADJUSTMENT

9.1 CREATION, MEMBERSHIP

The Village Board of Zoning Adjustment is hereby created and shall be known as the Village Board of Zoning Adjustment. The members of said board shall be appointed by the Village Board.

One (1) member only of said board shall be appointed from membership of the Planning Commission and the loss of membership on the planning commission by such member shall also result in the immediate loss of membership on the Village Board of Zoning Adjustment.

Said board shall consist of five regular members, plus one additional member designated as an alternate who shall attend and serve only when one of the regular members is unable to attend for any reason, each to be appointed for a term of three (3) years and removable for cause by the Village Board upon written charges and after public hearings. Vacancies shall be filled for the unexpired terms of any member whose terms becomes vacant.

9.2 MEETINGS

Meetings of the Board of Zoning Adjustment shall be held at the call of the chairperson and at such times as the Board may determine. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Village Clerk and shall be a public record.

9.3 INTERPRETATIONS AND VARIANCES

9.31 The Board of Adjustment shall, subject to appropriate conditions and safeguards as specified in these regulations, have the following powers (Ref. 23-168.01 R.S. Neb.):

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official or planning commission based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures;

2. To hear and decide, in accordance with the provisions of any regulation, requests for interpretation of any maps, or for decisions upon other special questions upon which the Board is authorized by any such regulation to pass; and
3. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of adoption of the Zoning Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any enacted regulation under this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of such property, to authorize, upon appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardships, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of these zoning regulations, but no such variance shall be authorized unless the Board finds that:
 - a. The strict application of the regulation would produce undue hardship;
 - b. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
 - c. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; and
 - d. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.

9.32 No variance shall be authorized unless the Board finds that the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonable practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations.

9.33 In exercising the above-mentioned powers such Board may, in conformity with the provisions of said sections, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as shall be proper, and to that end shall have all the powers of the officer from whom the appeal is taken. The concurring vote of four (4) members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such regulation or to effect any variation in such regulation.

9.4 PROCEDURES FOR REQUESTING A VARIANCE

The procedures to be followed by the Board of Zoning Adjustment shall be as follows.

9.41 Appeals to the Board may be taken by any person aggrieved or by any officer, department, governmental agency affected by any decision of the zoning administrator. Such appeal shall be made within ten (10) days from the date of decision by any county officer or department. The appeal filed in writing shall define the appeal being requested and the grounds therefor. The officer from whom the appeal is taken shall forthwith transmit to the Zoning Board of Adjustment all the paper constituting the record upon which the action appealed from was taken.

9.42 The chairperson of the Board shall set a hearing within thirty (30) days of receipt of the appeal. The time, date, place of the hearing, and description of the request shall be published in a local newspaper of general circulation ten (10) days prior to the actual hearing. The Board shall also notify the interested parties in the case of the hearing date, time and place.

9.5 APPEALS FROM THE BOARD OF ZONING ADJUSTMENT

Any person or persons, jointly or separately, aggrieved by any decision of the Board of Zoning Adjustment, or any officer, departments, board or bureau of the Village, may seek review of such decision by the district court for the Village in the manner provided by the laws of the State and particularly by Section 23-168.04.

ARTICLE 10

ADMINISTRATIVE PROVISIONS, ENFORCEMENT AND FEES

10.1 ENFORCEMENT

10.11 ZONING ADMINISTRATOR: This ordinance shall be enforced and administered by a Zoning Administrator who shall be appointed by the Village Board and who may be provided with the assistance of such other persons as the Village Board may direct in order to carry out the following duties and responsibilities:

1. Approve and issue all building permits and occupancy certificates when compliance is made with this ordinance.
2. Conduct inspections of buildings, structures and uses of land to determine compliance with the provisions of this ordinance.
3. Receive, file and forward to the Board of Zoning Adjustment the records in all appeals for variances.
4. Maintain permanent and current records of the Zoning Ordinance including but not limited to, all zoning maps, amendments, special use permits, variances, appeals and applications thereof and records of hearings thereon.
5. Prepare and have available in book, pamphlet or map for each year.
 - a. The compiled text of the Zoning Ordinance and amendments thereto, including all amendments adopted through the preceding December 31; and
 - b. A zoning map or maps, showing the zoning districts, divisions and classifications in effect on the preceding December 31.
6. Whenever the Zoning Administrator shall find that any of the provisions of this ordinance have been or are being violated, he/she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He/she may order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings, structures or additions or alterations thereto; discontinuance of any illegal work being done; or take any other appropriate action authorized by this ordinance to insure compliance with, or to prevent violation of, its provisions.

10.2 BUILDING PERMITS REQUIRED

10.21 GENERAL: No building or other structure shall be erected, moved, added to, or structurally altered without a building permit first having been issued by the Zoning Administrator. No building permit shall be issued unless the proposed construction or use is in conformance with all of the provisions of this ordinance and with all other applicable codes, regulations and laws of the Village of Callaway and with all orders, and variances lawfully issued by the Board of Adjustment. A building permit shall not be required for agricultural (nonresidential) buildings or structures in the AG Agricultural Districts or for improvements which have a value of one thousand dollars (\$1,000) or less. Construction must begin within ninety (90) days of issuance of the permit. The building permit will be valid for a period of two (2) years.

10.22 APPLICATION FOR BUILDING PERMIT: All applications for a building permit shall be accompanied by a plot plan showing the location, ground area, height and bulk of all present and proposed structures, additions, parking areas and site improvements; the actual dimensions and shape of the lot lines; the uses to be built upon; the building lines in proposed structures or additions; and any other reasonable and pertinent information as may be required by the Zoning Administrator or the proper enforcement of this ordinance.

10.23 APPROVAL OR DISAPPROVAL OF PERMIT: The Zoning Administrator shall examine all applications for building permits, including plans, specifications and documents filed therewith and shall either approve or disapprove such application within thirty (30) days of receipt of same. Upon approval and receipt of required fees, the Zoning Administrator shall promptly issue the building permit and shall affix his/her signature to the permit and the plans and mark the plans "Approved." Upon disapproval of the application, the Zoning Administrator shall refuse to issue the permit and shall state in writing on the plans the reasons for disapproval, affix his/her signature and mark the plans "Disapproved."

10.24 APPEAL FROM APPROVAL OR DISAPPROVAL: An appeal from approval or disapproval of any application shall be made to the Board of Adjustment in writing within ten (10) days after the determination of the Zoning Administrator has been filed.

10.3 CERTIFICATION OF OCCUPANCY REQUIRED

10.31 GENERAL: No building, structure or land shall be used or occupied, in whole or in part, nor shall any change made in the use or type of occupancy of an existing building or structure requiring a building permit, nor shall any change be made in the use of land, except to any use which is primarily agricultural, unless a certificate of occupancy shall be issued by the Zoning Administrator in accordance with this ordinance.

10.32 TEMPORARY CERTIFICATE: Upon request, the Zoning Administrator may issue a partial certificate of occupancy for a period not to exceed ninety (90) days, for a building or structure or part thereof, before the entire work covered by the building permit shall have been completed, provided such portion or portions as have been completed may be occupied safely without endangering life or the public welfare.

10.33 APPLICATION FOR CERTIFICATE OF OCCUPANCY: All applications for certificate of occupancy shall be made by the owner of his agent and shall be accompanied by an affidavit of the owner, registered architect, licensed professional engineer, or superintendent of construction who shall state that he has examined the approved plans of the structure, that said structure has been erected in accordance with the approved plans and that it complies with this ordinance and all local code and resolutions/ordinances governing building construction. The application and affidavit shall be filed with the Zoning Administrator.

10.34 ISSUANCE OF CERTIFICATE OF OCCUPANCY: Before issuing a certificate of occupancy, the Zoning Administrator shall examine all buildings, structures or sites for which an application has been filed for a building permit to construct, enlarge, alter, repair, remove, demolish, or change the use or occupancy. The Zoning Administrator shall maintain a record of all examinations and inspections, together with a record of findings of violations of the law.

10.35 A certificate of occupancy shall be deemed to authorize, and is required for, both initial and continued occupancy and use of the building or land to which it applies, and shall continue in effect so long as such building or land is used as authorized in the certificate of occupancy.

10.4 SCHEDULE OF FEES

10.41 The schedule of fees shall be established for this Zoning Ordinance by the Village Board. The schedule of fees shall be posted in the office of the Zoning Administrator and may be altered or amended only by the Village Board. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

ARTICLE 11

AMENDMENT

11.1 GENERAL

The Village Board may from time to time supplement, change or generally revise the boundaries or regulations contained in this ordinance. A proposal for such amendment may be initiated by the Village Board, Planning Commission or upon application of the owner of the property affected. A filing fee established by the Village Board is required for each application to be considered by the Planning Commission.

11.2 SUBMISSION TO PLANNING COMMISSION

All such proposed amendments shall first be submitted to the Planning Commission for recommendation and report. Upon the development of tentative recommendations, the Planning Commission shall hold a public hearing thereon and shall cause an accurate written summary to be made of proceedings, and shall give notice in like manner as that required for the original zoning recommendations. Such notice shall fix the time and place for such hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary of any district.

If such proposed amendment is not a general revision of an existing provision of this ordinance, and will affect specific property, it shall be designated by legal description and general street location and in addition to such publication notice, written notice of such proposed amendment shall be mailed to all owners of lands located within three hundred (300) feet of the area proposed to be altered and an opportunity granted to interested parties to be heard.

11.3 AMENDMENT CONSIDERATION AND ADOPTION

The procedure for the consideration and adoption of any such proposed amendments shall be in like manner as that required for the consideration and adoption of the ordinance except herein before or herein after modified. For action on zoning amendments, a quorum of the Planning Commission is more than one-half (½) of all the members. A vote either for or against an amendment by a majority of all the Planning Commission members present constitutes a recommendation of the commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend.

When the Planning Commission submits a recommendation of approval or disapproval of such amendment, the Village Board, if it approves such recommendation, may either adopt such recommendation by ordinance or take no further action thereof as appropriate. In the event the Planning Commission submits a failure to recommend, the Village Board may take such action as it deems appropriate. Upon receipt of a recommendation of the Planning commission which the Village Board disapproves, the said governing body shall return such recommendation to the Planning Commission with a statement specifying the basis for disapproval, and such recommendation shall be considered in like manner as that required for the original recommendation returned to the Planning Commission. If such amendment shall affect the boundaries of any district, the ordinance shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the ordinance incorporating the same and reincorporate such Map as amended.

11.4 PROTEST

Regardless of whether or not the Village Board approves or disapproves a proposed zoning amendment or fails to recommend, if a protest against such amendment be filed in the office of the Village Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to said publication notice, duly signed and acknowledged by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending one hundred (100) feet therefrom, or of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such amendments shall not become effective except by the favorable vote of two-thirds (2/3) majority of the Village Board.

ARTICLE 12

COMPLAINTS, PENALTIES, REMEDIES

12.1 COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator. He/she shall record properly such complaint, immediately investigate, and take action thereon as provided by these regulations.

12.2 PENALTIES

The owner or agent of a building or premises in or upon which a violation of any provisions of this ordinance has been committed or shall exist or lessee or tenant of an entire building or entire premises in or upon which such violation shall exist, shall be guilty of a Class V misdemeanor. Each and every day that such violation continues after notification shall constitute a separate offense.

Nothing herein contained shall prevent the Village from taking such other lawful action as is necessary to prevent or remedy any violation.

12.3 REMEDIES

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 these regulations the appropriate authorities of the Village 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 or land; or to prevent any illegal act, conduct, business or use in or about such premises.

ARTICLE 13

LEGAL STATUS PROVISIONS

13.1 SEPARABILITY

Should any article, section or provisions of these regulations be declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of this ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

13.2 PURPOSE OF CATCH HEADS

The catch heads appearing in connection with the foregoing sections are inserted simply for convenience, to serve the purpose of any index and they shall be wholly disregarded by any person, officer, court or other tribunal in construing the terms and provisions of these regulations.

13.3 REPEAL OF CONFLICTING ORDINANCES

All other ordinances and regulations in conflict with this ordinance are hereby repealed to the extent necessary to give these regulations full force and effect.

13.4 EFFECT DATE

This ordinance shall take effect and be in force from and after its passage and publication according to law.