

## ORDINANCE NO. 698

**AN ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA TO AMEND ARTICLE 8, ACCESSORY USES AND SUPPLEMENTAL REGULATIONS, SECTION 8.1, ACCESSORY BUILDING/GARAGES/CARPORTS; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MURRAY, NEBRASKA:**

**Section 1.** Article 8, Accessory Uses and Supplemental Regulations, Accessory Building/Garages/Carports, Section 8.1 of the Zoning Regulations of the Zoning Ordinance of the Village of Murray is amended as follows:

### 8.1 ACCESSORY BUILDING/GARAGES/CARPORTS

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 on interior lots

Fifteen (15) feet on corner lots

All garage/carport entrances must have:

Minimum ten (10) feet long drive when garage opening is perpendicular to the access alley; or

Twenty (20) feet perpendicular to the access street; and

Shall not encroach any sidewalks, traffic, line-of-sight, alleys or public property.

Attached garages are considered part of principal building and shall not be considered accessory buildings.

Accessory buildings including garages/carports shall not exceed:

Thirty (30) feet in height, or

The height of the principal permitted building, whichever is greater.

The maximum floor area of one of the accessory buildings shall be:

Less than 2 acre parcel:	2,000 sq ft maximum floor area
Over 2 acre parcel:	3,000 sq ft maximum floor area
Over 3 acre parcel:	3,500 sq ft maximum floor area
Over 4 acre parcel:	4,000 sq ft maximum floor area
Over 5 acre parcel:	4,500 sq ft maximum floor area

Accessory buildings on a lot not including owner's primary residence will adhere to the maximum floor area based on the parcel size as described

Additional Accessory buildings:

Less than 2 acre parcels: Maximum of two (2) accessory buildings;  
2<sup>nd</sup> shall be 240 sq ft maximum floor area  
Not required to be built in any particular order.

More than 2 acre parcels: Maximum of three (3) accessory buildings;  
2<sup>nd</sup> shall be 1,000 maximum floor area  
3<sup>rd</sup> shall be 240 maximum floor area  
Not required to be built in any particular order.

AGR zoning in the ETJ: No limit on number of accessory buildings.

The minimum distance between accessory buildings shall be five (5) feet.

**Section 2.** All other ordinances or sections passed and approved prior to the passage, approval, and publication or posting of this ordinance and in conflict with its provisions are repealed.

**Section 3.** This ordinance is adopted and published in pamphlet form and shall take effect and be in full force from and after its passage, approval and publication or posting as required by law.

Passed and approved this 9<sup>th</sup> day of SEPTEMBER 2025.

  
\_\_\_\_\_  
Jeff Anderson  
Chairman of the Board of Trustees

ATTEST:

  
\_\_\_\_\_  
Shelli S. Hayes, Village Clerk

Publication Date: SEPTEMBER 16, 2025

(SEAL)

## ORDINANCE RECORD

### ORDINANCE # 698

#### 1 READING

Chairman Anderson introduced and read by title Ordinance # 698.

TRUSTEE BARTLETT moved, seconded by TRUSTEE SCHROEDER that the statutory rule requiring reading on three different days be suspended so that Ordinance # 698 be introduced, read by title, and adopted (3/4 vote required).

The following BOARD OF TRUSTEES voted: AYES:

BLESSING, FLAK, SCHROEDER, BARTLETT,  
ANDERSON; MOTION CARRIED.

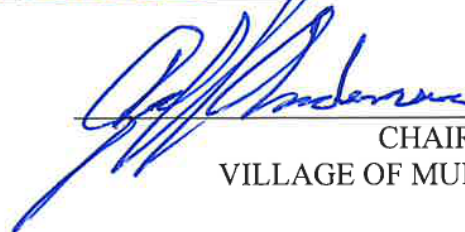
Chairman Anderson raised the question "Shall Ordinance # 698 be adopted as read by title?" TRUSTEE SCHROEDER moved, seconded by TRUSTEE FLAK that said Ordinance #698 be adopted, published, or posted as required by law.

The following BOARD OF TRUSTEES voted: AYES:

BLESSING, FLAK, SCHROEDER, BARTLETT,  
ANDERSON; MOTION CARRIED.

Upon passage and adoption having been concurred in by majority vote of the Board of Trustees, the Chairperson declared the Ordinance adopted. A true and correct copy of the Ordinance is attached.

DATED THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2025.

  
CHAIRMAN  
VILLAGE OF MURRAY

ATTEST:

  
VILLAGE CLERK

(SEAL)

**CERTIFICATION OF PASSAGE**

**ORDINANCE #698**

STATE OF NEBRASKA  
COUNTY OF CASS  
VILLAGE OF MURRAY

I, Shelli S. Hayes, Village Clerk of the Village Of Murray, Cass County Nebraska, hereby certify that a true and exact copy Ordinance #698 as attached herewith, was passed and approved on the 9<sup>TH</sup> day of SEPTEMBER, 2025, and has been published in a legal newspaper, the Omaha World Herald as per the attached **affidavit of publication**, OR posting as required by law. Posting sites: Cornerstone Bank, Murray Post Office, Murray Municipal Building.

Posted this 11<sup>TH</sup> day of SEPTEMBER, 2025.

  
Shelli S. Hayes, Village Clerk

(SEAL)

VILLAGE OF MURRAY  
NOTICE OF PUBLICATION OF  
ORDINANCE IN PAMPHLET FORM

On the 9th day of September, 2025, the Village of Murray Board of Trustees adopted an ordinance entitled:

ORDINANCE NO. 698

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA, ARTICLE 8, ACCESSORY USES AND SUPPLEMENTAL REGULATIONS, SECTION 8.1, ACCESSORY BUILDING/GARAGES/CARPORTS; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.

Said Ordinance was published in pamphlet form and copies thereof are available at the office of the Village Clerk, 106 W Main Street, Murray, Nebraska.

Shelli S. Hayes, Village Clerk