

ORDINANCE NO. 703

AN ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA TO AMEND THE FOLLOWING ZONING REGULATIONS BY DELETING THE SAME IN THEIR ENTIRETY AN SUBSTITUTING THE FOLLOWING PARAGRAPH 3.3, DWELLING, OF GENERAL DEFINITIONS; PARAGRAPH 5.18 MINIMUM YARD REQUIREMENTS; PARAGRAPH 5.19 RELATED TO FENCE HEIGHT REGULATIONS IN AGR ZONING DISTRICT; PARAGRAPH 5.31 ENTITLED "INTENT" OF SECTION 5.3 "R-1 RESIDENTIAL SINGLE FAMILY DISTRICT;" PARAGRAPH 5.41 ENTITLED "INTENT" OF SECTION 5.4 "R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.51 ENTITLED "INTENT" OF 5.5 "R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.36 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-1 RESIDENTIAL SINGLE FAMILY DISTRICT; PARAGRAPH 5.46 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 5.56 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 8.2 HOME OCCUPATIONS; PARAGRAPH 8.5 EXCEPTIONS TO HEIGHT REGULATIONS; PARAGRAPH 10.21 RELATED TO BUILDING PERMITS; TO REPEAL ALL ORDINANCES IN CONFLICT; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; AND TO PROVIDE AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MURRAY, NEBRASKA AS FOLLOWS:

Section 1. To amend the following Zoning Regulations by deleting the same in their entirety and substituting the following:

a. Paragraph 3.3 General Definitions

DWELLING: Any building or portion thereof which is designated and used exclusively for residential purposes, but does not include and are prohibited: campers, recreational vehicles (RVs), garages, garden sheds, tents, or any other accessory structure not on a permanent foundation.

b. Paragraph 5.18 Minimum Yard Requirements

5.18 MINIMUM YARD REQUIREMENTS

Measurements are from existing right-of-way (from center of road or highway)

	<u>Residential House</u>	<u>Accessory Building</u>
Front Yard:	120'	120'
Rear Yard:	25'	15'
Side Yard:	25'	15'
Height:	40'	65'

- c. Paragraph 5.19 Related to Fence Height Regulations in AGR Zoning District

5.19 AGR FENCE REGULATIONS

Fences within AGR Agriculture Residential District shall be in conformance with the provisions of Article 8.9 of this ordinance.

- d. Paragraph 5.31 Entitled “Intent” of Section 5.3 “R-1 Residential Single Family District”

5.31 INTENT

(A) This district is intended to provide for residential uses consisting primarily of single family dwelling units and accessory structures by also including the permitted uses set forth in Section 5.32 below.

(B) Each separate residential structure within this district shall be situated on a separate and single subdivided lot or parcel of record.

- e. Paragraph 5.41 Entitled “Intent” of Section 5.4 “R-2 Residential Single and Multifamily District”

5.41 INTENT

(A) It is the intent of this district to provide for single and multifamily residential uses and development of residential dwellings at higher densities. R-2 Residential Districts should be located in a manner to buffer lower density R-1 Residential Districts from more intensive commercial and industrial districts and in locations suited for multifamily uses.

(B) Each separate residential structure within this district shall be situated on a separate and single subdivided lot or parcel of record.

- f. Paragraph 5.1 Entitled “Intent” of 5.5 “R-3 Residential Mobile Home/single and Multifamily District”

5.51 INTENT

(A) It is the intent of this district to provide for single and multifamily residential uses and development of residential dwellings including mobile homes and mobile home parks. 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.

(B) Each separate primary residential structure within the district shall be situated on a separate and single subdivided lot or parcel of record, unless mobile or manufactured

homes in accordance with provisions of Article 8.7 and Article 8.3.

g. Paragraph 5.36 Entitled “Maximum Height and Minimum Area Regulations” for R-1 Residential Single Family District. The maximum height limitations remain the same and the minimum area shall be amended as follows.

5.36 MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS

Amend or add a Minimum Ground Floor square footage requirement

Single Family Dwelling	900
Two Family Dwelling	1,500
Other Permitted Uses	900
Multifamily	1,500 per family

f. Paragraph 5.46 Entitled “Maximum Height and Minimum Area Regulations” for R-2 Residential Single and Multifamily District. The maximum height limitations remain the same and the minimum area shall be amended as follows.

5.46 MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS

Amend or add a Minimum Ground Floor square footage requirement

Single Family Dwelling	900
Two Family Dwelling	1,500
Multifamily	1,500 per family
Other Permitted Uses	900

g. Paragraph 5.56 Entitled “Maximum Height and Minimum Area Regulations” for R-3 Residential Mobile Home/single and Multifamily District. The maximum height limitations remain the same and the minimum area shall be amended as follows.

5.56 MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS

Amend or add a Minimum Ground Floor square footage requirement

Mobile Home	900
Single Family Dwelling	900
Two Family Dwelling	1,500
Multifamily	1,500 per family
Other Permitted Uses	900

h. Paragraph 8.2 Home Occupations

8.2 HOME OCCUPATIONS

An occupation or activity carried on within the dwelling or one (1) 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:

1. The residential dwelling and accessory building are located on the same lot or parcel;
2. The residential dwelling is the primary residence of the owner or tenant of the lot or parcel;
3. If the home occupation is located inside an accessory building, no provision for parking facilities (lots, spaces, etc.) are to be made for customers, clients, or the general public, other than for the property owner and their immediate family.

The Home Occupation shall have the following characteristics:

1. There shall be no external evidence of the occupation, with the exception of one unlighted nameplate of not more than six (6) square feet in an area attached flat against the building. Additional advertising displays or devices displayed through a window of the building shall not be allowed.
2. The activity shall employ only members of the immediate family of the residence of the dwelling. Said occupation may include caring for not more than six (6) unrelated children at one time for hire or for compensation in accordance with Nebr. R.R.S. 1943, Sec 71-1902, wherein caring for seven (7) or more children requires licensing as a Child Care Center.
3. 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.
4. Parking shall be handled in such a manner as to not impede or hinder traffic on any public right of way.

i. Paragraph 8.5 Exceptions to Height Regulations

8.5 EXCEPTIONS TO HEIGHT REGULATIONS

Any appurtenances rising above the maximum roof line in the Schedule of District Regulations shall require the setback of each side to be increased one (1) foot for each additional one (1) foot the appurtenance rises above the maximum height allowed. Appurtenances shall include but are not limited to church spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, which are usually required to be placed above the roof level and not intended for human occupancy and/or

agricultural structures.

j. Paragraph 10.21 Related to Building Permits

10.21 BUILDING PERMITS GENERAL

(A) 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 Murray and with all orders and variances lawfully issued by the Board of Adjustments.

(B) Pertaining to All Zoning Districts including the ETJ, a building permit shall NOT be required for the following:

1. Garden sheds less than 240 sq ft of floor area.
2. Any improvements valued at less than \$1,000.00.
3. Fence or deck replacement of SAME size, kind/style, and footprint as original structure.
4. Siding replacement unless changing the structure in any way.
5. Roof replacement unless changing the structure in any way.
6. Interior remodel for non-commercial (residential only).
7. Retaining walls

Section 3. All ordinances passed and approved prior to the passage, approval, and publication or posting of this ordinance which are in conflict are repealed.

Section 4. 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 as required by law.

Passed and approved this 14th day of April 2026.



Jeff Anderson, Chair, Board of Trustees

ATTEST:



Shelli Hayes, Village Clerk

Publication Date: APRIL 17, 2026.

ORDINANCE RECORD

ORDINANCE # 703

1 READING

Chairman Anderson introduced and read by title Ordinance # 703.

TRUSTEE BLESSING moved, seconded by TRUSTEE FLAK that the statutory rule requiring reading on three different days be suspended so that Ordinance # 703 be introduced, read by title, and adopted (3/4 vote required).

The following BOARD OF TRUSTEES voted: AYES:

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

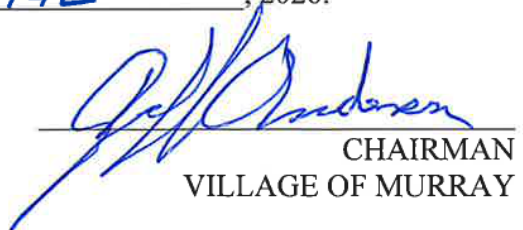
Chairman Anderson raised the question "Shall Ordinance # 703 be adopted as read by title?" TRUSTEE BLESSING moved, seconded by TRUSTEE FLAK that said Ordinance #703 be adopted, published, or posted as required by law.

The following BOARD OF TRUSTEES voted: AYES:

BLESSING, FLAK, SCHROEDER, 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 14TH DAY OF APRIL, 2026.


CHAIRMAN
VILLAGE OF MURRAY

ATTEST:


VILLAGE CLERK

(SEAL)

CERTIFICATION OF PASSAGE

ORDINANCE #703

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 #703 as attached herewith, was passed and approved on the 14TH day of APRIL, 2026, 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 16TH day of APRIL, 2026.


Shelli S. Hayes, Village Clerk

(SEAL)

VILLAGE OF MURRAY
NOTICE OF PUBLICATION OF
ORDINANCE IN PAMPHLET FORM

On the 14th day of April 2026, the Village of Murray Board of Trustees adopted an ordinance entitled:

ORDINANCE NO. 703

AN ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA TO AMEND THE FOLLOWING ZONING REGULATIONS BY DELETING THE SAME IN THEIR ENTIRETY AND SUBSTITUTING THE FOLLOWING PARAGRAPH 3.3, DWELLING, OF GENERAL DEFINITIONS; PARAGRAPH 5.18 MINIMUM YARD REQUIREMENTS; PARAGRAPH 5.19 RELATED TO FENCE HEIGHT REGULATIONS IN AGR ZONING DISTRICT; PARAGRAPH 5.31 ENTITLED "INTENT" OF SECTION 5.3 "R-1 RESIDENTIAL SINGLE FAMILY DISTRICT;" PARAGRAPH 5.41 ENTITLED "INTENT" OF SECTION 5.4 "R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.51 ENTITLED "INTENT" OF 5.5 "R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.36 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-1 RESIDENTIAL SINGLE FAMILY DISTRICT; PARAGRAPH 5.46 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 5.56 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 8.2 HOME OCCUPATIONS; PARAGRAPH 8.5 EXCEPTIONS TO HEIGHT REGULATIONS; PARAGRAPH 10.21 RELATED TO BUILDING PERMITS; 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



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Omaha World Herald** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: pOgXUrpl6Wt24ZKN9ycg | **Proof Updated: Apr. 15, 2026 at 12:01pm CDT**
Notice Name: Ordinance No. 703 Zoning Regulation Amendment

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Shelli Hayes	Omaha World Herald
murrayclerk@murrayvillage.com	
(402) 235-2119	

Columns Wide: 1	Ad Class: Legals
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04/17/2026: Legal Notices	30.54
Online Fee	10.00
Total	\$49.59

VILLAGE OF MURRAY
NOTICE OF PUBLICATION OF
ORDINANCE IN PAMPHLET FORM
On the 14th day of April 2026, the Village of Murray Board of Trustees adopted an ordinance entitled: ORDINANCE NO. 703, AN ORDINANCE OF THE VILLAGE OF MURRAY, NEBRASKA TO AMEND THE FOLLOWING ZONING REGULATIONS BY DELETING THE SAME IN THEIR ENTIRETY AND SUBSTITUTING THE FOLLOWING PARAGRAPH 3.3, DWELLING, OF GENERAL DEFINITIONS; PARAGRAPH 5.18 MINIMUM YARD REQUIREMENTS; PARAGRAPH 5.19 RELATED TO FENCE HEIGHT REGULATIONS IN AGR ZONING DISTRICT; PARAGRAPH 5.31 ENTITLED "INTENT" OF SECTION 5.3 "R-1 RESIDENTIAL SINGLE FAMILY DISTRICT"; PARAGRAPH 5.41 ENTITLED "INTENT" OF SECTION 5.4 "R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.51 ENTITLED "INTENT" OF 5.5 "R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT"; PARAGRAPH 5.36 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-1 RESIDENTIAL SINGLE FAMILY DISTRICT; PARAGRAPH 5.46 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-2 RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 5.56 ENTITLED "MAXIMUM HEIGHT AND MINIMUM AREA REGULATIONS" FOR R-3 RESIDENTIAL MOBILE HOME/SINGLE AND MULTIFAMILY DISTRICT; PARAGRAPH 8.2 HOME OCCUPATIONS; PARAGRAPH 8.5 EXCEPTIONS TO HEIGHT REGULATIONS; PARAGRAPH 10.21 RELATED TO BUILDING PERMITS; 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 2026, (4) 17 - Fridays, ZNEZ