

ORDINANCE NO. 2272

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA TO ENACT THE CITY CODE OF THE CITY OF CRETE, CHAPTER 11, PLANNING AND ZONING; ARTICLE 5, SUPPLEMENTARY REGULATIONS; SECTION 11-533 CREATING REGULATIONS FOR SPECIAL DWELLING UNIT TYPES, SPECIFICALLY SHOUSE HOMES; PROVIDING FOR REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM, AND PROVIDING FOR A TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT

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

Section 1. That Chapter 11, Article 5, Section 11-533 of the Crete Municipal Code be enacted to read as follows:

11-533 Dwelling Units, Special Types

- (a) Shouse: A combination of a dwelling unit and shed under a common or connected roofing system.
 - a. Any residential structure meeting the definition of a Shouse shall meet the following criteria:
 - i. Shouses shall be structurally anchored to a permanent foundation and said foundation shall meet local, state, and/or federal building codes;
 - ii. Shouse homes shall have at least one habitable room with not less than 120 square feet of gross floor area.
 - iii. The living area of a Shouse shall be larger than the attached garage/shop;
 - iv. Ceiling heights shall be a minimum of seven feet in habitable spaces, hallways, bathrooms, and toilet rooms;
 - v. Every dwelling shall have toilet facilities-water closet, lavatory, and a bathtub or shower;
 - vi. Shouses shall have a kitchen area and sink;
 - vii. The unit shall provide heating and cooling systems as required by local, state and/or federal codes;
 - viii. All electrical shall be in compliance with all local, state and/or federal electrical codes;
 - ix. The unit shall meet all egress requirements found in local, state and/or federal codes;
 - x. Any and all extensions of the Shouse shall be structurally designed regarding all attachments and cantilevers;
 - xi. All modifications needed to convert the machine shed/shed/garage into a dwelling unit shall be required to have all modifications designed and engineered by a licensed architect and/or engineer;
 - xii. All items requiring the structure to be structurally designed/modified shall be sealed by a structural engineer;
 - xiii. All structures shall meet the maximum coverage on a lot as any ordinary single-family dwelling.
 - b. Zoning:
 - i. Shouse homes shall be permitted by right in Agriculture Zoning.

- ii. Shouse homes shall be permitted by special exception use in R-1 and R-2 if lot area is three or more acres

Section 2. That the above section shall be codified as part of the Crete City Code as stated herein.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 20. This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the 3rd day of December 2024.

Mayor

ATTEST:

City Clerk

Seal