

ZONING REGULATIONS

400 Attachment 3

City of Kearney

Appendix A Table of Uses by Zoning District

[Ord. No. 1101-2008 §§1–2, 10-20-2008; Ord. No. 1561-2024, 2-20-2024; Ord. No. 1611-2025, 2-18-2025]

Summary Table of Uses											
P - Permitted Use C - Conditional Use	Residential Districts						Commercial Districts			Industrial District	Downtown Overlay
	R-R	R-1, R-1B	R-2	R-3	R-4	R-5	C-O	C-1	C	M	DOD
Residential Use Types											
Assisted living facility				C	P		C	C	C		
Single family house	P	P	P	P							
Duplex			P	P	P						
Town house				P	P						P
Multiplex				P	P			C			P
Multi-family apartment				P	P		C	C	C	C	P
Cluster housing			P	P	P				C		
Group home - Type A	P	P	P	P	P						
Group home - Type B	P	P	P	P	P						
Manufactured home						P					
Mobile home						P					
Modular home						P					
Nursing home			C	C	P		C	C	C		
Congregate care facility				C	C		C	C			
Accessory dwelling unit (internal)											
Accessory dwelling unit (detached)											
Accessory dwelling unit (attached)											
Home occupations, subject to Section 405.190	P	P	P	P	P	P					
Civic Use Types											
Adult day care home	P	P	P	P	P			C			
Animal hospital or clinic, without kennel								P	P	P	
Cemetery										C	

KEARNEY CITY CODE

Summary Table of Uses											
P - Permitted Use C - Conditional Use	Residential Districts						Commercial Districts			Industrial District	Downtown Overlay
	R-R	R-1, R-1B	R-2	R-3	R-4	R-5	C-O	C-1	C	M	DOD
Government offices		C	C	C	C		P	C	P	P	P
College/university facilities					C		P	C	C		P
Community recreation				C	C			C	C		
Open space	P	P	P	P	P			P	P	C	
Park	P	P	P	P	P			P	P	C	
Nursery school	C	C	C	C	C		C	C			
Child care center	C	C		C	C		C	C	C		
Family child care home	P	P	P	P	P	P		C			
Group child care home	C	C	C	C	C			C			
Hospital services							C		P	P	P
Public utilities and facilities	C	C	C	C	C		C		P	P	
Maintenance and service facilities		C	C	C	C		C		P	P	
Postal facilities							C		C	P	P
Primary education facilities	P	P	P	P	P		P	P	P		
Secondary education facilities	P	P	P	P	P		P	P	P		
Places of religious worship	P	P	P	P	P	P	P	P	P	P	P
Public safety facilities	C	C	C	C	C		C	P	P	P	
Cultural facilities	C			C	C		P	P	P	C	P
Hospice care facilities		C	C	C	C		P	P	P		
Commercial Use Types											
Adult entertainment									C		
General office					C		P	C	P	P	P
Automotive washing								C	P	P	
Automotive service station								C	P	P	
Automotive rental services								C	C	C	
Automotive sale services, subject to Section 405.705								C	C	C	
Auto repair services (major)								C	C	P	
Auto repair services (minor)								P	P	P	
Automotive tow lot										C	
Private club		C	C	C	C		C	C	P		P
Athletic and exercise facilities					C		C	C	P	P	
Communication services						P	C	P	P		
Financial services							P	P	P	P	P
Food sales (general)					C		C	C	P		P
Food sales (limited)					C		C	P	P		P

ZONING REGULATIONS

Summary Table of Uses											
P - Permitted Use C - Conditional Use	Residential Districts						Commercial Districts			Industrial District	Downtown Overlay
	R-R	R-1, R-1B	R-2	R-3	R-4	R-5	C-O	C-1	C	M	DOD
Food sales (convenience)					C		P	P	P		P
Funeral services		C	C	C	C		C	P			
Retail services (general)					C		C	C	P	C	P
Retails services (limited)					C		P	P	P		P
Hotels and motels							C	C	P	P	P
Bed and breakfast home or inn	C	C	C	P	P			P			P
Boarding house or lodging house		C	C	C	C			C	C		
Personal improvement services					C		C	P	P		P
Personal services					C		C	P	P		P
Restaurant (fast food)					C		C	C	P		
Restaurant (limited)					P		P	P	P		P
Restaurant (general)					C		P	P	P		P
Other medical services							P	P	P	C	P
Kennels, subject to Section 405.705	C									C	
Marijuana facilities								P	P	P	P
Bar/tavern/cocktail lounge					C		C	P	P		P
Recreation services (indoor)					C		C	P	P	P	P
Recreation services (outdoor)									C	P	
Construction sales and services									C	P	
Landscape sales and services									C	P	
Maintenance and repair services									C	P	
Truck stop									C		
Veterinarian clinic, with outdoor kennels								C	P		
Veterinarian clinic, without outdoor kennels								P	P		
Industrial Use Types											
Custom manufacturing							C		C	P	
Light industrial									C	P	
General industrial										P	
Heavy industrial										C	
Warehousing and distribution									C	P	
Data centers										C	
Camps, travel trailer and RV parks, provided that no camper shall occupy a campground for a period exceeding 60 consecutive days									C	C	
Quarrying, mining or removal of sand, gravel or										C	

KEARNEY CITY CODE

Summary Table of Uses											
P - Permitted Use C - Conditional Use	Residential Districts						Commercial Districts			Industrial District	Downtown Overlay
	R-R	R-1, R-1B	R-2	R-3	R-4	R-5	C-O	C-1	C	M	DOD
stone and the processing of the same, including asphalt and concrete plants, all of which shall be permitted by separate conditional use permits, subject to Section 405.705											
Riding stable and academy, provided no structure housing horses shall be located nearer than 500 feet to the boundary of any residential district with "R" in its title	C									C	
Salvage yard or junk yard, subject to Section 405.705										C	
Self-storage facility, subject to Section 405.705									P	P	
Telecommunication facilities, subject to Section 405.705	C	C	C	C	C		C		C	C	
Other Use Types	R-R	R-1, R-1B	R-2	R-3	R-4	R-5	C-O	C-1	C	M	DOD
Community garden		P	P	P	P		P	P	C	C	P
Agricultural tourist operation										C	
Golf course (not driving ranges or mini golf)		P									
Surface parking				C	C		C	C	C	C	
Parking structures				C	C		C	C	C	C	
Wind energy conversion systems	C	C	C	C	C	C	C	C	C	C	