

# ZONING REGULATIONS

## ADAMS COUNTY, NEBRASKA

2010

UPDATED AND ADOPTED BY ADAMS COUNTY, NEBRASKA

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Prepared By



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ADAMS COUNTY, NEBRASKA  
ZONING RESOLUTION

A resolution, consistent with the Comprehensive Development Plan, adopted for the purpose of promoting health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Adams County, Nebraska, to regulate and restrict the location, height, bulk, number of stories, size of buildings and other structures, including tents, cabins, house trailers, and automobile trailers; the percentage of lot areas which may be occupied, building setback lines; size of yards, courts, and other open spaces; the density of population; the uses of buildings; and the uses of the land for agriculture, forestry, recreation, residence, industry, and trade, after considering factors relating to soil conservation, water supply conservation, surface water drainage and removal, or other uses; to divide the County into districts of such number, shape, and area as may be best suited to carry out the purposes of this resolution to regulate, restrict, or prohibit the erection, construction, reconstruction, alteration or use of non-farm buildings or structures, and the use, conditions of use or occupancy of land in the unincorporated areas of the County; to provide for the adoption of a zoning map; to provide for a board of adjustment, its members, powers, and duties; to provide for off-street parking and loading area requirements; to provide for conditional uses by conditional use permit; to provide for the proper subdivision and development of land, as provided in the Subdivision Regulations; to provide for non-conforming uses, to provide for the administration and the enforcement of these provisions, and for the violations of its provisions and the prescribed penalties, and including among others such specific purposes as:

1. Developing both urban and non-urban areas;
2. Lessening congestion in the streets or roads;
3. Reducing the waste of excessive amounts of roads;
4. Securing safety from fire and other dangers;
5. Lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters;
6. Providing adequate light and air;
7. Preventing excessive concentration of population and excessive and wasteful scattering of population or settlement;
8. Promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provisions for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;
9. Protecting the tax base;
10. Protecting property against blight and depreciation;
11. Securing economy in governmental expenditures;
12. Fostering the County's agriculture, recreation, and other industries;
13. Encouraging the most appropriate use of land in the County; and
14. Preserving, protecting, and enhancing historic buildings, places, and districts, all in accordance with the comprehensive plan.

WHEREAS Nebraska Revised Reissued Statutes, 1943, Sections 23-114 through 23-114.05 and 23-164 through 23-174.06 as amended, empowers the County to adopt a zoning and subdivision resolution and to provide for its administration, enforcement, and amendment; and

WHEREAS, the Adams County Board of Supervisors deem it in the interest of the public health, safety, morals, convenience, order, prosperity, and welfare of said County and its present and future residents; and

WHEREAS, the Adams County Board of Supervisors has adopted a Comprehensive Development Plan pursuant to Neb. R. R. S. 1943, Sections 23-114 through 23-114.03, as amended, and known as Adams County Comprehensive Development Plan, as amended; and

WHEREAS, the Adams County Area Planning Commission has recommended the division of the unincorporated areas of the County into districts and recommended regulations pertaining to such districts consistent with the adopted Comprehensive Development Plan based on a future land use plan for Adams County designed to lessen congestion on roads and highways, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to conserve agricultural land and values, to facilitate sewerage, schools, parks, and other public needs; and

WHEREAS, the Adams County Area Planning Commission has given reasonable consideration, among other things, to the prevailing agricultural and rural characteristics now predominant in the County, to the character of the districts and their peculiar suitability for the particular permitted uses, with a reasonable understanding of the objective to conserve the value of lands and improvements while encouraging the development of the most appropriate uses of land throughout the County; and

WHEREAS, the Adams County Area Planning Commission has made a preliminary report, held public hearings, submitted its recommended final report to the County Board of Supervisors; and the County Board of Supervisors have given due public notice of hearings relating to the Comprehensive Development Plan, to the zoning districts, regulations, subdivision regulations, and restrictions, and has held such public hearing; and

WHEREAS, The Adams County Board of Supervisors have deemed it necessary to adopt the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations, and restrictions for the purpose of the conservation of the existing rural agricultural developments and land uses, of providing for the harmonious development and orderly expansion of urban areas radiating outwardly from existing rural communities, for the orderly extension and planned arrangements of county roads, utilities, for adequate sanitary facilities, for safe and health drinking water, and for reducing flood damage potentials; and

WHEREAS, the requirements of Neb. R.R.S. 1943, Section s 23-114 through 23-124.05, Sections 23-164 through 23-174, and Section 23-174.02, as amended, with regard to the recommendations of the Planning Commission, the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations and restrictions and the subsequent action of the Adams County Board of Supervisors have been met;

NOW THEREFORE BE IT RESOLVED BY THE COUNTY BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA.

**ARTICLE 1: TITLE, INTENT AND PURPOSE**

**Section 1.01 Short Title**

This Resolution shall be known, referred to, and cited as the “Zoning Regulations of the Adams County, Nebraska”.

**Section 1.02 Intent and Purpose**

This Zoning Resolution is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, this Zoning Resolution is adopted in order to achieve the following objectives:

1. To provide a precise plan for the physical development of the County, in such a manner as to achieve, progressively, the general arrangement of land uses depicted in the Comprehensive Plan of the County.
2. To foster a harmonious, convenient, workable relationship among local land uses and a wholesome, serviceable, and attractive living environment.
3. To promote the stability of existing land uses which conform with the objectives and policies of the County’s Comprehensive Plan and to protect them from inharmonious influences and harmful intrusions.
4. To ensure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the County and its citizens.
5. To promote beneficial redevelopment of those areas which exhibit conflicting patterns of use.
6. To prevent excessive population densities and overcrowding of the land with structures.
7. To promote a safe, efficient, and effective traffic circulation system.
8. To protect and promote appropriately located agricultural, commercial and industrial pursuits in order to preserve and strengthen the economic base of the County.
9. To protect and enhance real property values.
10. To facilitate the appropriate location of public facilities and institutions.
11. To conserve the natural and historic assets of the County and to capitalize on the economic and quality of life opportunities offered by its terrain, soils, vegetation and waterways.

**Section 1.03 Jurisdiction**

The provisions of this Resolution shall apply with the unincorporated area of Adams County; except for the corporate limits of the Village of Ayr / Holstein / Juniata / Kenesaw /Prosser / Roseland, Nebraska, and within the territory beyond said corporate limits and said community’s extraterritorial zoning jurisdiction (up to one mile of said corporate limits), as well as the corporate limits of the City of Hastings and within the territory beyond said corporate limits and within two miles, as defined on the Official Zoning Map of Adams County, Nebraska, and as amended.

**Section 1.04 Minimum Requirements, Highest Standard**

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Whenever the provisions of this Resolution require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or structures, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required in any other Resolutions or regulations, the provisions of this Resolution shall govern. Similarly, where the provisions of any other Resolution require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or structures, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required by this Resolution, the provisions of such other Resolution or regulations shall govern.

**Section 1.05 Comprehensive Development Plan Relationship**

These zoning regulations are designed to implement various elements of the Comprehensive Development Plan as required by Nebraska State Statutes. Any amendment to the district regulations or map shall conform to the Comprehensive Development Plan adopted by the governing body.

**Section 1.06 Planning Commission Recommendations**

Pursuant to Section 23-114.01 et. seq., and 19-901 (Nebraska Reissue Revised Statutes, 1943), it shall be the purpose of the Planning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The Commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and the County Board of Supervisors shall not hold its public hearings or take action until it has received the final report of the Commission.

## ARTICLE 2: CONSTRUCTION AND DEFINITIONS

### Section 2.01 Construction and General Terminology

For the purpose of carrying out the intent of this Resolution, words, phrases, and terms shall be deemed to have the meaning ascribed to them. When not inconsistent with the context, words used in the present tense include the future; words in the singular include the plural and those in the plural include the singular; "or" includes "and", and "and" includes "or"; and the masculine gender shall include the feminine.

1. The word "Assessor" shall mean the County Assessor of Adams County.
2. The words "Board" shall mean the Board of Supervisors of Adams County.
3. The words "Board of Supervisors" shall mean the Board of Supervisors of Adams County.
4. The word "Building" includes the word "Structure," but shall not include "Temporary Structures".
5. The word "Commission" shall mean the Adams County Area Planning Commission.
6. The word "County" shall mean Adams County.
7. The words "County Register" shall mean the County Register of Deeds of Adams County.
8. The word "Federal" shall mean the Government of the United States of America.
9. The word "Shall" is mandatory; and the word "may" is permissive.
10. The word "State" shall mean the State of Nebraska.
11. The word "used" includes the words "arranged for, designed for, occupied or intended to be occupied for."
12. The words "Zoning Map" shall mean the Official Zoning Map of Adams County.
13. The word "Resolution" shall mean the Zoning Regulation of Adams County.
14. The word "Comprehensive Plan" shall mean the Adams County Comprehensive Development Plan.
15. The word "regulation" shall mean the Zoning Resolution of Adams County, Nebraska.
16. The words "Board of Zoning Adjustment" shall mean the Adams County, Nebraska Area Board of Zoning Adjustment duly appointed

### Section 2.02 Abbreviations and Acronyms

For purposes of this Resolution, this section contains a listing of abbreviations and acronyms used throughout this document.

1. AU = Animal Unit
2. CAFO = Confined Animal Feeding Operation
3. FCC = Federal Communication Commission
4. FEMA = Federal Emergency Management Agency
5. FT = Foot or Feet
6. GIS = Geographic Information System
7. kV = Kilovolt
8. kW = Kilowatt
9. LFO = Livestock Feeding Operation
10. NDA = Nebraska Department of Aeronautics or successor department
11. NDEQ = Nebraska Department of Environmental Quality or successor department
12. NSFM = Nebraska State Fire Marshall or successor department
13. NHHS = Nebraska Department of Health and Human Services or successor department
14. NDNR = Nebraska Department of Natural Resources or successor department
15. NDOR = Nebraska Department of Roads or successor department
16. R.O.W. = Right-of-Way or Rights-of-Way
17. SF = Square Feet
18. SY = Square Yard
19. USDA = United States Department of Agriculture
20. YD = Yard

**Section 2.03 Definition of Terms**

Words or terms not herein defined shall have their ordinary meanings in relation to the context of this Resolution. For purposes of this Resolution, certain words and terms used herein are defined as follows:

**ABANDONMENT** shall mean to cease or discontinue a use or activity without intent to resume as distinguished from short term interruptions such as during periods of remodeling, maintenance, or normal periods of vacation or seasonal closure.

**ABUT, ABUTTING** shall mean any situation where a lot borders directly on another lot or is separated from another lot by a public right-of-way which is 20 feet or less in width.

**ACCESS OR ACCESS WAY** shall mean the place, means, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this Regulation.

**ACCESSORY APARTMENT** shall mean a secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or in conjunction with an accessory detached garage.

**ACCESSORY BUILDING** shall mean any detached subordinate building that serves a function customarily incidental to that of the main building or main use of the premises. Customary accessory building includes farm buildings, garages, carports, and small storage sheds. A single or double-wide mobile home shall not be construed to be considered an accessory building even if such mobile home is used for storage purposes only.

**ACCESSORY LIVING QUARTERS** shall mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

**ACCESSORY STRUCTURE** shall mean a detached subordinate structure located on the same lot with the principal structure, the use of which is incidental and accessory to that of the principal structure.

**ACCESSORY USE** shall mean a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or affect other properties in the district.

**ACRE** shall mean a full acre containing 43,560 square feet of area within the property lines of a lot or parcel.

**ACREAGE** shall mean any tract or parcel of land that does not qualify as a farm or development.

**ADJACENT** shall mean near, close, or abutting; for example, an Industrial District across the street or highway from a Residential District shall be considered as "Adjacent".

**ADVERTISING STRUCTURE** shall mean any notice or advertisement, pictorial or otherwise, and all such structures used as an outdoor display, regardless of size and shape, for the purposes of making anything known, the origin or place of sale of which is not on the property with such Advertising Structure.

**AEROBIC DIGESTION PROCESS** shall mean any process for digestion of waste in which the waste is digested using free oxygen, wherein sufficient oxygen is available to satisfy at least 50 percent of the daily chemical / biological oxygen demand inflow.

**AGRICULTURAL AND FARM BUILDINGS AND STRUCTURES** shall mean any building or structure which is necessary or incidental to the normal conduct of a farm including but not limited to residence of the operator, residence of hired men, barns, buildings and sheds for housing livestock, poultry and farm machinery, buildings for the storage or shelter of grain, hay and other crops, silos, windmills and water storage tanks.

**AGRICULTURAL OPERATIONS** (see "Farming")

**AGRICULTURAL USE** shall mean the business and science of cultivating the soil, producing crops, truck farming, forestry, orchards, the non-commercial storage and processing of agricultural products produced on the

premises, the breeding, feeding, pasturing of livestock, including the temporary confinement of an unrestricted number of ruminant animals for birthing, weaning or backgrounding purposes for less than 210 days in any calendar year in lots or pens normally used for crop production or growing of vegetation for pasture, the raising and management of poultry, fish, bees and other animals, and including confined and intensive animal feeding uses and any waste handling facility, as defined in this Regulation, which may be associated with any confined or intensive animal feeding use.

**AGRICULTURE** shall mean the use of land for agricultural purposes, of obtaining a profit by raising, harvesting, and selling crops or by the feeding, breeding, management, and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees, or for dairying and the sale of dairy products, or any other agricultural or horticultural use. Agricultural use shall not be construed to include any parcel of land of less than twenty acres or any non-agricultural commercial or industrial development.

**AGRONOMIC RATES** shall mean the application of plant nutrients, from all sources, to meet, but not exceed, the estimated annual nutrient needs of the crop being produced, based upon past or projected yields, so as to avoid build-up of nutrients including, but not limited to, nitrate, chloride, ammonia and phosphorus. Determination of the agronomic rate shall include the available nutrients in the soil, the nitrogen content of any irrigation water, and the nutrient content of any animal wastes, sludge and commercial fertilizer to be applied.

**AIRCRAFT, SMALL** shall mean aircraft of 12,500 pounds or less, maximum certified takeoff weight.

**AIRPORT** shall mean any area which is used or is intended to be used for the taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended to be used for airport buildings or facilities, including open spaces, taxiways, and tie-down areas.

**AIRPORT/AIRSTRIPE, PRIVATE** shall mean a privately owned parcel of land or area used for the taking off and landing of small aircraft and any appurtenant areas which are used or are intended to be used for airport buildings or facilities, including open spaces, taxiways, and tie-down areas, and may or not be registered with the Nebraska Department of Aeronautics and/or Federal Aviation Administration.

**AIRPORT, PUBLIC** shall mean any publicly or privately owned airport licensed by the State of Nebraska operated as a public airport or area which is used or is intended to be used for the general flying public for taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended to be used for airport buildings or facilities, including open spaces, taxiways, and tie-down areas. Such public airports, including the Grant Municipal Airport, have in place an airport/air strip overlay zone to prevent interference of objects, structures and uses with the safe and efficient operation of the airport.

**AIRPORT HAZARD ZONE** consists of Operation Zones, Approach Zones, Turning Zones and Transition Zones. The outer boundary of the Hazard Zone is composed of a series of connected tangents and simple curves that also constitute the outer boundaries of the Approach and Turning Zones.

**ALLEY** shall mean a dedicated public right-of-way other than a street which provides secondary access to property abutting such right-of-way.

**ALTERATION** shall mean any change, addition or modification in construction or occupancy of an existing structure.

**ALTERATION, STRUCTURAL** (see Structural Alteration)

**AMENDMENT** shall mean a change in the wording, context, or substance of this Regulation, an addition or

**AMUSEMENT PARK** shall mean a facility, primarily outdoors, that may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, buildings for shows and entertainment, and restaurants and souvenir sales.

**ANAEROBIC DIGESTION** shall mean any process for digestion of waste in which the waste is digested where free oxygen is not available in sufficient quantities to maintain aerobic digestion.

**ANIMAL HOSPITAL OR VETERINARY CLINIC** shall mean an establishment where animals are admitted principally for examination, treatment, and/or board or care by a Doctor of Veterinary Medicine, excluding outdoor kennels or runs as defined in this Regulation.

**ANIMAL UNIT** shall mean the relationship of various animals with regard to manure production based upon one thousand pounds of animal(s) regardless of type. For purposes of this Resolution, the following relationship with regard to manure production shall be as follows:

<u>Type of Animal</u>	<u>Animal Unit(s)</u>
Beef Animal (500 - 1,200 pounds).....	1.00
Beef or Dairy Calf (150 - 500 pounds).....	0.50
Young Dairy Stock (500 - 1,000 pounds).....	0.75
Replacement Heifers.....	1.00
Dairy Cow.....	1.40
Horse.....	2.00
Swine (55 pounds or heavier).....	0.40
Swine (less than 55 pounds).....	0.04
Swine (sow and litter).....	0.50
Sow or Boar.....	0.40
Sheep and Goat.....	0.10
Chicken.....	0.01
Turkey.....	0.02
Ostrich.....	0.40
Llama or Alpaca.....	0.50

**ANIMALS, DOMESTIC** (see Household Pet)

**ANIMAL WASTE** shall mean any animal excrement, animal carcass, feed waste, animal waste water, or other waste associated with the care and feeding of animals.

**ANIMAL WASTE WATER** shall mean any liquid, including rainfall, which comes into contact with any animal excrement, manure, litter, bedding, or other raw material or intermediate or final matter or product used in or resulting from the production of animals or from products directly or indirectly used in any Waste Handling Facility Use, as defined in this Regulation, or any spillage or overflow from animal watering systems, when allowed to mix with animal manure, or any liquid used in washing, cleaning, or flushing pens, barns, or manure pits, or any liquid used in washing or spraying to clean animals, or any liquid used for dust control in a confined or intensive animal feeding use.

**ANIMALS, FARM** shall mean livestock associated with agricultural operation, commonly kept or raised as a part of an agricultural operation including but not limited to horses, cattle, sheep, swine, goats, chickens and turkeys.

**ANTENNA** shall mean any attached or external system of wires, poles, rods, reflecting disks or similar devices used for the transmission or reception of electromagnetic waves. (Also, see Satellite Dish Antenna and Tower.)

**ANTIQUÉ SHOPS** shall mean a place offering primarily antiques for sale. An antique for the purpose of this Resolution shall be a work of art, piece of furniture, decorative object, or the like, of belonging to the past, at least 30 years old.

**APARTMENT** shall mean a part of a multi-family dwelling consisting or a room or suite of rooms intended, designed, or used as a residence by an individual or individuals or single family.

**APARTMENT HOTEL** shall mean a multiple family dwelling under resident supervision which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish services ordinarily furnished by hotels, such as drug store, barber shop, beauty parlor, shoeshine shop, cosmetologists shop, cigar stand or newsstand, when such uses are located entirely within the building with no entrance from the street nor visible from any public sidewalk, and having no sign or display visible from the outside of the building indicating the existence of such use.

**APARTMENT HOUSE** (see Dwelling, Multiple Family)

**APPROPRIATE** shall mean the sympathetic, or fitting, to the context of the site and the whole community.

**APPURTENANCES** shall mean the visible, functional objects accessory to and part of buildings.

**AQUACULTURE** shall mean land devoted to the hatching, raising, and breeding of fish or other aquatic plants or animals for sale or personal use.

**AQUIFER** shall mean a geological unit in which porous and permeable conditions exist and thus are capable of bearing and producing usable amounts of water.

**AQUIFER, CONFINED (ARTESIAN)** shall mean aquifers found between layers of clay, solid rock, or other material of very low permeability. Water in confined aquifers is often under pressure because the aquifer is confined between impermeable layers and is usually recharged at a higher elevation than the top confining layer.

**AQUIFER, UNCONFINED (OR WATER TABLE)** shall mean an aquifer where the top of the aquifer is identified by the water table. Above the water table, known as the zone of aeration, interconnected pore spaces are open to the atmosphere. Also known as a water table aquifer.

**AQUIFER RECHARGE AREA** shall mean an area that has soils and geological features that are conducive to allowing significant amounts of surface water to percolate into groundwater.

**AREAS OF CONTRIBUTION** shall mean the upland recharge areas and cone of depression from which well water is drawn.

**AREAS OF INFLUENCE** shall mean the two-dimensional area (as viewed on a map) of water table drawdown created by a pumping well, also see Cone of Depression.

**ARTISAN PRODUCTION SHOP** shall mean a building or portion thereof used for the creation of original handmade works of art or craft items by more than three but less than six artists or artisans, as either a principal or accessory use.

**ARTIST STUDIO** shall mean a place designed to be used, or used as, both a dwelling place and a place of work by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture, and writing.

**ATTACHED PERMANENTLY** shall mean attached to real estate in such a way as to require dismantling, cutting away, unbolting from permanent foundation or structural change in such structure in order to relocate it to another site.

**AUCTION BARN** shall mean a structure or enclosure where goods or livestock are sold by auction.

**AUTOMATIC TELLER MACHINE (ATM)** shall mean an automated device that performs banking or financial functions at a location remote from the controlling financial institution.

**AUTOMOBILE WRECKING YARD** shall mean any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles, tractors, farm machinery, or other motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking.

**AWNING** shall mean a structural extension over the exterior of a door or window which provides protection from sun and / or rain.

**BALLROOM** shall mean a place or hall used for dancing, other than those listed under the definition of "Adult Cabaret". Ballrooms shall also be used for reunions, weddings and receptions.

**BAR** shall mean any establishment whose principal business is serving alcoholic beverages at retail for consumption on the premises. (Also, see Nightclub.)

**BASEMENT** shall mean a space, wholly or partially underground, having more than one-half (1/2) its height, measured from its floor to its ceiling, below the average finished grade of the ground surrounding such space.

**BEACON** shall mean any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

**BED AND BREAKFAST INN** shall mean a building, other than a hotel, motel or boarding or lodging house, where for compensation, temporary lodging and breakfast is provided to persons lodging in rooms at the premises where such rooms are not equipped with individual cooking facilities.

**BEDROOM** shall mean a room within a dwelling unit planned and intended for sleeping, separable from other rooms by a door.

**BERM** shall mean a raised form of earth to provide screening or to improve the aesthetic character.

**BEST INTERESTS OF COMMUNITY** shall mean interests of the community at large and not interest of the immediate neighborhood.

**BEST POSSIBLE MANAGEMENT PRACTICES** shall mean livestock management techniques and practices as set forth by various agencies, including the Nebraska Department of Environmental Quality that encourage and protect the environment and public.

**BILLBOARD** (see Sign, Billboard)

**BLOCK** shall mean an area of land that is entirely bounded by streets, by streets and the exterior boundaries of a subdivision, or by a combination of the above with a river, lake, or railroad line.

**BLOCK FRONTAGE** shall mean that section of a block fronting on a street between two intersecting streets or other block boundary.

**BOARD OF ADJUSTMENT** shall mean that board that has been created by the county and which has the statutory authority to hear and determine appeals, interpretations of, and variances to the zoning regulations.

**BOARDING OR ROOMING HOUSE** shall mean a building, other than a motel or hotel, where for compensation, lodging and meals are provided to persons residing in rooms at the premises where such rooms are not equipped with individual cooking facilities.

**BORROW PIT** shall mean any place or premises where dirt, soil, sand, gravel or other material is removed below the grade of surrounding land for any purpose other than that necessary and incidental site grading or building construction.

**BREW-ON PREMISES STORE** shall mean a facility that provides the ingredients and equipment for a customer to use to brew malt liquor at the store. Brew-on-premises stores do not include the sale of intoxicating liquor, unless the owner of the brew-on-premises store holds the appropriate liquor license.

**BREW PUB** shall mean a restaurant or hotel which includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. By definition, these establishments produce no more than 10,000 barrels of beer or ale annually. The area, by definition, used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of the commercial space.

**BREWERY** shall mean an industrial use that brews ales, beers, meads and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage (all beverages combined) annually.

1. **BREWERY, CRAFT** shall mean a brew pub or a micro brewery.
2. **BREWERY, MICRO** shall mean a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail or wholesale, on or off premises, with a capacity of not more than 10,000 barrels per year. The development may include other uses such as standard restaurant, bar, or live entertainment as otherwise permitted in the zoning district.

**BROADCASTING TOWER** shall mean a structure for the transmission or broadcast of radio, television, radar, or microwaves which exceed the maximum height permitted in the district in which it is located; provided, however, that noncommercial radio towers not exceeding 50 feet in height shall not be considered broadcast towers.

**BUFFER** shall mean a strip of land established to protect one type of land use from another incompatible land use or between a land use and a private or public road. (Also, see Screening.)

**BUFFER ZONE** shall mean an area of land that separates two zoning districts and/or land uses that acts to soften or mitigate the effects of one use on the other.

**BUILDABLE AREA** shall mean the portion of a lot remaining after required yards have been provided.

**BUILDING** shall mean any structure built and maintained for the support, shelter or enclosure of persons, animals, chattels, or property of any kind, but shall not include temporary buildings as defined in "Temporary Structure". Trailers, with or without wheels, shall not be considered as buildings.

**BUILDING, ACCESSORY** (see Accessory Building)

**BUILDING, AREA OF** shall mean the sum in square feet of the ground areas occupied by all buildings and structures on a lot.

**BUILDING CODE** shall mean the various codes of the County that regulate construction and requires building permits, electrical permits, mechanical permits, plumbing permits, and other permits to do work regulated by the adopted building code of the County, and other codes adopted by the County that pertain to building construction.

**BUILDING HEIGHT** (See Height of Building and Height of Structure)

**BUILDING, PRINCIPAL** shall mean a building within which the main or primary use of the lot or premises is located. (Also, see Use, Principal.)

**BUILDING SETBACK LINE** shall mean the minimum of distance as prescribed by this regulation between any property line and the closest point of the building line or face of any building or structure related thereto.

**BULK STORAGE** shall mean the storage of materials for distribution to other locations and not used for use or consumption of such materials on the premises.

**CAMPGROUND** shall mean premises where two or more camping units are parked or placed for camping purposes, or a premises used or set apart for supply to the general public, camping space for two or more camping units for camping purposes, including any buildings, structures, vehicles or enclosure used or intended wholly or partially for the accommodation of transient campers.

**CAMPING UNIT** shall mean a vehicle, tent, trailer, or other movable shelter used for camping purposes.

**CAR WASH** shall mean a building or structure or an area of land with machine or hand operated facilities for the cleaning, washing, polishing, or waxing of motor vehicles, not including semi-trailer tractors, buses, and commercial fleets.

**CAR WASH, INDUSTRIAL** shall mean a mechanical facility for the washing, waxing and vacuuming of heavy trucks and buses.

**CARPORT** shall mean an awning or roofed structure intended to provide shelter for a vehicle or vehicles which may be free standing or partially supported by a building.

**CELLAR** shall mean a building space having more than one-half of its height below the average adjoining grade lines.

**CEMETERY** shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbarium, crematoriums, and mausoleums.

**CENTERLINE** shall have the same meaning as "Street or Road Center Line".

**CENTRALIZED SEWER** shall mean a sewer system established by an individual(s), sanitary improvement district or developer for the purpose of serving two or more buildings, structures, and/or uses. Said system shall have a central point of sanitary waste collection and processing.

**CENTRALIZED WATER** shall mean a water supply system established by an individual(s), sanitary improvement district or developer for the purpose of serving two or more buildings, structures and/or uses. Said system shall have a central point(s) of supply with pressurized distribution from said supply point(s).

**CERTIFICATE OF ZONING COMPLIANCE** shall mean a permit, issued by the Zoning Administrator, stating that the premises has been inspected (after) for the erection, construction, reconstruction, alteration or moving of a building or structure, or after a change in use of the premises and that such building, structure, and use complies with the applicable provisions of this Regulation.

**CHANNEL** shall mean the geographical area within either the natural or artificial banks of a watercourse or drainageway.

**CHARITABLE** shall mean a public or semi-public institutional use of a philanthropic, charitable, benevolent, religious, or eleemosynary character, but not including sheltering or caring of animals.

**CHILD CARE** shall mean the provision of care as follows:

1. Four or more children under age 13 at any time of families other than that of the provider;
2. For on the average of less than 12 hours per day;
3. For compensation, either indirect or direct;
4. On a regular basis; and
5. By a person other than their parents/guardians.

**CHILD CARE CENTER** shall mean a facility licensed to provide child care for 13 or more children. In addition to these regulations, Child Care Centers shall meet all requirements of the State of Nebraska.

**CHURCH** shall mean a permanently located building commonly used for religious worship fully enclosed with walls (including windows and doors) and having a roof and conforming to applicable legal requirements.

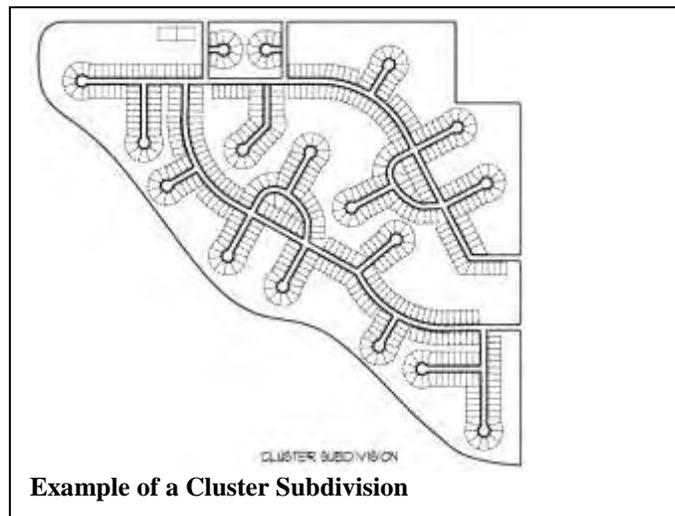
**CLEAR VIEW ZONE** shall mean the area of a corner lot closest to the intersection that is kept free of visual impairment to allow full view of both pedestrian and vehicular traffic. (Also see Sight Triangle.)

**CLINIC, MEDICAL, DENTAL OR HEALTH** shall mean a building designed for use by one or more persons lawfully engaged in the diagnoses, care and treatment of physical or mental ailments or diseases of human beings, including but not limited to doctors of medicine, dentists, chiropractors, osteopaths, optometrists, podiatrists, where no patients are lodged overnight.

**CLUB** shall mean an association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

**CLUSTER DEVELOPMENT** shall mean a development designed to concentrate buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and the preservation of environmentally sensitive areas.

**COMMERCIAL ANIMAL FEEDING OPERATION** (See Livestock Feeding Operation)



**COMMERCIAL USES** shall mean a business use or activity at a scale greater than home industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include offices and retail shops.

**COMMISSION** shall mean the Adams County Area Planning Commission.

**COMMON AREA OR PROPERTY** shall mean a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the Owners of the individual building sites in a Clustered/Mixed Use Development (CMD) or condominium development.

**COMMON OPEN SPACE** shall mean an area of land or water or combination thereof planned for passive or active recreation, but does not include areas utilized for streets, alleys, driveways or private roads, off-street parking or loading areas. However, the area of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., may be included as common open space.

**COMMUNITY CENTER** shall mean a place, structure, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve various segments of the community.

**COMMUNITY SANITARY SEWER SYSTEM** shall mean an approved central sewer collecting system, meeting state and county requirements, available to each platted lot and discharging into a treatment facility. This does not include individual septic systems.

**COMMUNITY WATER SUPPLY SYSTEM** shall mean a public water supply system which serves at least fifteen service connections used by year round residents or uses, or regularly serves 25 or more year round residents or uses.

**COMPATIBLE USES** shall mean a land use that is congruous with, tolerant of, and has no adverse effects on existing neighboring uses. Incompatibility may be affected by pedestrian or vehicular traffic generation, volume of goods handled and environmental elements such as noise, dust, odor, air pollution, glare, lighting, debris generated, contamination of surface or ground water, aesthetics, vibration, electrical interference, and radiation.

**COMPOSTING (AEROBIC)** shall mean the natural process of decomposing vegetative refuse, manure and other naturally degradable materials using free oxygen which is sufficient in quantity to maintain aerobic digestion.

**COMPOSTING (ANAEROBIC)** shall mean the natural process of decomposing vegetative refuse, manure and other naturally degradable materials in large piles where free oxygen is not available in sufficient quantities to maintain aerobic digestion.

**COMPREHENSIVE DEVELOPMENT PLAN** shall mean the Comprehensive Development Plan of Adams County, Nebraska, as adopted by the County Board of Supervisors, setting forth policies for the present and foreseeable future community welfare as a whole, and meeting the purposes and requirements set forth in Section 23-174.05, Nebraska R.R.S. 1943, as the same may, from time-to-time, be amended.

**CONCENTRATED ANIMAL FEEDING OPERATION, LARGE** shall mean a livestock feeding operation which contains 2,001 A.U.'s or more.

**CONCENTRATED ANIMAL FEEDING OPERATION, MEDIUM** shall mean a livestock feeding operation which contains between 300 and 2,000 A.U.'s.

**CONCENTRATED ANIMAL FEEDING OPERATION, SMALL** shall mean a farming operation other than those defined as a Medium or Large Operation.

**CONDITIONAL USE** shall mean a use allowed by the district regulations that would not be appropriate generally throughout the entire zoning district without special restrictions. However, said use if controlled as to number, size, area, location, relation to the neighborhood or other minimal protective characteristics would not be detrimental to the public health, safety, and general welfare.

**CONDITIONAL USE PERMIT** shall mean a permit issued by the Planning Commission and County Board that authorizes the recipient to make conditional use of property in accordance with the provisions of Article 5 and any additional conditions placed upon, or required by said permit.

**CONDOMINIUM** shall be as defined in Section 76-824 - 76-894, Nebraska R.R.S. 1943, as the same may, from time-to-time, be amended, the Condominium Law, whereby four or more apartments are separately offered for sale.

**CONE OF DEPRESSION** shall mean the three-dimensional area of water table created by a pumping well. The pumping well creates an artificial discharge area by drawing down (lowering) the water table around the well.

**CONFINED ANIMAL FEEDING USE** shall mean the raising, feeding or management of more than 300 animal units at any one time in roofed buildings or structures which may be open sided or totally enclosed and which may have hard surfaced, slatted or other type of surfaced floor, and / or on hard surfaced, non-earthen, outdoor pens or lots used for confinement of such animals. The determination of the number of animal units in any such use shall be based upon the number of animal units set forth in any permit issued by the Nebraska Department of Environmental Quality or its successor or, if such a permit is not required, such determination shall be by written declaration of the owner of such use of the one-time animal unit capacity of such use to the Zoning Administrator. In the event of any dispute over the number of animal units, such determination shall be by actual counting of the number of animal capacity units by the Zoning Administrator or other duly appointed official at the time of such dispute. Any waste handling facilities, as defined in this Regulation, associated with any confined animal feeding use shall be subject to the requirements of this Regulation. For purposes of this Regulation, confined animal feeding uses shall be regulated with regard to the number of animal units served as classified below, and all waste handling facilities associated with such use shall be categorized as (AN) anaerobic waste handling facilities, as defined in these regulations.

Class I - A confined animal feeding use with a one-time capacity of more than 300 animal units, but less than 501 animal units.

Class II- A confined animal feeding use with a one-time capacity of 501 to 2,000 animal units.

Class III- A confined animal feeding use with a one-time capacity of 2,001 to 5,000 animal units.

Class IV- A confined animal feeding use with a one-time capacity of 5,001 to 20,000 animal units.

Class V- A confined animal feeding use with a one-time capacity of 20,001 or more animal units.

**CONFINEMENT** shall mean totally roofed buildings, which may be open-sided (for ventilation purposes only) or completely enclosed on the sides, wherein animals or poultry are housed over solid concrete or dirt floors, or slatted (partially open) floors over pits or manure collection areas in pens, stalls, cages, or alleys, with or without bedding materials and mechanical ventilation. The word "confinement" shall not mean the temporary confined feeding of livestock during seasonal adverse weather.

**CONFLICTING LAND USE** shall mean the use of property that transfers over neighboring property lines, negative economic or environmental effects. Including, but not limited to, noise, vibration, odor, dust, glare, smoke, pollution, water vapor, mismatched land uses and/or density, height, mass, mismatched layout of adjacent uses, loss of privacy, and unsightly views.

**CONGREGATE HOUSING** shall mean a residential facility for people 55 years or over, their spouses, or surviving spouses, providing living and sleeping facilities. Said facilities might include meal preparation, dining areas, laundry services, room cleaning and common recreational, social, and service facilities for the exclusive use of all residents including resident staff personnel who occupy a room unit in the residential facility. (Also, see Housing for the Elderly.)

**CONSERVATION AREAS** shall mean environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance or character, except in overriding public interest, including but not limited to: wetlands, floodways, flood plains, drainage ways, river or stream banks, and areas of significant biological productivity or uniqueness.

**CONSERVATION EASEMENT** shall mean an easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition and retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses.

**CONVENIENCE STORE** shall mean A retail store specializing in the sale of gasoline and the sale of articles such as food products, over-the-counter drugs, tobacco products, magazines, candy, beverages and similar convenience items which are purchased frequently for “near term” consumption and use. A retail store not selling both gasoline and convenience goods shall not be considered a convenience store.

**CONTIGUOUS** shall mean the same as "Abut".

**COUNTRY CLUB** shall mean buildings and facilities owned and operated by a corporation or association of persons for social and recreational purposes, but not operated for a profit. The affairs and management, of such club, are conducted by a board of directors, executive committee, or similar body chosen by the members. It is designed to serve food and alcoholic beverages on such premises to members and their guests, provided that the serving of food and alcoholic beverages is secondary to some other principal purpose of the association or corporation. Customary country clubs include, but are not limited to: swimming, tennis, and golf course country clubs.

**COURT** shall mean an open, unoccupied space, other than a yard, on the same lot with a building or buildings and abounded on two or more sides by such buildings.

**COURT, INNER** shall mean a court enclosed on all sides by the exterior walls of a building or buildings.

**COURT, OUTER** shall mean a court enclosed on all but one side by exterior walls of building or buildings or lot lines on which fences, hedges, or walls are permitted.

**CUL-DE-SAC** shall mean A street having one end open to traffic and being terminated on the opposite end by a vehicular turnaround.

**CURVE LOT** (see Lot, Curve).

**DAIRY FARM** shall mean any place or premises upon which milk is produced for sale or other distribution.

**DANCE HALL** (see Ballroom)

**DEAD STORAGE** shall mean the storage of any partially dismantled, non-operating, wrecked, junked or discarded vehicle, as defined in this Regulation, on a lot or parcel, not having conditional use authorization as a salvage yard or outdoor storage of antique vehicles or farm equipment where such antique vehicles or equipment is at least 25 years old, for longer than 30 days or for any length of time any vehicle is stored that has been unlicensed for a period in excess of 30 days, provided that storage of such vehicles in entirely enclosed buildings shall be permitted without restriction.

**DENSITY** shall mean the number of dwelling units per gross acre of land.

**DEVELOPED AREA** shall mean an improved block front or a distance of 150 feet on either side of the subject use, whichever is less, whereon at least 50 percent of the lots are developed with buildings.

**DEVELOPER** shall mean any person, corporation, partnership, or entity that is responsible for any undertaking that requires a building or zoning permit, conditional use permit or sign permit.

**DEVELOPMENT** shall mean any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations for which necessary permits may be required.

**DEVELOPMENT AREA** shall mean an area of land that may or may not have been subdivided that contains three or more homes per nine acres.

**DEVELOPMENT CONCEPT PLAN** (See Site Plan)

**DEVELOPMENT REVIEW** shall mean the review, by the county of subdivision plats, site plans, rezoning requests, or permit review.

**DOG KENNEL** (See Kennel, Commercial; and Kennel, Private)

**DOMESTIC ANIMALS** (See Household Pet)

**DOWNZONING** shall mean a change in zoning classification of land to a less intensive or more restrictive district such as from commercial district to residential district or from a multiple family residential district to single family residential district.

**DRAINAGE WAY** shall mean any depression two feet or more below the surrounding land serving to give direction to a current of water less than nine months of the year, having a bed and well-defined banks. In the event of doubt as to whether a depression is a watercourse or drainage way, it shall be presumed to be a watercourse.

**DRAWDOWN** shall mean a lowering of the groundwater level caused by pumping.

**DRIVE-IN FACILITY** shall mean an establishment where customers can be served without leaving the confinement of their vehicle.

**DRIVEWAY** shall mean any vehicular access to an off-street parking or loading facility.

**DUMP** shall mean a place used for the disposal, abandonment, discarding by burial, incineration, or by any other means for any garbage, sewage, trash, refuse, rubble, waste material, offal or dead animals. Such use shall not involve any industrial or commercial process.

**DUPLEX** shall mean the same as "Dwelling, Two Family".

**DWELLING** shall mean building or portion thereof which is designed and used for residential living..

**DWELLING, MANUFACTURED HOME** shall mean 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 in compliance with standards promulgated by the United States Department of Housing and Urban Development.

**DWELLING, MOBILE HOME** shall mean any prefabricated structure, composed of one or more parts, used for living and sleeping purposes, shipped or moved in essentially in a complete condition and mounted on wheels, skids or roller, jacks, blocks, horses, skirting or a permanent or temporary foundation or any prefabricated structure which has been or reasonably can be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. The term mobile home shall include trailer home and camp car, but the definition shall not apply to any vehicle lawfully operated upon fixed rails.

**DWELLING, MODULAR** (Is considered a conventional type single-family dwelling). Any prefabricated structure, used for dwelling purposes, moved on to a site in an essentially complete constructed condition, in one or more parts, and when completed is a single family unit on a permanent foundation, attached to the foundation with permanent connections. To be a modular home it shall meet or be equivalent to the construction criteria as defined by the Nebraska State Department of Health and Human Services under the authority granted by Section 71-1555 through 71-1567 Revised Nebraska R.R.S. 1943, as the same may, from time-to-time, be amended, those that do not meet the above criteria shall be considered a mobile home.

**DWELLING, MULTIPLE** shall mean a building or buildings designed and used for occupancy by three or more families, all living independently of each other and having separate kitchen and toilet facilities for each family.

**DWELLING, SEASONAL** shall mean a dwelling designed and used as a temporary residence and occupied less than six months in each year.

**DWELLING, SINGLE FAMILY** a building having accommodations for or occupied exclusively by one family that meets all the following standards:

1. The home shall have no less than 900 square feet of floor area, above grade, for single story construction;
2. The home shall have no less than an 18 foot exterior width;

3. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run;
4. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single family construction;
5. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, standing seam metal roofing, tile, or rock;
6. The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed;
7. The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district.
8. Permanent foundation: Base on which building rests to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level.

**DWELLING, SINGLE-FAMILY (ATTACHED)** shall mean a one-family dwelling unit that is attached to one additional single-family dwelling. Said dwelling units are separated by an unpierced common wall through the center of the structure that also sits along the property line separating ownership of the structure.

**DWELLING, TWO FAMILY** shall mean a building designed or used exclusively for the occupancy of two families living independently of each other and having separate kitchen and toilet facilities for each family.

**DWELLING UNIT** shall mean one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or lease on a weekly, monthly, or longer basis, and physically separate from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, toilet and sleeping facilities.

**EASEMENT** shall mean a grant for the use of a defined tract of land for a specific purpose or purposes by a property owner to the public, another person, corporation, or legal entity

**EDUCATIONAL INSTITUTION** shall mean a public or nonprofit institution or facility which conducts regular academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, including graduate schools, universities, junior colleges, trade schools, nonprofit research institutions and religious institutions. Such institutions must either:

1. Offer general academic instruction equivalent to the standards established by the State Board of Education; or
2. Confer degrees as a college or university or undergraduate or graduate standing; or
3. Conduct research; or
4. Give religious instruction.

Private schools, academies, or institutes, incorporated or otherwise, which operate for a profit, commercial, or private trade schools are not included in this definition.

**EFFECTIVE DATE** shall mean the date that these regulations shall have been adopted, amended, or the date land areas became subject to the regulations contained in this resolution as a result of such adoption or amendment.

**ELECTRIC DISTRIBUTION SUBSTATION** shall mean an electric substation with a primary voltage of less than 161 KV, with distribution circuits served.

**ELECTRIC TRANSMISSION SUBSTATION** shall mean an electric transformation or switching station with a primary voltage of more than 161 KV without distribution circuits served.

**ELEEMOSYNARY INSTITUTIONS** shall mean an institution supported by charity and designed to assist persons such as those recovering from mental or emotional illness.

**ENCROACHMENT** shall mean an advancement or intrusion beyond the lines or limits as designated and established by the Regulation, and to infringe or trespass into or upon the possession or right of others without permission.

**ENLARGEMENT** shall mean the expansion of a building, structure, or use in volume, size, area, height, length, width, depth, capacity, ground coverage, or in number.

**ERECTED** shall mean constructed upon or moved onto a site.

**ENVIRONMENTALLY CONTROLLED HOUSING** shall mean any livestock operation meeting the definition of a Livestock Feeding Operation (LFO) and is contained within a building which is roofed, and may or may not have open sides and contains floors which are hard surfaced, earthen, slatted or other type of floor. The facility is capable of maintaining and regulating the environment in which the livestock are kept.

**EXISTING AND LAWFUL** shall mean the use of a building, structure, or land was in actual existence, operation, and use, as compared to the use being proposed, contemplated, applied for, or in the process or being constructed or remodeled. In addition, the use must have been permitted, authorized, or allowed by law or any other applicable regulation prior to the enactment of a zoning regulation when first adopted or permitted, authorized or allowed by the previous zoning regulation prior to the adoption of an amendment to that zoning regulation.

**EXPRESSWAY** shall mean a street or road that provides fast and efficient movement of large volumes of vehicular traffic between areas and does not provide direct access to property.

**EXTRATERRITORIAL JURISDICTION** shall mean the area beyond the corporate limits, in which a city or village has been granted the powers by the state to exercise zoning and building regulations and is exercising such powers.

**FACTORY** shall mean a structure or plant within which something is made or manufactured from raw or partly wrought materials into forms suitable for use.

**FACULTATIVE DIGESTION (LAGOON)** shall mean any process for digestion of waste in which the waste is digested using anaerobic digestion at lower elevations in a lagoon and aerobic digestion at the upper levels and surface of the lagoon which is accomplished through limiting the amount of volatile solids to not more than four pounds per day per 1,000 cubic feet of water in said lagoon and said lagoon is operated to maintain this volatile solids limitation.

**FAMILY** shall mean an individual person or two or more persons related by blood, marriage or law, or a group of not more than five persons not so related, living together in a dwelling unit

**FAMILY CHILD CARE HOME I** shall mean a child care operation in the provider's place of residence which serves between four and eight children at any one time. A Family Child Care Home I provider may be approved to serve no more than two additional school-age children during non-school hours. In addition to these regulations, a Child Care Home shall meet requirement of the State of Nebraska.

**FAMILY CHILD CARE HOME II** shall mean a child care operation either in the provider's place of residence or a site other than the residence, serving 12 or fewer children at any one time. In addition to these regulations, a Child Care Home shall meet requirement of the State of Nebraska.

**FARM** shall mean an area containing at least 20 acres or more which is used for growing of the usual farm products such as vegetables, fruit, and grain, and the storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed; provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

**FARM BUILDING** shall mean any non-residential building located on a farm, as defined in this Regulation, which is utilized for agricultural purposes, provided that when the use or consequences of the agricultural use conducted in a farm building exits from the building onto, across or under the land, whether underneath the building or adjoining thereto or onto or into some other structure, such use, if not an agricultural use, shall not be considered part of such building, shall not be considered an agricultural use, and shall be subject to the requirements and limitations of this Resolution. Waste handling facilities, as defined in this Regulation, which may be associated with a use in a farm building, shall be considered a non-agricultural use and shall be subject to the requirements and limitations of this Resolution.

**FARMING** shall mean the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in Nebraska with the necessary accessory uses for treating or storing the produce and the feeding of livestock as

prescribed hereunder, provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

**FARMSTEAD** shall mean in contrast to a farmstead dwelling, a tract of land of not less than one acre and not more than 20 acres, upon which a farm dwelling and other outbuildings and barns existed at the time of the adoption of this resolution and was used for single-family resident purposes.

**FEED LOT** shall mean the confinement of beef, horses, sheep, hogs, and other food animals in buildings, lots, pens, pools or ponds which normally are not used for raising crops or for grazing animals.

**FENCE** shall mean an enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including vehicles, machinery, equipment, buildings or hedges, shrubs, trees, or other natural growth. A fence shall include retaining walls over four feet in height.

**FENCE, AGRICULTURAL** shall mean an artificially erected barrier, other than buildings, vehicles or machinery, constructed of manmade material, or combination of manmade materials, erected to enclose an area of land used for agricultural purposes. An agricultural fence may be constructed of barbed or meshed wire.

**FENCE, OPEN** shall mean a fence, including gates, which has 50 percent or more of the surface area in open spaces which affords direct views through the fence.

**FENCE, SEASONAL** shall mean a temporary fence constructed of plastic or wood lathe erected and maintained from October through April to prevent snow drifting.

**FENCE, SOLID** shall mean any fence which does not qualify as an open fence.

**FENCE, TEMPORARY** shall mean a fence that is erected for construction purposes or for event security and is removed upon completion of the project or end of the event.

**FLOOD** shall mean the water of any watercourse or drainage way which is above the banks or outside the channel and banks of such watercourse or drainage way.

**FLOOD HAZARD AREA** shall mean any land which is subject to a one percent or greater chance of flooding in any given year.

**FLOODPLAIN** shall mean the area adjoining a watercourse which has been or may be covered by flood waters.

**FLOODWAY** shall mean the channel of a watercourse or drainage way and those portions of the flood plain adjoining the channel which are reasonably required to carry and discharge the flood water of any watercourse or drainage way.

**FLOOR** shall mean a level or story in a building.

**FLOOR AREA** shall mean the sum of the gross horizontal areas of the one or more floors in a building.

**FLOOR AREA RATIO** shall mean the total floor area of a building divided by the lot area on which the subject building or buildings is/are located.

**FRONTAGE** shall mean that portion of a parcel of property that abuts a dedicated public street or highway.

**FUNERAL HOME** shall mean a building or part thereof used for human funeral services. Such building may contain space and facilities for (1) a funeral chapel; (2) embalming and the performance of other services used in preparation of the dead for burial; (3) the performance of autopsies and other surgical procedures; (4) the storage of caskets, funeral urns, and other related funeral supplies; (5) the storage of funeral vehicles; and (6) facilities for cremation.

**GARAGE, PRIVATE** shall mean a detached accessory building or a portion of a main building on the same lot as a dwelling for the housing of vehicles of the occupants of the dwelling, including carports.

**GARAGE, PUBLIC** shall mean any garage other than a private garage.

**GARAGE, REPAIR** shall mean a building designed and used for the storage, care, repair, or refinishing of motor vehicles including both minor and major mechanical overhauling, paint, and body work. (Also, see Service Station.)

**GARBAGE** shall mean any waste food material of an animal or vegetable nature, including waste that may be used for the fattening of livestock.

**GRADE** shall mean the following:

1. For buildings having walls facing one street only, the elevation of the sidewalk at the center of the wall facing the street shall be grade.
2. For buildings having walls facing more than one street, the grade shall be the average of the grades (as defined in (1) above) of all walls facing each street.
3. For buildings having no walls facing a street, the average level of the finished surface of the ground adjacent to the exterior walls of the building shall be grade.

Any wall approximately parallel to and not more than five feet from a street line is considered as facing a street.

**GREENHOUSE** shall mean a building or premises used for growing plants, preparation of floral arrangements for off-site delivery to customers, cold storage of flowers or dry storage of materials used for agricultural or horticultural purposes.

**GROUNDWATER** shall mean water occurring beneath the surface of the ground that fills available openings in the rock or soil materials such that they may be considered saturated.

**GROUND WATER HEAT PUMP WELL** shall mean a well constructed for the purpose of utilizing the geothermal properties of the earth.

1. Open Loop Heat Pump well shall mean a well that transfers heat via pumped ground water which is discharged above and/or below ground. For below ground discharge, refer to NDEQ Title 122.
2. Closed Loop Heat Pump well shall mean a well constructed for the purpose of installing the underground closed loop pipe necessary to re-circulate heat transfer fluid.
  - a. Horizontal Closed Loop means a trench or pit essentially parallel to the horizon and into which a closed loop pipe is placed for the purpose of heat transfer.
  - b. Vertical Closed Loop means a borehole essentially perpendicular to the horizon into which a closed loop pipe is placed for the purpose of heat transfer.

**GROUNDWATER RECHARGE** shall mean the filling of groundwater aquifers by rain and melting snow percolating into the ground and saturating the pores between rock and soil particles.

**GROUP CARE HOME** shall mean a facility, licensed by the State of Nebraska, in which at least four, but not more than eight persons not including resident managers or house parents, who are unrelated by blood, marriage, or adoption reside while receiving therapy, training or counseling for purposes of adaptation to living.

**GROUP HOME FOR THE HANDICAPPED** shall mean a dwelling with resident staff shared by four or more handicapped persons who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "handicapped" shall mean having:

1. A physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. A record of having such an impairment; or
3. Being regarded as having such impairment.

**GROUP HOUSING** shall mean two or more separate buildings on a lot, each containing one or more dwelling units.

**GUEST HOUSE** shall mean an attached or detached building used to house guests of the occupants of the principal building, and which is never rented or offered for rent.

**GUEST RANCH** shall mean a use incorporating two or more guest rooms, other than a boardinghouse, hotel or motel, and including outdoor recreational facilities, such as, but not limited to, horseback riding, swimming, tennis courts, shuffleboard courts, barbeque and picnic facilities intended primarily for use by the guests of the guest ranch. Bars and restaurants that cater primarily to those other than guests of the guest ranch are not permitted.

**GUEST ROOM** shall mean a room which is designed to be occupied by one or more guest for sleeping purposes, having no kitchen facilities, not including dormitories.

**HALF-STORY** shall mean a story under a gable, hip or gambrel roof, plates of which are not more than three feet above the floor of such story.

**HALFWAY HOUSE** shall mean a licensed home for individuals on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, living together as a single housekeeping unit, wherein supervision, rehabilitation and counseling are provided to mainstream residents back into society, enabling them to live independently.

**HAZARDOUS WASTE** shall mean waste products of industrial or chemical process including finished surplus, used, contaminated or unwanted fertilizer, herbicide, petroleum products, or other such processed waste material.

**HEALTH CARE FACILITIES** shall mean a facility licensed or approved by the state or an appropriate agency, if required, used in any of the following:

1. Hospitals including offices or medical societies, offices of charitable public health associations, and private office space for the practice of medicine and dentistry under a license from the Department of Health of the State of Nebraska; provided, that any such private offices for the practice of medicine and dentistry shall be occupied only by those on the staff of the hospital;
2. Convalescent or nursing home;
3. A facility for outpatient physical, occupational, or vocational therapy or rehabilitation;
4. Public health clinics and facilities; and
5. Ambulatory surgical care center which does not allow for overnight stay by patients.
6. Except as herein provided, health care facilities do not include doctors, or dentists professional offices and private clinics.

**HEALTH CLUB** shall mean privately owned for profit facilities such as gymnasiums, athletic clubs, health clubs, recreational clubs, reducing salons, and weight control establishments.

**HEALTH RECREATION FACILITY** shall mean an indoor or outdoor facility including uses such as game courts, exercise equipment, locker rooms, whirlpool spa and/or sauna and pro shop.

**HEIGHT OF BUILDING** shall mean the vertical dimension measured from the average elevation of the finished grade at the front building line to the highest point of a building, excluding chimneys, antennae and similar appurtenances.

**HEIGHT OF STRUCTURE** shall mean the vertical dimension measured from the average elevation of the finished grade at the base of the structure to the highest point of the structure.

**HIGHWAY, MAJOR INTER-REGIONAL** shall mean a "U.S." or "State" designated highway with 100 feet right-of-way or more on which partial control of access and geometric design and traffic control measures are used to expedite the safe movement of through vehicular traffic.

**HIGHWAY SETBACK LINE** shall mean the future right-of-way line or plan lines of any highway. A yard abutting such a highway shall be measured from this future right-of-way line.

**HISTORIC SITE** shall mean one or more parcels, structures, or buildings that is either: Included on a city listing of historic properties covered by the city's historic property overlay zoning district, included on the state register of historic properties, designated on the National Register of Historic Places, or authenticated as historic in a survey and report by a registered architect or an architectural historian and the report accepted by the County. The historic survey and report includes: dating the property from a specified period, associating the property with significant

events or outstanding past people or groups, determining the distinguishing architectural characteristics or style of the buildings, and demonstrating the role of the building in the community's heritage.

**HISTORIC STRUCTURE** shall mean any structure that is:

1. Listed individually on the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
2. Certified or determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered district.
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior or
  - b. Directly by the Secretary of the Interior in states without approved programs.

**HOLDING POND** shall mean an impoundment made by constructing an excavated pit, dam, embankment, or combination of these for temporary storage of liquid livestock wastes.

**HOME OCCUPATION** shall mean a use conducted within a dwelling or building accessory to such dwelling, employing no more than one person other than the inhabitants of such dwelling, which is clearly incidental and secondary to the residential occupancy of the dwelling, does not change the character thereof, and complies with the standards for home occupations set forth in this Regulation.

**HOMEOWNERS ASSOCIATION** shall mean a private, nonprofit corporation or association of homeowners of properties in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.

**HOSPITAL** shall mean an institution providing health and emergency services of medical or surgical nature to human patients and injured persons and are licensed by the state to provide facilities and services in surgery, obstetrics, and general medical practice.

**HOTEL** shall mean a building or portion thereof, or a group of buildings, offering transient lodging accommodations on a daily rate to the general public and providing services associated with restaurants, meeting rooms, and recreational facilities. The word "hotel" includes motel, inn, automobile court, motor inn, motor lodge, motor court, tourist court, motor hotel.

**HOUSE TRAILER** (see Dwelling: Mobile Home)

**HOUSEHOLD PET** shall mean an animal that is customarily kept for personal use or enjoyment within the home. Household pet shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, fish, and rodents.

**HOUSING FOR THE ELDERLY** shall mean a building or group of buildings containing dwellings in which each dwelling unit is occupied by at least one person of 55 years of age or more. This does not include developments containing convalescent or nursing facilities. (Also, see Congregate Housing.)

**HOUSING FOR THE PHYSICALLY HANDICAPPED** shall mean a building containing a dwelling or a group of dwellings in which each occupied dwelling unit is occupied by at least one physically handicapped person with a mobility impairment which requires certain construction design features for ingress, egress, and freedom of movement within the premises.

**IMMEDIATE FAMILY MEMBER** shall mean father, mother, grandfather, grandmother, son, daughter, son-in-law, daughter-in-law, child, or children legally adopted.

**IMPACT EASEMENT (DEED RESTRICTION)** shall mean an easement or deed restriction, recorded in the office of the Adams County Registrar of Deeds, which runs with the land, which is granted to the owner of an

industrial use, a confined or intensive animal feeding use, a waste handling facility use, or other use for the period of time that such use shall exist, by the owners of adjoining or neighboring real property in which it is mutually agreed between the grantor and grantee that the grantor shall hold the grantee harmless from odor, smoke, dust, or other legal impacts associated with such use on the grantor's property when such use is operated in accordance with the terms of such easement or deed restriction.

**INCIDENTAL USE** shall mean a use that is subordinate to the main use of a premise. See also Accessory Use.

**INCOMPATIBLE USE** shall mean a use of land unsuitable for direct association with abutting and/or surrounding uses of land because of inconsistency with the intent of the applicable zoning district, because the use exhibits characteristics which would negatively impact abutting and/or surrounding uses with respect to the use, value and enjoyment of such abutting and/or surrounding property.

**INDIVIDUAL SEPTIC SYSTEM** shall mean a wastewater treatment system for a dwelling that has a septic tank and absorption system.

**INDUSTRIAL PARK** shall mean a planned coordinated development of a tract of land with two or more separate industrial buildings. The development is planned, designed, constructed, and managed on an integrated and coordinated basis with an enforceable master plan and/or covenants, conditions, and restrictions with special attention to on-site vehicular circulation, parking, utility needs, building design, and orientation and open space.

**INDUSTRIAL USES** shall mean an industrial use or activity at a scale greater than home industry involving the manufacture and distribution of materials and/or products generated from a raw material or the assemblage of a product from several pre-manufactured pieces.

**INDUSTRIAL WASTE** shall mean any material resulting from a production or manufacturing operation having no net economic value to the source producing it.

**INDUSTRIAL WASTE DISPOSAL** shall mean the discarding of any Industrial Waste in either a legal or illegal manner.

**INDUSTRY** shall mean the manufacture, fabrication, processing reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

**INOPERABLE MOTOR VEHICLE** shall mean any motor vehicle that:

1. Does not have a current state license plate; or,
2. May or may not have a current state license plate, but is disassembled or wrecked in part or in whole, or is unable to move under its own power, or is not equipped as required by Nebraska State Law for operation upon streets or highways.
3. A vehicle that is wholly or partially dismantled shall not be considered inoperable when said vehicle is inside a completely enclosed building.

**INTENSITY** shall mean the degree to which land is used referring to the levels of concentration or activity in uses ranging from uses of low intensity being agricultural and residential to uses of highest intensity being heavy industrial uses. High intensity uses are normally uses that generate concentrations of vehicular traffic and daytime population and are less compatible with lower intensive uses.

**INTENSIVE ANIMAL FEEDING USE** (See Confined Animal Feeding Use.)

**INTENT AND PURPOSE** shall mean that the Commission and Board by the adoption of this Regulation have made a finding that the health, safety, and welfare of the Community will be served by the creation of the District and by the regulations prescribed therein.

**JUICE BAR** (See Adult Establishment.)

**JUNK** shall be any worn-out, cast-off, old, or discarded articles of scrap, copper, brass, iron, steel, rope, rags, batteries, paper, trash, rubber, debris, waste, dismantled or wrecked automobiles, or parts thereof, and other old or scrap ferrous or nonferrous material.

**JUNK YARD** (see Salvage Yard)

**KENNEL, COMMERCIAL** shall mean an establishment where four or more dogs or six or more cats, or other animals more than six months of age are boarded, bred, cared for or kept on any premises.

**KENNEL, PRIVATE** shall mean any premises used for the keeping of less than four dogs, less than six cats, or a combination thereof, or other non-farm/non-domestic animals by the owner/occupant or occupant of the premises for the purpose of show, hunting, or as pets.

**LAGOON** shall mean a wastewater treatment facility that is a shallow, artificial pond where sunlight, bacterial action, and oxygen interact to restore wastewater to a reasonable state of purity. This includes both human and livestock wastes. All lagoons shall meet the minimum design criteria established by the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services. All lagoons shall have the proper permits approved prior to starting construction.

**LANDFILL** shall mean a disposal site employing a method of disposing solid wastes in a manner that minimizes environmental hazards in accordance with state and federal requirements.

**LANDSCAPE BUFFER** shall mean a maintained land area in the front yard of a lot, of which a minimum of 80 percent shall be covered by any combination of living landscape material including trees, shrubs, grass or other living ground cover.

**LANDSCAPE SCREEN** shall mean any fence, wall, hedge, shrubs or trees and other landscape customary materials or combination thereof which effectively provide a solid, dense and opaque mass which prohibits view from abutting property, serves as a windbreak, absorbs sound and provides site delineation at all times throughout the year. Use of metal sheets, vehicle bodies or vehicular trailers shall for screening shall not be considered customary materials.

**LANDSCAPING** shall include the original planting of suitable vegetation in conformity with the requirements of this Regulation and the continued maintenance thereof.

**LEAPFROG DEVELOPMENT** shall mean the development of cheaper land on the urban fringe by jumping over more expensive land located immediately adjacent to an existing development. Thus, resulting in inadequate or the lack of support services such as: access to a street system designed to carry high volume traffic, utilities, and other commercial facilities or public services such as police, fire, schools, and parks, thus adding to the tax burden of the general public and being an uneconomical growth pattern to the community or county.

**LIFE CARE FACILITY** shall mean a facility for the transitional residency of the elderly and/or disabled persons, progressing from independent living to congregate apartment living where residents share common meals and culminating in full health and continuing care nursing home facility. (Also, see Housing for the Elderly.)

**LIQUID MANURE** shall mean that type of livestock waste that is in liquid form, collected in liquid manure pits or lagoons and which can be sprayed or injected beneath the surface.

**LIQUID MANURE STORAGE PITS** shall mean earthen or lined pits wholly or partially beneath a semi or totally housed (ECH) livestock operation or at some removed location used to collect waste production.

**LIVESTOCK** shall mean domesticated hoofed animals raised for sale and profit.

**LIVESTOCK WASTES** shall mean animal and poultry excreta and associated feed losses, bedding, spillage, or overflow from watering systems, wash and flushing waters, sprinkling waters from livestock cooling, precipitation polluted by falling on or flowing onto a livestock operation, and other materials polluted by livestock or their direct product.

**LOADING AREA** shall mean space on a lot which is logically and conveniently located for delivery or pick-up or raw materials, supplies or products, scaled to the delivery vehicles expected to be used and accessible to such vehicles when required off-street parking areas are filled with vehicles. An alley may constitute the required loading area.

**LOADING SPACE** shall mean an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley, or other appropriate means of ingress and egress.

**LOCAL STREET OR LOCAL HIGHWAY** shall mean a street or road primarily for service to abutting property.

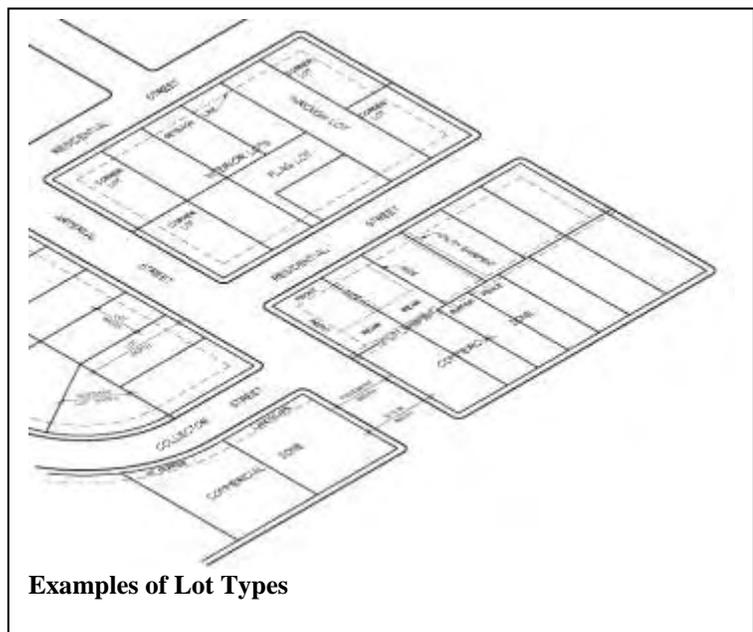
**LOT** shall mean a parcel or tract of land which is or may be occupied by a use herein permitted, together with yards, and other open spaces herein required, that has frontage upon a street, and is a part of a recorded subdivision plat or has been recorded prior to the adoption of the Regulation, or a parcel of real property delineated on an approved record of survey, lot-split or sub-parceling map as filed in the office of the Register of Deeds and abutting at least one public street or right-of-way, two thoroughfare easements, or one private road.

**LOT AREA** shall mean the total area, on a horizontal plane, within the lot lines of a lot.

**LOT, CORNER** shall mean a lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an "Interior Lot". The setbacks for a front yard shall be met on all abutting streets.

**LOT COVERAGE** shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks and swimming pools, regardless of whether said building or structure is intended for human occupancy or not.

**LOT, CURVE** shall mean a lot fronting on the outside curve of the right-of-way of a curved street, which street has a centerline radius of 300 feet or less.



**LOT DEPTH** shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

**LOT, DOUBLE FRONTAGE** shall mean a lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

**LOT, FLAG** shall mean a lot with frontage and access provided to the bulk of the lot by means of a narrow corridor, see diagram above.

**LOT FRONTAGE** shall mean the side of a lot abutting on a legally accessible street right-of-way other than an alley or an improved county road. For the purposes of this definition, on corner lots, all sides of a lot adjacent to streets or roads shall be considered frontage.

**LOT, INTERIOR** shall mean a lot other than a corner lot.

**LOT LINE** shall mean the property line bounding a lot.

**LOT LINE, FRONT** shall mean the property line abutting a street.

**LOT LINE, REAR** shall mean a lot line not abutting a street which is opposite and most distant from the front lot line.

**LOT LINE, SIDE** shall mean any lot line not a front lot line or rear lot line.

**LOT, NON-CONFORMING** shall mean a lot having less area or dimension than required in the district it is located and lawfully created prior to the zoning thereof and whereby the larger area or dimension requirements were established, or any lot, other than one shown on a plat recorded in the office of the County Register of Deeds, which does not abut a public road or public road right-of-way and which was lawfully created prior to the effective date of this Regulation.

**LOT THROUGH** shall mean a lot having frontage on two dedicated streets, not including a corner lot.

**LOT OF RECORD** shall mean a lot held in separate ownership as shown on the records of the County Register of Deeds at the time of the passage of a regulation or regulation establishing the zoning district in which the lot is located.

**LOT WIDTH** shall mean the average horizontal distance between the side lot line, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

**LOT, ZONING** shall mean a piece, parcel or plot of land under single ownership or control, not divided by any public street or public alley, having frontage on a public street or officially approved private street, which is occupied or intended to be occupied by one principal building and its accessory buildings or structures. A zoning lot may consist of a single lot of record, a portion of a lot of record, or portions of lots of record, or a parcel described by metes and bounds.

**MAINTENANCE GUARANTEE** shall mean any security, other than cash, that may be accepted by the County to insure that required improvements will be maintained. (Also, see Performance Guarantee.)

**MANUFACTURED HOME PARK** shall mean a parcel of land under single ownership that has been planned and improved for the placement of manufactured housing used or to be used for dwelling purposes and where manufactured home spaces are not offered for sale or sold. The term "manufactured home park" does not include sales lots on which new or used manufactured homes are parked for the purposes of storage, inspection, or sale.

**MANUFACTURED HOME SUBDIVISION** shall mean any area, piece, parcel, tract or plot of ground subdivided and used or intended to be used for the purpose of selling lots for occupancy by manufactured homes.

**MANUFACTURING** shall mean uses primarily engaged in the mechanical or chemical transformation of materials or substances into new products. These uses are usually described as plants, factories, or mills and characteristically use power driven machines and materials handling equipment. Uses engaged in assembling component parts of manufactured products are also considered manufacturing if the new product is neither a structure nor other fixed improvement. Also included is the blending of material such as lubricating oils, plastics, resins, or liquors. Manufacturing production is usually carried on for the wholesale market, for interplant transfer, or to order for industrial users, rather than for direct sale to the domestic consumer.

**MAP, OFFICIAL ZONING DISTRICT** shall mean a map delineating the boundaries of zoning districts, which, along with the zoning text, is officially adopted by the Adams County Board of Supervisors zoning regulations for Adams County, Nebraska.

**MASSAGE PARLOR** (See Adult Uses)

**MINI-STORAGE OR MINI-WAREHOUSE** (See Self-Service Storage Facility)

**MOBILE HOME** (See Dwelling, Mobile Home)

**MOBILE HOME PARK** (See Manufactured Home Park)

**MOBILE HOME SUBDIVISION** (See Manufactured Home Subdivision)

**MOTEL** (See Hotel)

**MOTOR VEHICLE** shall mean every self-propelled land vehicle, not operated upon rails, except for farm and construction machinery, mopeds and self-propelled invalid chairs.

**NEBRASKA REVISED REISSUED STATUTES, 1943** and the abbreviated term Nebr. R. R. S., 1943 are one and the same.

**NIGHTCLUB** shall mean a commercial establishment dispensing beverages for consumption on the premises and in which dancing is permitted or entertainment is provided. (Also, see Bar)

**NONCOMMUNITY WATER SUPPLY SYSTEM** shall mean any public water supply system that is not a community water supply system.

**NON-CONFORMING BUILDING** shall mean a building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations.

**NON-CONFORMING USE** shall mean a use lawful when established but which does not conform to subsequently established zoning or zoning regulation.

**NON-FARM BUILDINGS** are all buildings except those buildings utilized for agricultural purposes.

**NON-FARM RESIDENCE** (see Residence, Non-Farm)

**NUISANCE** shall mean anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses such as noise, dust, odor, smoke, gas, pollution, congestion, lighting, and litter.

**NURSERY** shall mean the use of a premises for the propagation, cultivation, and growth of trees, shrubs, plants, vines, and the like from seed or stock, and the sale thereof, and including the sale of trees, shrubs, plants, vines, and the like purchased elsewhere and transplanted into the soil of the premises. In connection with the sale of plants, such fungicides, insecticides, chemicals, peat moss, humus, mulches, and fertilizers as are intended to be used in preserving the life and health of the plants may be sold.

**NURSERY SCHOOL** (see Preschool)

**NURSING HOME** shall mean a facility used or occupied by persons recovering from illness or suffering from infirmities of old age requiring skilled nursing care and related medical services and licensed by the appropriate state or federal agency or agencies.

**ODOR** shall mean that characteristic of a substance which makes it offensive to the human sense of smell such that it unreasonably interferes with the use, value or enjoyment of neighboring properties if not controlled.

**OFFICIAL MAP** (See Map, Official Zoning District)

**OFF-STREET PARKING AREA or VEHICULAR USE** shall refer to all off street areas and spaces designed, used, required, or intended to be used for parking, including driveways or access ways in and to such areas.

**OPEN LOTS** shall mean pens or similar concentrated areas, including small shed-type areas or open-front buildings, with dirt, or concrete (or paved or hard) surfaces, wherein animals or poultry are substantially or entirely exposed to the outside environment except for possible small portions affording some protection by windbreaks or small shed-type areas.

**OPEN SPACE** shall mean a parcel or parcels of land, together with the improvements thereon, primarily set aside for recreational use and enjoyment, exclusive of land areas used for streets, alleys, roads, driveways, parking areas, structures, and buildings.

**OUTDOOR ADVERTISING** shall include the definitions of "Advertising Structure" and "Sign".

**OVERLAY DISTRICT** shall mean a district in which additional requirements will act in conjunction with the underlying zoning district. The original zoning district designation does not change.

**OWNER** shall mean one or more persons, including corporations, who have title to the property, building or structure in question.

**PARCEL** shall mean a lot or a contiguous group of lots in single ownership or under single control that may be considered as a unit for purposes of development. See also Lot, Zoning.

**PARK** shall mean any public or private land available for recreational, educational, cultural, or aesthetic use.

**PARKING AREA, PRIVATE** shall mean an area, other than a street, used for the parking of automotive vehicles capable of moving under their own power and restricted from general public use.

**PARKING AREA, PUBLIC** shall mean an area, other than a private parking area or street used for the parking of vehicles capable of moving under their own power, either free or for remuneration.

**PARKING SPACE, AUTOMOBILE** shall mean an area, other than a street or alley, reserved for the parking of an automobile, such space having a dimension not less than eight and one-half feet by 18 feet, plus such additional area as is necessary to afford adequate ingress and egress.

**PARKWAY** shall mean an arterial highway with full or partial control of access, and located within a park or ribbon of park like development.

**PERFORMANCE GUARANTEE** shall mean a financial guarantee to ensure that all improvements, facilities, or work required by these Regulations will be completed in compliance with these regulations as well as with approved plans and specifications of a development (Also, see Maintenance Guarantee.)

**PERMANENT FOUNDATION** shall mean a base constructed from either poured concrete or laid masonry rock or brick and placed on a footing located below ground level to a point below the frost line upon which a building or structure is permanently attached.

**PERMANENTLY ATTACHED** shall mean connected to real estate in such a way as to require dismantling, cutting away, or unbolting in order to remove, relocate, or replace.

**PERMEABILITY** shall mean the ability of a material to transmit water. Permeability determines its ability to yield water.

**PERMITTED USE** shall mean any land use allowed without condition within a zoning district.

**PERSON** shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, County, special district or any other group or combination acting as an entity, except that it shall not include Adams County, Nebraska.

**PLANNING COMMISSION** shall mean the Adams County Area Planning Commission.

**PLAT** shall mean a map showing the location, boundaries, and legal description of individual properties.

**POLICY** shall mean a statement or document of the county, such as the comprehensive plan, that forms the basis for enacting legislation or making decisions.

**POROSITY** shall mean the ratio of the volume or pore space to the volume of solids in a material. Porosity determines the capacity of the material to hold water -- the more pores, the more water.

**POULTRY, COMMERCIAL FEEDING** shall mean a poultry commercial feed lot, whether the confined feeding operations are enclosed or outdoors.

**PREMISES** shall mean a tract of land, consisting of one lot or irregular tract, or more than one lot or irregular tract, provided such lots or tracts are under common ownership, contiguous, and used as a single tract. A building or land within a prescribed area.

**PRESCHOOL** shall mean an early childhood program which provides primarily educational services, where children do not nap and where children are not served a meal.

**PREVAILING WINDS:** Prevailing winds in Adams County are from the north, and northwest in winter months and south in summer months. Prevailing wind directions, using magnetic north as determined through use of a common compass, are defined as:

North - from forty-five degrees west of north to forty-five degrees east of north

South - from forty-five degrees west of south to forty-five degrees east of south

East - from forty-five degrees east of north to forty-five degrees east of south

West - from forty-five degrees west of north to forty-five degrees west of south

**PRIVATE CLUB** shall mean a non-profit association of persons who are bona fide members paying dues, which owns, hires or leases a building or premises, or portion thereof, the use of such building or premises being restricted to members and their guests. The affairs and management of such private clubs are conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meeting. A private club may include the serving of food and meals on said premises while providing adequate dining room space and kitchen facilities. A private club may include the sale of alcoholic beverages to members and their guests provided the activity is secondary and incidental to the promotion of some common objective by the organization; and, said sale of alcoholic beverages is in complete compliance with all municipal, state and federal laws.

**PRIVATE WELL** shall mean a well that provides water supply to less than 15 service connections and regularly serves less than 25 individuals.

**PROHIBITED USE** shall mean any use of land, other than non-conforming, which is not listed as a permitted use or conditional use within a zoning district.

**PROMOTIONAL DEVICE** shall mean any sign intended to be displayed either with or without a frame, with or without characters, letters, illustrations, or other material, on a fabric of any kind. National flags, flags of political subdivisions, or symbolic flags of any institutions or business shall be considered a promotional device for the purpose of this definition. Banners, pennants, inflatable characters, streamers, or fringe-type ribbons or piping, shall be considered as a promotional device.

**PROPERTY** shall mean a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

**PUBLIC USE AREA** shall mean an area of land or water, whether publicly or privately owned, which is designed for and used by 10 or more unrelated persons on at least a quarterly basis for recreation, education, communication, worship, meetings or other legal purpose, including public parks, public water areas, public game refuges, fish hatcheries, publicly or privately owned meeting halls, historic sites and similar areas, provided that a public use area shall not be construed to include any rights-of-way for streets or roadways, hiking, biking or other trails, or privately owned land used for hunting and/or fishing.

**PUBLIC UTILITY** shall mean any business which furnishes the general public telephone service, telegraph service, electricity, natural gas, water and sewer, or any other business so affecting the public interest as to be subject to the supervision or regulation by an agency of the state or federal government.

**PUBLIC WATER SUPPLY** shall mean a water supply system designed to provide public piped water fit for human consumption, if such system has at least 15 service connections or regularly serves at least twenty-five individuals. This definition shall include:

1. Any collection, treatment, storage, or distribution facilities under the control of the operator of such system and used primarily in connection with such system; and
2. Any collection or pretreatment storage facilities not under such control which are used primarily in the connection with such system.

**RACETRACK** shall mean a measured course where machines, usually automobiles, are entered in competition against one another or against time.

**RAILROAD** shall mean the land use including the right-of-way (R.O.W.) abutting railroad properties occupied by uses pertinent to the railroad operation and maintenance, but not including properties owned by the railroad and leased for use by others.

**RECHARGE AREAS** shall mean the places where rain and snow melt percolate into the ground, refilling the groundwater aquifers.

**RECHARGE RATE** shall mean the time that is required to add to, or replenish water in an aquifer or water table.

**RECREATIONAL FACILITY** shall mean facilities for the use by the public for passive and active recreation including tennis, handball, racquetball, basketball, track and field, jogging, baseball, soccer, skating, swimming, or golf. This shall include country clubs and athletic clubs, but not facilities accessory to a private residence used only by the owner and guests, nor arenas or stadiums used primarily for spectators to watch athletic events. In addition, recreational facilities shall mean museums, amphitheaters, race tracks (including all motor powered vehicles) and wildlife conservation areas (used for public viewing), and theme parks.

**RECREATIONAL VEHICLE (RV)** shall mean a vehicular unit less than 40 feet in overall length, eight feet in width, or 12 feet in overall height, primarily designed as a temporary living quarters for recreational camping or travel use having either its own power or designed to be mounted on or drawn by a motor vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, camping trailer, and fifth wheel.

**RECREATIONAL VEHICLE (RV) PARK** shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers.

**RECYCLING CENTER** shall mean a facility other than a junkyard in which recoverable resources such as paper, glass, metal cans, and plastics, are collected, bundled, stored, flattened, crushed, or reduced in some manner within a completely enclosed building, in preparation for shipment to others for reuse.

**RECYCLING COLLECTION POINT** shall mean a drop-off point for temporary storage of recoverable resources such as paper, glass, cans, and plastics, and where no processing of such items takes place.

**RECYCLING PLANT** shall mean a facility other than a junkyard where recoverable resources such as paper products, glass, metal cans and other products are recycled, reprocessed, and treated to return the products to a condition in which they may be reused for production.

**RESEARCH LABORATORY OR CENTER** shall mean a building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, and not including manufacture or sale of products, except as incidental to the main purpose of the laboratory.

**RESIDENCE** shall mean a building used, designed, or intended to be used as a home or dwelling place for one or more families.

**RESIDENCE, NON-FARM** shall mean any residence not associated with a farm as defined in this Resolution.

**RESTAURANT** shall mean a public eating establishment at which the primary function is the preparation and serving of food primarily to persons seated within the building.

**RESTAURANT, DRIVE-IN** shall mean an establishment that has the facilities to serve prepared food and/or beverages to customers seated within motor vehicles for consumption either on or off the premises.

**RESTAURANT, FAST FOOD** shall mean an establishment whose principal business is the sale of food and/or beverages in ready-to-consume individual servings, for consumption either within the establishment, for carry-out, or drive-in, and where foods are/or beverages are usually served in paper, plastic, or other disposable containers.

**RETAIL TRADE** shall mean uses primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of goods. Uses engaged in retail trade sell merchandise to the general public or to households for personal consumption.

**REVERSE SPOT ZONING** shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and that uniquely burdens an individual owner largely to secure some public benefit. Reverse spot zoning usually results from downzoning a tract of land to a less intensive use classification than that imposed on nearby properties.

**REZONING** shall mean an amendment to or change in the zoning regulations either to the text or map or both.

**RIGHT-OF-WAY** shall mean an area or strip of land, either public or private, on which an irrevocable right of passage has been dedicated, recorded, or otherwise legally established for the use of vehicles or pedestrians or both.

**ROAD** shall mean the same as "Street".

**ROAD, IMPROVED** shall mean a street, county road, and/or State/Federal Highway that are graded, surfaced and maintained on a regular basis with an approved granular material or hard-surfacing material.

**ROAD, PRIVATE** shall mean a roadway, other than driveways, open to vehicular ingress and egress established for the benefit of certain, adjacent properties. (Also, see Right-of-Way and Street.)

**ROAD, PUBLIC** shall mean all public right-of-way reserved or dedicated for street or road traffic. (Also, see Right-of-Way and Street.)

**ROAD, UNIMPROVED** shall mean a road officially declared or designated as minimum maintenance. Said road will not generally be graded, crowned or contain a surfacing material of either a granular or hard-surfaced nature.

**ROADSIDE STAND** shall mean a temporary structure or vehicle used solely for the sale of farm products produced on the premises or adjoining premises.

**ROOM** shall mean an un-subdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways, and service porches.

**SALVAGE YARD** shall mean any lot, parcel or tract of land or portion thereof used for the purpose of dismantling of machinery, equipment or motor vehicles for resale or for the storage or keeping for sale of parts and equipment resulting from such dismantling, wrecking or other method of salvaging of such items, or for the storage of keeping of scrap metals and other scrap or waste materials other than solid waste.

**SATELLITE DISH ANTENNA** shall mean a round, parabolic antenna incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, or cone and used to transmit and/or receive radio or electromagnetic waves.

**SCHOOL, DAY, PRE-, OR NURSERY** shall mean a school or center for children under school age, whether licensed as a daycare center or not, shall be approved by the Nebraska State Fire Marshall as being in safety conformance with the National Fire Protection Association, Pamphlet 101, known as the Life Safety Code and shall be approved by the Nebraska Department of Health and Welfare as meeting their health and welfare standards.

**SCHOOL, ELEMENTARY, JUNIOR HIGH, or HIGH** shall mean public and other non-profit institutions conducting regular academic instruction at kindergarten, elementary, and secondary levels. Such institutions shall offer general academic instruction equivalent to the standards prescribed by the State Board of Education.

**SCHOOL, PRIVATE** shall mean an institution conducting regular academic instruction at kindergarten, elementary or secondary levels operated by a non-governmental organization in conformance with the Section 79-1701 through 79-1707, Nebraska R. R. S., 1943.

**SCHOOL, TRADE** shall mean an institution offering extensive instruction in the technical, commercial, or trade skills and operated by a non-governmental organization.

**SCREENING** shall mean a method by which a view of one site from another adjacent site is shielded, concealed, or hidden during all seasons of the year and may include fences, walls, hedges, beams, or other features. (Also, see Buffer.)

**SELF-SERVICE STATION** shall mean an establishment where motor fuels are stored and dispensed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

**SELF-SERVICE STORAGE FACILITY** shall mean a building or group of buildings containing individual, compartmentalized, and controlled access stalls or lockers for storage.

**SEPARATE OWNERSHIP** shall mean ownership of a parcel of land by a person who does not own any of the land abutting such parcel.

**SERVICE STATIONS** shall mean buildings and premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories and where light maintenance activities such as engine tune-ups, lubrications, and washing may be conducted, but not including heavy maintenance and repair such as engine overhauls, painting, and body repair.

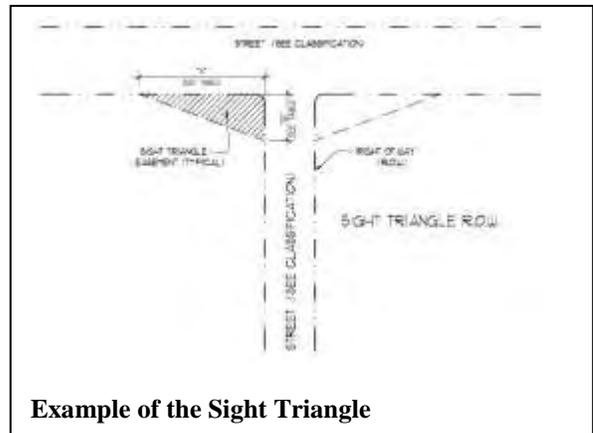
**SETBACK LINE, FRONT YARD** shall mean the line which defines the depth of the required front yard. Said setback line shall be parallel with the right-of-way line or highway setback line when one has been established.

**SETBACK LINE, HIGHWAY** shall mean the same as "Highway Setback Line".

**SETBACK LINE, REAR YARD OR SIDE YARD** shall mean the line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the district.

**SHOPPING CENTER** shall mean a grouping of retail business and service uses on a single site with common parking facilities.

**SIGHT TRIANGLE** shall mean an area at a street or road intersection or road and railroad intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision of traffic at an intersection as established within these regulations.



Example of the Sight Triangle

**SIGN** shall mean and include any outdoor sign, display, declaration, device, figure, drawing, illustration, message, placard, poster, billboard, insignia, or other things which are designed, intended, or used for direction, information, identification, or to advertise, to inform, or to promote any business, product activity, service, or any interest. See Article 7 for additional definitions.

**SIMILAR USE** shall mean the use of land, buildings, or structures of like kind or general nature with other uses within a zoning district as related to bulk, intensity of use, traffic generation and congestion, function, public services requirements, aesthetics or other similarities.

**SITE PLAN** shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries of a site and the location of all buildings, structures, uses, drives, parking, drainage, landscape features, and other principal site development improvements for a specific parcel of land.

**SITE, SEPTIC** shall mean the area bounded by the dimensions required for the proper location of the septic tank system.

**SLUDGE** shall mean solids removed from sewage during wastewater treatment and then disposed of by incineration, dumping, burial, or land application.

**SOLID MANURE** shall mean waste produced by living cattle, dairy cattle, sheep and other ruminants and horses which contains not less than twelve percent (12%) solids by weight and waste produced by living swine, poultry or other non-ruminant animals which contains not less than twenty five percent (25%) solids by weight.

**SOLID WASTE** shall mean waste materials consisting of garbage, trash, refuse, rubble, sewage, offal, dead animals, or paunch manure but excluding any animal waste, animal waste water or any waste from a waste handling facility, as defined in this Regulation.

**SPOT ZONING** shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and primarily promotes the private interest of the owner rather than the general welfare. Spot zoning usually results from an upzoning to a more intensive use classification.

**STABLE, PRIVATE** shall mean a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

**STABLE, RIDING** shall mean a structure in which horses or ponies, used exclusively for pleasure riding or driving, are housed, boarded, or kept for remuneration, hire, or sale.

**STATE** shall mean the State of Nebraska.

**STOCKPILING** shall mean the accumulation of manure in mounds, piles, or other exposed and non-engineered site locations for storage or holding purposes for a period of not more than one year.

**STORAGE** shall mean the keeping, in a roofed or unroofed area, of any goods, junk, material, merchandise, or vehicles on the same tract or premises for more than 30 days.

**STORAGE, PERMANENT** shall mean the presence of any regulated item not stored in an entirely enclosed building for a period of 10 or more consecutive days. Mobile homes, as defined in this Regulation shall not be considered an enclosed building and shall not be used as a building for such storage on any premises.

**STORY** shall mean a space in a building between the surface of any floor and the surface of the floor above, or if there is not floor above, then the space between such floor and the ceiling or roof above.

**STORY, ONE-HALF** shall mean the same as "Half-Story".

**STREET** shall mean a public thoroughfare or right-of-way dedicated, deeded, or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in this Regulation.

**STREET, ARTERIAL** shall mean a street designed with the primary function of efficient movement of through traffic between and around areas of a city, village, or county with controlled access to abutting property.

**STREET, COLLECTOR** shall mean a street or highway that is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development.

**STREET, CURVILINEAR** shall mean local streets that deviate from straight alignment and change direction without sharp corners or bends.

**STREET, FRONTAGE ACCESS** shall mean a street parallel and adjacent to a major street, major inter-regional highway, or major collection road and primarily for service to the abutting properties, and being separated from the major street by a dividing strip.

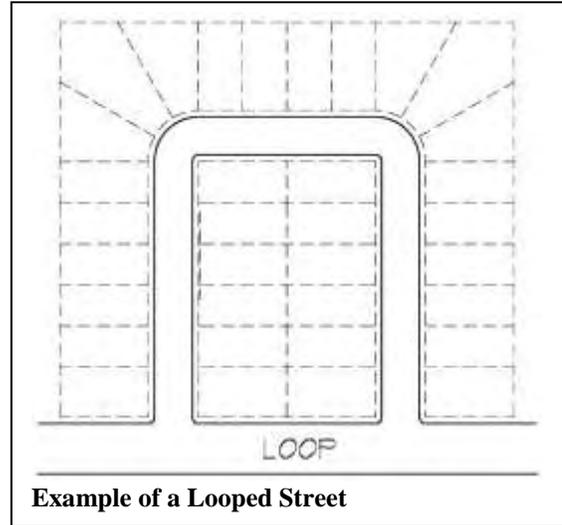
**STREET, LOCAL** shall mean a street designed for local traffic that provides direct access to abutting residential, commercial, or industrial properties.

**STREET, LOOPED** shall mean a continuous local street without intersecting streets and having its two outlets connected to the same street.

**STREETS, MAJOR** shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets.

**STREET, PRIVATE** shall mean an open, unoccupied space, other than a street or alley dedicated to the public, but permanently established as the principal means of vehicular access to abutting properties.

**STREET, SIDE** shall mean that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.



Example of a Looped Street

**STREET CENTERLINE** shall mean a line extending down the center of a street right-of-way.

**STREET LINE** shall mean a dividing line between a lot, tract, or parcel of land and the contiguous street.

**STRUCTURE** shall mean anything constructed or built, any edifice or building of any kind, any lagoon used for waste water treatment, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas such as paved areas, walks, tennis courts, and similar recreation areas.

**STRUCTURE, ADVERTISING** shall mean the same as "advertising structure".

**STRUCTURAL ALTERATION** shall mean any change in the support members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls or similar components.

**SUBDIVISION** shall mean the division of land, lot, tract, or parcel into two or more lots, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease, offer, or development, whether immediate or future. The term shall also include the division of residential, commercial, industrial, agricultural, or other land whether by deed, metes, and bounds description, lease, map, plat, or other instrument.

**SUBSTANTIAL IMPROVEMENT** shall mean any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either,

1. Before the improvement or repair is started, or
2. If the structure has been damaged, and is being restored before the damage occurred. For purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any alteration to comply with existing state or local health, sanitary, building or life safety codes or regulations.

**SURFACE WATER CLASS A -- PRIMARY CONTACT RECREATION** shall mean surface waters which are used, or have a high potential to be used, for primary contact recreational activities. Primary contact recreation includes activities where the body may come into prolonged or intimate contact with the water, such that water may be accidentally ingested and sensitive body organs (e.g. eyes, ears, nose, etc.) may be exposed. Although the water may be accidentally ingested, it is not intended as a potable water supply unless acceptable treatment is supplied. These waters may be used for swimming, water skiing, canoeing, and similar activities.

**SURFACE WATERS** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, springs, canal systems, drainage systems, and all other bodies or accumulations of water, natural or artificial, public or private, situated wholly or partly within or bordering upon the state.

**TAVERN** (See Bar.)

**TEMPORARY STRUCTURE** shall mean a structure without a permanent foundation or footing and removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

**TEMPORARY USE** shall mean a use intended for limited duration to be located in a zoning district not permitting such use.

**TOWER** shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. (Also, see Antenna.)

**TRANSFER STATION** shall mean a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This does not include an infectious waste incineration facility.

**TRADING AREA** shall mean the area served by an existing commercial development or to be served by the proposed commercial development and from which said development draws its support.

**TRAILER, AUTOMOBILE** shall mean a vehicle without motive power, designed and constructed to travel on the public thoroughfares and to be used for human habitation or for carrying property, including a trailer coach.

**TRANSIENT** shall mean a person who is receiving accommodations for a price, with or without meals, for a period of not more than 180 continuous days in any one year.

**TRANSITIONAL USE** shall mean a permitted use or structure that, by nature or level and scale or activity, acts as a transition or buffer between two or more incompatible uses.

**TRANSMISSIVITY** shall mean the ability of an aquifer to yield a certain output of groundwater over a set period of time.

**TREE COVER** shall mean the area directly beneath the crown and within the drip line of a tree.

**UPZONING** shall mean a change in zoning classification of land to a more intensive or less restrictive district such as from residential district to commercial district or from a single family residential district to a multiple family residential district.

**URBAN AREA** shall mean a municipality not exercising its zoning powers and unincorporated village within the county.

**USE, BEST** shall mean the recommended use or uses of land confined in an adopted comprehensive plan. Such use represents the best use of public facilities, and promotes the public health, safety and general welfare.

**USE, HIGHEST** shall mean an appraisal or real estate market concept that identifies the use of a specific tract of land that is most likely to produce the greatest net return on investment.

**USE, PRINCIPAL** shall mean the main use of land or structure, as distinguished from an accessory use. (Also, see Building, Principal)

**USED MATERIALS YARD** shall mean any lot or a portion of any lot used for the storage of used materials. This shall not include "Junk Yard" or "Automobile Wrecking Yards".

**UTILITY EASEMENT** shall mean the same as "Easement".

**VARIANCE** shall mean a relief from or variation of the provisions of this resolution, other than use regulations, as applied to a specific piece of property, as distinct from rezoning. Relaxation of the requirements of this Resolution shall apply only to height, area and size of a building or structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited by this Resolution shall not be allowed by relaxation of the requirements of the Resolution, nor shall any relaxation of the requirements of this Resolution be granted because of the presence of

non-conformities in the zoning district or uses in the adjoining zoning district or because of conditions created by the owner of said real property.

**VEHICLE** shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices moved solely by human power or used exclusively upon stationary rails or tracks.

**VEHICLE, MOTOR** (See Motor Vehicle)

**VISUAL OBSTRUCTION** shall mean any fence, hedge, tree, shrub, wall or structure exceeding three feet in height, measured from the crown of intersecting or intercepting roads, streets, alleys, driveways, or railroads, which limit the visibility of persons in motor vehicles on said streets, alleys, or driveways. This does not include trees kept trimmed of branches below a minimum height of eight feet.

**WALL** shall mean a vertical structure which encloses, divides, supports or protects.

**WAREHOUSE** shall mean a building used primarily for the storage of goods and materials.

**WAREHOUSE AND DISTRIBUTION** shall mean a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

**WASTE HANDLING FACILITY** shall mean any and all land, structures, combination of structures, underfloor pits, holding ponds, debris basins, diversion terraces, liquid manure storage pits, lagoons, above ground pipelines, irrigation devices, or appurtenance thereto, apparatus, equipment, or mechanism, whether on the same or different premises than the industrial, commercial or other type of use, including any confined and intensive animal feeding use generating waste, used to hold, store, process, digest, transport, distribute, control or otherwise dispose of dead animals, manure and waste materials, other than solid waste as defined in this Regulation. Any facilities, apparatus, or mechanism used to ventilate, exhaust, process or treat hazardous gases, odor, dust, smoke or other waste product emanating from any building or structure, including any farm building, that occurs as a consequence of the use of that building or structure shall be considered part of a waste handling facility use. Waste handling facilities shall be categorized with regard to the types of such facilities and the methods of operation of such facilities as they relate to the potential for odor production, environmental degradation and compatibility with abutting and neighboring land uses as follows:

**Category A (aerobic): A waste handling facility use in which:**

1. all waste is collected, processed or digested utilizing aerobic digestion facilities and processes, including aerobic lagoons, and/or aerobic composting and in which there is surface application of solid manure and / or surface application or injection of liquid manure, liquid waste or waste water onto / into the soil on crop or other land, and
2. dust, hazardous gases, odor or other air contaminants emitted from any building or facility are collected and processed to minimize air contamination, and
3. dust, hazardous gases, or other air contaminants emitted from any open-sided buildings or open pens are controlled in a reasonable manner in order to minimize blowing of dust and odor onto abutting and neighboring properties.

**Category ANC (covered anaerobic): A waste handling facility in which:**

1. all waste is collected and digested utilizing anaerobic digestion facilities and processes including anaerobic lagoons and holding basins, pits or above ground tanks, which are covered and the gases generated by the digestion of said waste are collected and treated to avoid explosion, fire hazards and the generation of odor, and in which there is surface application of solid manure or injection of liquid (non-solid) manure into the soil on crop or other land, and
2. dust, hazardous gases, odor, or other air contaminants emitted from any building or facility are collected and processed to minimize air contamination, and
3. dust, hazardous gases, odor or other air contaminants emitted from any open-sided buildings or open pens are controlled in a reasonable manner in order to minimize blowing of dust and odor onto abutting and neighboring properties.

**Category FAC (facultative): A waste handling facility in which:**

1. all or part of the waste produced is collected and digested utilizing anaerobic digestion lagoon(s) and processes designed to allow an introduction of not more than four pounds of volatile solids per day per 1,000 cubic feet of lagoon capacity and such lagoon(s) shall be operated and maintained to insure such

- capacity is available at all times and operated to minimize removal of top-water to reduce odor production, and there is surface application of solid manure and / surface application or injection of liquid manure, liquid waste or waste water onto / into the soil on crop or other land, and
2. dust, hazardous gases, odor, or other air contaminants emitted from any building or facility are not collected and processed to minimize air contamination, but simply exhausted into the air, and
  3. dust, hazardous gases, odor or other air contaminants emitted from any open-sided buildings or open pens are not controlled in a reasonable manner and do not minimize blowing of dust and odor onto abutting and neighboring properties.

**Category AN (anaerobic): A waste handling facility in which:**

1. all or part of the waste produced is collected and digested utilizing anaerobic digestion facilities and processes, including uncovered anaerobic holding ponds or pits, anaerobic lagoons, sludge or settling basins, anaerobic stockpiling of waste as a solid and there is application of liquid (non-solid) manure and waste on the surface of crop or other land, and
2. dust, hazardous gases, odor, or other air contaminants emitted from any building or facility are not collected and processed to minimize air contamination, but simply exhausted into the air, and
3. dust, hazardous gases, odor or other air contaminants emitted from any open-sided buildings or open pens are not controlled in a reasonable manner and do not minimize blowing of dust and odor onto abutting and neighboring properties.

**WASTE, INDUSTRIAL** shall mean any material resulting from a production or manufacturing operation having no net economic value to the source producing it.

**WASTEWATER LAGOON** (See Lagoon)

**WATCHMAN'S QUARTERS** shall mean an accessory dwelling unit on a nonresidential premises having agricultural, professional, commercial or industrial uses, occupied only by a caretaker or guard employed on the premises.

**WATERS OF THE STATE** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water surface or underground, material or artificial, public or private, situated wholly within or bordering upon the state.

**WATER SYSTEM, REGIONAL** shall mean a water system which has been constructed for the expressed purpose of supplying potable water to densely populated areas. A regional system shall be an extension of an existing municipal system and shall not be dependent upon individual well fields or other water source other than those serving the municipality.

**WATER DISTRICT, RURAL** shall mean a water district, as defined by the State of Nebraska, which has been constructed for the expressed purpose of supplying potable water to densely populated areas and/or rural residents. A rural system shall include independent well fields, pressurization systems, and storage.

**WATER TABLE** shall mean the upper limit of the portion of the soil that is completely saturated with water. The seasonal high water table is the highest level to which the soil is saturated.

**WETLAND** shall mean an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soiled conditions, commonly known as hydrophytic vegetation.

**WHOLESALE ESTABLISHMENT** shall mean an establishment for the on-premises sales of goods primarily to customers engaged in the business of reselling the goods.

**WHOLESALE TRADE** shall mean a use primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The principal types of establishments included are: Merchant wholesalers; sales branches and sales offices (but not retail stores) maintained by manufacturing enterprises apart from their plants for the purpose of marketing their products; agents, merchandise or commodity brokers, and commission merchants; petroleum bulk storage, assemblers, buyers, and

associations engaged in cooperative marketing of farm products. The chief functions of uses in wholesale trade are selling goods to trading establishments, or to industrial, commercial, institutional, farm and professional; and bringing buyer and seller together. In addition to selling, functions frequently performed by wholesale establishments include maintaining inventories of goods; extending credit; physically assembling, sorting and grading goods in large lots, breaking bulk and redistribution in smaller lots; delivery; refrigeration; and various types of promotion such as advertising and label designing.

**WINDBREAK** shall mean a clump or row of trees or shrubs serving to break the force of wind. Windbreaks shall also include living snow fences.

**XERISCAPING** shall mean landscaping characterized by the use of vegetation that is drought-tolerant or a low water use in character.

**YARD** shall mean any open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for building projections or for accessory buildings or structures permitted by this Regulation.

**YARD, FRONT** shall mean a space between the front yard setback line and the front lot line or highway/road right-of-way line, and extending the full width of the lot. For purposes of determining yard requirements for corner and through lots, all sides of a lot abutting a street shall be considered a front yard and shall comply with the requirements thereof.

**YARD, REAR** shall mean a space between the rear yard setback line and the rear lot line, extending the full width of the lot.

**YARD, SIDE** shall mean a space extending from the front yard or from the front lot line where no front yard is required by this Regulation, to the rear yard, or rear lot line, between a side lot line and the side yard setback line.

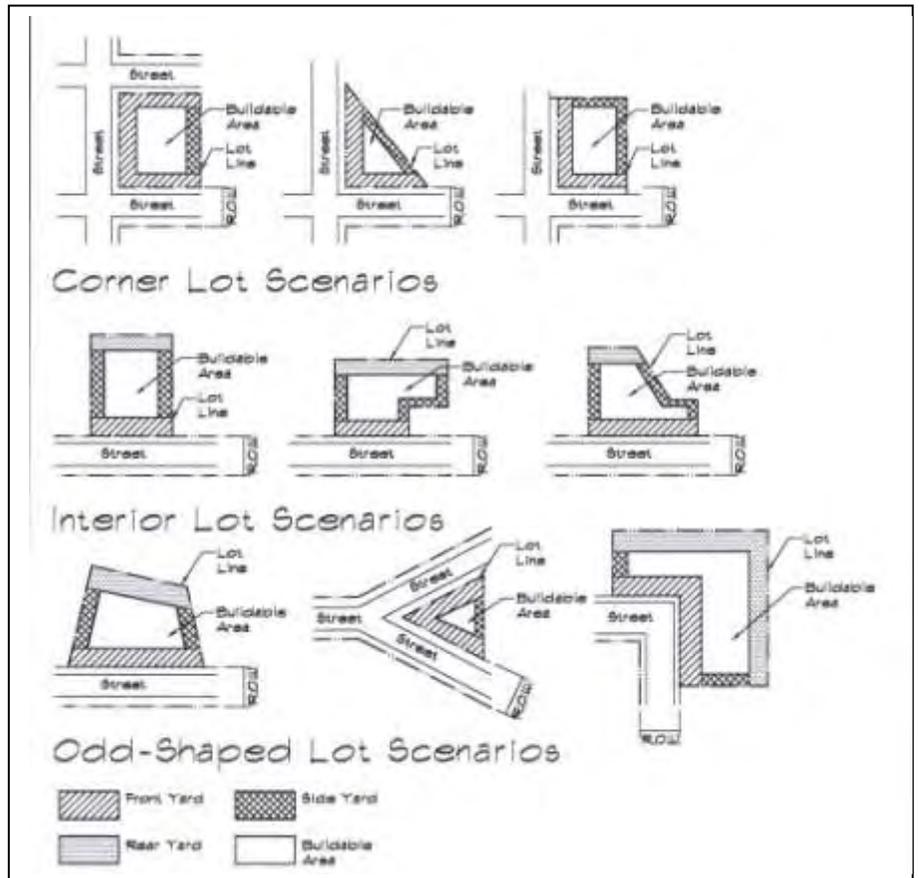
**ZONE OF AERATION** shall mean the underground, above the zone of saturation, where both air and moisture are found in the spaces between soil and rock particles.

**ZONE OF SATURATION** shall mean the area underground where every pore space between rock and soil particles are saturated with water.

**ZONING ADMINISTRATOR** shall mean the person or persons authorized and empowered by the county to administer and enforce the requirements of this Resolution.

**ZONING DISTRICT** shall mean the same as "District".

**ZONING DISTRICT, CHANGE OF** shall mean the legislative act of removing one or more parcels of land from one zoning district and placing them in another zoning district on the zoning map of the County.



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**ARTICLE 3: GENERAL REGULATIONS****Section 3.01 Non-conforming, General Intent**

- 3.01.01 Within the zoning districts established by this Resolution or amendment thereto, there may exist lots, structures, or use of land and structures, or characteristics of structures or use which were legally established on the date of adoption of this Resolution, but which are prohibited, regulated, or restricted under the terms of this Resolution or amendment thereto. It is the intent of this Resolution to permit this nonconformity to continue until such are removed, but not to encourage their survival. It is further the intent of this Resolution that nonconformities shall not be enlarged upon, expanded or extended, nor is used as grounds for adding other structures or uses prohibited elsewhere in the same zoning district.
- 3.01.02 Non-conforming uses are declared by this Resolution to be incompatible with permitted uses in the applicable zoning district. A non-conforming use of a structure, of land or of a structure and land in combination shall not be extended or enlarged after adoption of this Resolution by attachment on a building or premises of additional signs intended to be seen from off the premises or by the addition of other uses which are prohibited in the applicable zoning district.
- 3.01.03 To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in plans, construction or designated use of any building for which a zoning permit has been issued, provided construction on such building shall be initiated within 90 calendar days from the date of issuance of such zoning permit or any building for which actual construction activity has been lawfully initiated in good faith prior to effective date of the Resolution or applicable amendment thereto where actual construction has been carried on diligently. Actual construction is defined to include placement of construction materials, other than earth, in a permanent position and fastened in a permanent manner.
- 3.01.04 Notwithstanding other provisions of this Section, a lawfully established residential use rendered non-conforming by adoption of this Resolution or amendment thereto may be enlarged, altered or reconstructed, provided that:
1. Such residential use shall comply with Section 3.04 of this Resolution.
  2. This provisions shall not be construed to include more than one use on a lot and shall be applicable so long as such use remains otherwise lawful.

**Section 3.02 Non-conforming Lots of Record**

- 3.02.01 In any zoning district in which single-family dwelling structures are permitted, a single-family dwelling and its customary accessory buildings may be erected on a single lot which is lot of record on the date of adoption of this Resolution or amendment thereto. Such lot of record must be in separate ownership and not of continuous frontage with other lots in the same ownership. The provision shall apply even though such lot fails to meet the requirements for area, width, or both, of the applicable zoning district, provided that yard dimensions shall conform to the applicable zoning district regulations.
- 3.02.02 If two or more lots or combinations of lots or portions of lots with continuous frontage and in the same ownership are of record on the date of adoption of this Resolution or applicable amendment thereto, and if all or part of the lots do not comply with the lot width and area requirements of the applicable zoning district, the lots or portions or lots involved shall be considered to be an undivided parcel for the purposes of this Resolution and no portion of such lot or portions of lots shall be used or sold in a manner which would diminish compliance with the minimum lot width and area requirements of the applicable zoning district.
- 3.02.03 Where a lawfully established lot, tract or parcel, less than 20 acres in area, was in existence and under separate ownership as of the effective date of this Resolution or applicable amendment thereto and the entirety of such lot, tract or parcel lies within one-half mile to a kennel, as defined in these regulations or within the minimum separation distances set forth in Table 4.03 of this Resolution for existing confined and intensive animal feeding uses and associated waste handling facilities, as defined in these regulations, a residential use may be established on said lot, tract or parcel.
- 3.02.04 Where a lawfully established lot, tract or parcel, less than 20 acres in area, was in existence and under separate ownership as of the effective date of this Resolution or applicable amendment thereto, and a portion of such lot, tract or parcel lies within one-half mile to a kennel, as defined in these regulations or within the minimum separation distances set forth in Table 4.03 of this Resolution for existing confined and

intensive animal feeding uses and associated waste handling facilities, as defined in these regulations, a residential use may be established on said lot, tract or parcel, provided such residential use is located on that portion of said lot, tract or parcel which is beyond one-half mile to a kennel, or the minimum separation distances specified in Table 4.03 of this Resolution from any confined or intensive animal feeding use or associated waste handling facility.

- 3.02.05 Where a lawfully established lot, tract or parcel, 20 acres or more in area, which meets the definition of farm, as defined in these regulations, was in existence and under separate ownership as of the effective date of this Resolution or applicable amendment thereto and the entirety of such lot, tract or parcel lies within one-half mile to a kennel, as defined in these regulations or within the minimum separation distances set forth in Table 4.03 of this Resolution for existing confined and intensive animal feeding uses and associated waste handling facilities, as defined in these regulations, a residential use may not be established on said lot, tract or parcel and said parcel may be used for agricultural production purposes.

### **Section 3.03 Non-conforming Uses of Land with Minor Structures**

- 3.03.01 Where, at the date of adoption of this Resolution or applicable amendment thereto, lawful use of land exists which would not be permitted under the regulations of the applicable zoning district and where such use involves no individual structure with a replacement cost exceeding \$1,000.00, the use may be continued so long as it remains otherwise lawful, provided:
1. If any such non-conforming use of land ceases for any reason for a period of more than 12 consecutive months, any subsequent use of such land shall conform in all respects to the requirements of the applicable zoning district.
  2. No additional structure shall be erected in connection with any such non-conforming use.
  3. No such non-conforming use shall be moved, in whole or in part, to occupy any portion of the lot or parcel on which such use was located on the date of adoption of this Resolution or applicable amendment thereto.
  4. No such non-conforming use shall be enlarged, increased in any way, or extended to occupy a greater area of land than was occupied by such use as of the date of adoption of this Resolution or applicable amendment thereto.

### **Section 3.04 Non-conforming Structures**

- 3.04.01 Where a lawful structure exists on the date of adoption of this Resolution or applicable amendment thereto which could not be constructed under the requirements of this Resolution by reason of restrictions or area, lot coverage, height, yards, location or the lot, or other requirement concerning such structure, such structure may be continued as long as it remains otherwise lawful, provided:
1. Any structure or portion thereof may be altered to reduce its nonconformity but no such non-conforming structure may be enlarged or altered in any way which would increase its nonconformity, except that structures located in the AG District may be allowed by conditional use permit to be enlarged or extended with due consideration of the following criteria:
    - a. A permit may be authorized for an expansion of an existing non-conforming structure, if the proposed expansion (including any other future expansions) does not exceed fifty percent (50%) of the square footage of the original structure (main floor footprint) in existence prior to the adoption of these regulations. Non-conforming grain bin storage facilities may be expanded up to 200% of the existing facility in existence at the time of the adoption of these regulations.
    - b. Such conditional use may only be allowed to continue an existing non-conformity (without increasing the degree of non-conformity) and shall not allow for the creation of new non-conformities. The permit shall not be allowed for multiple non-conformities. The degree of non-conformity shall mean that the request shall not further reduce a setback or increase a height requirement or encroach into an area designated as a sight triangle.
    - c. The consideration of the conditional use effects on adjacent property, traffic and environment shall be considered.
    - d. The County's Transportation Plan and one- and six-year plan shall be considered.
    - e. The density of land use within the existing zoning district and that of adjacent properties shall be considered.
    - f. The degree of hardship upon the applicant which would be caused by failure to grant such a permit shall also be considered.
  2. Should such structure or non-conforming portion of such structure be destroyed by any means other than by natural acts (such as a tornado), to an extent of more than 75 percent of its replacement cost at

- the time of destruction, it shall not be reconstructed, except in conformity of the requirements of the Resolution or applicable amendment thereto.
3. Should such structure be moved for any reason for any distance, it shall conform to the requirements of this Resolution or applicable amendment thereto at its new location.

**Section 3.05 Non-conforming Uses of Structures or of Structures and Land in Combination**

- 3.05.01 If a lawful use involving individual structures with a replacement cost of more than \$1,000.00 or structure of such value and land in combination exists on the effective date of adoption of this Resolution or applicable amendment thereto, that would not be permitted in the applicable zoning district, the use may be continued as long as it remains otherwise lawful, provided:
1. No such existing structure devoted to a use not permitted in the applicable zoning district shall be enlarged, extended, reconstructed, moved or structurally altered, except in conjunction with changing the use of the structure to a use permitted in the applicable zoning district.
  2. Any non-conforming use may be extended throughout any parts of an existing building or area which was manifestly arranged or designed for such use at the date of adoption of this Resolution or applicable amendment thereto, but not such use shall be extended to occupy any land outside such building or area.
  3. If no structural alterations are made, any non-conforming use of a structure or structure and premises may, as a conditional use, be changed to another non-conforming use provided that the Commission, either by general rule or findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the applicable zoning district than the existing non-conforming use. In permitting such change, the Commission may require compliance with conditions and safeguards which it deems appropriate.
  4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the requirements of this Resolution and shall a non-conforming use may not thereafter be resumed or established.
  5. When a non-conforming use of structure, or structure and premises in combination, is discontinued or is abandoned by 12 consecutive months, except when governmental action impedes access to the premises, the structure or structure and land in combination shall not thereafter be used except in conformity with the requirements of this Resolution.
  6. Where a non-conforming use status applies to a structure or structure and land in combination, removal or destruction of the structure by any means to an extent of more than 75 percent of its replacement cost at the time of such destruction it shall eliminate the non-conforming status of the land and such structure and use shall not be reconstructed except in conformity with the requirements of this Resolution.

**Section 3.06 Repairs and Maintenance**

- 3.06.01 Ordinary repairs and maintenance of or replacement of non-bearing walls, fixtures, heating and cooling systems, wiring, plumbing, roofing material or similar non-structural building components is permitted, provided that such repairs, maintenance or replacement does not increase the area or cubic content of the structure which existed on the date of adoption of the Resolution or applicable amendment thereto.
- 3.06.02 If a non-conforming structure or portion of a structure containing a non-conforming use become physically unsafe or unlawful due to a lack of repairs or maintenance and is declared by any authorized official to be unsafe or unlawful by reason of such physical condition, such structure shall not be restored, repaired, or reconstructed after six months after such declaration.

**Section 3.07 Uses Under Conditional Use Permit not Non-conforming Uses**

A use granted as a conditional use under the terms and requirements of the Resolution shall not be deemed a non-conforming use. A conditional use allowing a change from one non-conforming use to another non-conforming use shall remain a non-conforming use.

**Section 3.08 Interpretation**

In interpreting and applying the provisions of these regulations, they shall be held to be the minimum requirements for the promotion of public safety, health, convenience, comfort, moral, prosperity, and general welfare. It is not intended by these regulations to interfere with or abrogate or annul any easements, covenants or other agreements between the parties, except that if these regulations impose a greater restriction, these regulations shall control.

**Section 3.09 Scope of Regulations**

- 3.09.01 No building or structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, to have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required, or in any manner contrary to the provisions of this Resolution.
- 3.09.02 No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the zoning district in which it is located.
- 3.09.03 Agricultural structures other than residential dwellings are exempt from the permit requirements of this Resolution as long as said structures comply with the yard, flood hazard and other applicable requirements herein stated for each zoning district.
- 3.09.04 Agricultural structures other than residential dwellings shall be subject to issuance of a Certificate of Zoning Compliance to verify compliance with yard, flood hazard and other applicable requirements of the Resolution.
- 3.09.05 After a county road has been classified as a minimum maintenance road or is an unimproved road, no permits for residential dwellings, mobile home, or manufactured home shall be issued for construction on any property adjoining such classified road.
- 3.09.06 Any lot, portion of a lot, two or more contiguous lots, combination or contiguous lots or portions of contiguous lots under the same ownership or record on the effective date of this Resolution shall, under this Resolution, be considered a single lot and shall not be separated or subdivided in any way unless all lots created or remaining from such separation or subdivision shall meet or exceed the minimum lot area, lot width, and lot frontage requirements of the zoning district in which such lot, portion of a lot, two or more contiguous lots, combination of contiguous lots or portions of contiguous lots is/are located.

**Section 3.10 Zoning Standards**

No building, structure, or part thereof shall hereafter be erected or altered, unless a variance is granted:

- 3.10.01 To reduce any required yard setbacks
- 3.10.02 To exceed the height or bulk
- 3.10.03 To occupy a greater percentage of lot area
- 3.10.04 To erect or place any building, or structure, or part thereof into any zoning district to be used or occupied
- 3.10.05 To relocate or transport any building, structure, or part thereof into any zoning district to be used or occupied
- 3.10.06 To accommodate or house a greater number of families
- 3.10.07 No part of a yard or other open space required in connection with any building, occupancy, or use for the purpose of complying with these regulations shall be included in the calculations to determine the size of area necessary to accommodate the off-street parking and loading space requirements.

**Section 3.11 Setback and Lot Size Reductions Prohibited**

No setback, lot or tract existing at the time of adoption of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Setbacks, lots or tracts created after the effective date of the Resolution shall meet or exceed the minimum requirements established by this Resolution.

**Section 3.12 District Regulations, Restrictions, Boundary Creation**

No such regulation, restriction, or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearings shall be given by publication thereof in a paper of general circulation in the County at least one time 10 days prior to such hearing.

**Section 3.13 Right-of-Way Splits and Minimum Lot Requirements**

In circumstances where a parcel of ground owned by one individual or party was split into two or more parcels by action taken by the Nebraska Department of Roads or Adams County and one or more of the resulting lots has been made a non-conforming tract(s) for development, the required minimum lot size may be less than required and may be approved administratively. However, in all circumstances, the minimum setback requirements shall be observed. In addition, said tract(s) was conforming prior to said action.

**Section 3.14 Lot**

- 3.14.01 Every building hereafter erected, reconstructed, converted, moved or structurally altered shall be located on a lot or lot of record and in no case shall there be more than one principal building on a lot unless otherwise provided.

- 3.14.02 More than one principal building of a single permitted use may be located upon a lot or tract in the following instances if recommended by the Planning Commission and approved by the County Board.
1. Institutional buildings
  2. Public or semi-public buildings
  3. Multiple-family dwellings
  4. Commercial or industrial buildings
  5. Home for the aged
  6. Agricultural buildings

### **Section 3.15 Setback Requirements**

3.15.01 Minimum building setbacks shall be required along all public roadways or right-of-ways as set forth in the district regulations, except as exempted herein. Setbacks equal to or exceeding the minimum setback requirements of each district shall be provided with the following qualifications:

1. Any setback so placed or oriented that none of the specific setback definitions contained in this Resolution are applicable, shall necessitate a determination by the Zoning Administrator of a suitable setback dimension which will be consistent with the intent of the setback requirements within the applicable zoning district.
2. No structure shall project into a required front, side or rear setback.
3. **Building Groupings:**  
For the purpose of the side yard regulation, a group of business or industrial buildings separated by a common party wall shall be considered as one building occupying one lot.

#### **3.15.02 Building Setback**

1. The building setback lines shall be determined by measuring the horizontal distance from the property line to the furthest architectural projection of the existing or proposed structure, or
2. Where a road is identified, said setback shall be from the right-of-way line of the road to a point horizontally located at the required minimum distance.

#### **3.15.03 Setback Exceptions**

1. At grade patios, parking areas, loading areas and similar at grade surfacing shall be permitted to encroach into any yard, provided such surfaced area shall be included in the calculation of maximum lot coverage as set forth in each zoning district regulation.
2. Ornamental fences, open fences, screen fences, walls, and structural screens shall be permitted in any required yard, provided that any residential or mixed use zoning district any fence, wall, or structural screen located in the front yard shall not exceed a height of 42 inches. Any fence, wall or structural screen located in a side or rear yard in a residential or residential/office zoning district or in the side or rear yard of any non-residential district which abuts a residential zoning district shall not exceed a height of six feet. The height of any fence, wall, or structural screen in a side or rear yard in any non-residential district which abuts any other non-residential zoning district shall not exceed a height of 10 feet. All such fences, walls, or structural screens shall comply with the requirements prescribed in these regulations with regard to driver visibility at road / street intersections.
3. Nothing contained in this Section shall be deemed to prohibit the erection and maintenance of an open fence or chain link fence in any required yard, provided such open fence shall have 50 percent unobstructed openings and shall comply with the requirements prescribed in these regulations of this Resolution with regard to driver visibility at street intersections.
4. The use of any electrified or barbed wire fence is permitted only in the AG Agricultural District and TA Transitional Agricultural District and is used for agricultural purposes.
5. The provisions of this Section shall not apply to retaining walls.
6. **Projections from Buildings.**
  - A. Cornices, eaves, canopies, belt courses, sills, ornamental features, and other similar architectural features may project not more than two feet into any required yard or into any required open space, provided that such required yard or open space meets the current minimum yard standards.
  - B. As a part of single and two family residences, open uncovered porches or decks no higher than the first floor above grade on the side of the building to which they are appurtenant and in no event higher than 30 inches above grade of the lot on the side of the structure where such porch or deck is located, may extend:
    - i. Three feet into any side yard that otherwise meets minimum side yard requirements provided that the other side yard also meets such minimum side yard requirements and remains free of encroaching structures of any kind; and that said new encroachment meets all separation

- requirements between structures as determined in the zoning regulations, except gated fences providing access to the rear yard.
- ii. Eight feet into a front yard provided that the front yard otherwise meets minimum front yard requirements and provided further 1.) That in no event may such porch or deck cover more than 96 square feet of the required front yard or extend beyond the side walls of the building structure, and 2.) Front decks or porches shall not be higher than 30 inches above ground and no higher than the first floor, except that on homes with front entryways at first floor level but driveway cuts and garage floors at basement level, there may be constructed a veranda-type uncovered deck or porch extending from the front deck or porch over the garage door or doors, which extended area shall be at the same elevation and shall have bracing as required by the zoning administrator, and 3.) Covered porches, built of materials of the same or similar nature as the roof of the principal structure may be allowed with eaves not to exceed 12 inches.
  - iii. Safety railings shall be installed as approved by the zoning administrator.
  - iv. One-half of the distance into the required rear yard, but in no event closer than 15 feet to any property line.
- C. Provided further, that no railing or other shall be placed around such deck or porch in a rear yard or side yard and no such barrier which interferes appreciably more than 25 percent with the passage of light or air shall be constructed within the required front yard or within five feet of any side or 15 feet of any rear yard lot line. Any such deck or porch when located on a lot at the intersection of two streets or a street and an alley, shall comply with the provisions designed to ensure proper sight distances as set forth in these regulations for fences and hedges. Any side yard on a corner lot when such yard is 20 feet or more in width, may be considered as a front yard for purposes of determining permitted encroachments as provided herein.

### **Section 3.16 Drainage**

No building, structure, or use shall be erected on any land, and no change shall be made in the existing contours of any land, including any change in the course, width, or elevation of any natural or other drainage channel, that will obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands. Anyone desiring to build or otherwise change the existing drainage situation shall be responsible for providing to the County or their designated agent that such changes will not be a detriment to the neighboring lands.

### **Section 3.17 Accessory Building and Uses**

Accessory buildings and uses shall be permitted as specified in all zoning districts in accordance with the following provisions:

1. No accessory building shall be constructed upon a lot for more than 18 months prior to beginning construction of the principal building. No accessory building shall be used for more than 12 months unless the main building on the lot is also being used or unless the main building is under construction; however, in no event shall such building be used as a dwelling unless a certificate of occupancy shall have been issued for such use. Buildings part of an agricultural or livestock operation are exempt and not considered accessory buildings.
2. Any accessory use shall be incidental to, subordinate to and commonly associated with the primary use of the lot.
3. Any accessory use shall be operated and maintained under the same ownership and control and on the same lot as the primary use of the lot.
4. Any accessory building or use shall be clearly subordinate to the primary use of the lot in height, area, bulk and extent.
5. Any accessory use shall be permitted only after the erection and operation of a primary use of the lot.
6. Regulation of accessory uses shall be as follows:
  - a. Except as herein provided, no accessory building shall project beyond a required yard line along any street.
  - b. Service station pumps and pump island may occupy the required yards, provided, however, that they are not less than 15 feet from street lines.

**Section 3.18 Permitted Modifications of Height Regulations**

1. The height limitations of this Regulation shall not apply to:
 

Belfries	Public Monuments
Chimneys	Ornamental Towers and Spires
Church Spires	Radio and Television
Conveyors	Towers less than 100 feet in height
Cooling Towers	Grain Elevators, Legs and Silos
Elevator Bulkheads	Smoke Stacks
Fire Towers	Stage Towers or Scenery Lots
Water Towers and Standpipes	Tanks
Flag Poles	Air-Pollution Prevention Devices
2. When permitted in district, public or semi-public service buildings, hospitals, institutions, or schools may be erected to a height not exceeding 75 feet when each required yard line is increased by at least one foot for each one foot of additional building height above the height regulations for the district in which the building is located.

**Section 3.19 Occupancy of Basements and Cellars**

No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed.

**Section 3.20 Well Fields**

No development of any kind shall be located closer than 1,000 feet to any wellhead location as defined on the adopted zoning map.

**Section 3.21 Amenities, Fire**

Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard, may be permitted by the Zoning Administrator for a distance of not more than three and one-half feet and where the same are so placed as not to obstruct lights and ventilation.

**Section 3.22 Street Intersection Visibility**

At roadway intersections and roadway railroad crossings, nothing shall be erected or placed between a height of three feet and eight feet above the centerline grade of the intersection of the roadways and/or rail line within a triangular area formed by the intersection of the roadway right-of-way nearest the property in question and a line connecting points a minimum of 60 feet from the intersection of said right-of-way lines or the right-of-way lines of the roadway and the rail line, except for single pole utility structures, railroad crossing signs, road directional and safety signs, and agricultural crops. Such distance shall be increased to 90 feet from the intersection of right-of-way lines when arterial or four-lane roadways are involved. The sight triangle pertaining to the intersection of a roadway and rail line shall be increased if required in Chapter 6 of Title 415 of the Nebraska Department of Roads – Rail and Public Transportation Division.

**Section 3.23 Bulk Storage of Certain Materials**

In any zoning district any building, structure, above or above ground tank used for the bulk storage of any poisonous or explosive material shall be located at least 100 feet from any property line.

**Section 3.24 Easements**

No building or structure shall be placed or erected on or over any utility easements, except for structures associated with such utility easements.

**Section 3.25 Open Space, Loading Areas, Parking and Storage of Certain Vehicles**

- 3.25.01 Except where specifically authorized in this Resolution, no part of any yard or other open space, off-street parking area or loading area required in connection with any building or use for the purpose of complying with the requirements of the Resolution shall be included as part of any yard or other open space, off-street parking area or loading area similarly required for any other building or use.
- 3.25.02 Vehicles or trailers of any type without current license plates or in an inoperable condition shall be prohibited in all zoning districts other than in completely enclosed buildings, except in permitted salvage yards.
- 3.25.03 Storage or parking of licensed recreational vehicles, travel trailers, pickup campers, boats, boat trailers and the like, except when in completely enclosed buildings, shall not occur in any front yard in any residential

zoning district. Storage of parking of such vehicles in a side yard of residential zoning district shall be permitted, provided that a minimum distance of five feet between any such vehicle and the side lot line shall be maintained. Not more than two such vehicles shall be stored or parked on any lot and at no time shall such vehicle be occupied or used for living or sleeping purposes, except for visitations which are less than seven days in length.

**Section 3.26 Structures to Have Access**

Every building hereafter erected or moved, with the exception of non-residential agricultural structures located in the AG, Agricultural zoning district, shall be on a lot or premises which abuts a public or approved private street/road or shall be accessible by means of a recorded access easement at least 20 feet in width to provide safe and convenient access for servicing, fire protection and required off-street parking.

**Section 3.27 Building Relocation**

No building or structure shall be moved from one lot or premises for location on another lot or premises unless such building or structure shall thereupon conform to the regulations of the zoning district in which such building or structure is to be located.

**Section 3.28 Temporary Structures**

Temporary structures incidental to construction work, but only for the period of such work, are permitted in all districts; however, basements and cellars shall not be occupied for residential purposes until the entire building is completed.

**Section 3.29 Caretaker's Quarters**

Caretaker's quarters are permitted in all districts, providing the use is incidental to the principal use.

**Section 3.30 Screening**

1. Salvage yards (junk yards) shall be screened with an eight foot high opaque, solid fence, brick wall, or earth berm so as to provide visual and aural separation between such use and adjacent areas.
2. Salvage yards (junk yards) located next to railroad right-of-way shall have a 10 foot high opaque, solid fence, brick wall, or earth berm on the property line common to the railroad right-of-way
3. All extractive industries shall be screened by means of plant materials, earth mounding, or solid fencing at least six feet in height to provide visual and aural separation between such use and adjacent areas.
4. All holding or incineration areas of dead livestock shall be screened by means of plant materials, earth mounding, or solid fencing at least six feet in height to provide visual and aural separation between such use and adjacent areas. No storage or incineration of dead livestock shall be located in road right-of-way or on any other land not owned or leased by the livestock operation.

**Section 3.31 Fences, Walls, Hedges and Trees**

Nothing in this Resolution shall be deemed to prohibit the erection and maintenance of any defined fence in connection with agricultural uses or any retaining wall in association with any use in any zoning district and any ornamental fence, wall or structural screen fence shall be permitted in any yard. Nothing in this Resolution shall be deemed to prohibit the installation of living screens consisting of trees, shrubs or other plant material; provided:

1. Notwithstanding other provisions of this Resolution, fences, walls and hedges may be permitted in any required yard or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yard in a sight triangle shall be over two and one-half feet in height.
2. Trees, hedges and vegetative matter may be permitted in any required yard or along the edge of any yard, provided that such trees, hedges and vegetative matter other than typical grasses shall be setback from the property line (fence line or public right-of-way) by one foot times the mature height of the landscaping (eg. 1 foot times 25 feet mature height).

**Section 3.32 Public Utility Facilities Lot Size Requirements**

Notwithstanding any other provision of these regulations, none of the following public utility or public service uses shall be required to comply with the lot size requirements and bulk regulations of the zoning district in which they are located:

1. Electric and telephone substations and distribution systems, including transformer stations.
2. Gas regulator stations.
3. Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the transmission of electricity, gas, or water.

4. Broadcasting and microwave transmitting or relay stations and towers, except as may be required to meet setback requirements.
5. Water tower or standpipes.
6. Pumping stations.

### **Section 3.33 Setback Exemptions**

Such appurtenant features as sidewalks, walkways, driveways, curbs, drainage and erosion control installations, mail boxes, lamp posts, bird baths, and similar installations are permitted accessory uses on any lot.

### **Section 3.34 Division of Lots**

After any portion of a lot has been developed under the provisions of this Resolution, such lot may be divided into smaller lots only if each resulting lot and any buildings thereon comply in all respects to all regulations of the zoning district in which said lot is located.

### **Section 3.35 Conversion of Use**

Any use of land which is converted to another use shall comply in all respects with the requirements of this Resolution.

### **Section 3.36 Historical and Environmental Sites**

This section shall apply to the designating or the alteration of a historic structure or site within Adams County.

#### 3.36.01 Designation of Historical and Environmental sites district:

1. The owner may make an application for designation to the Adams County Zoning Administrator.
2. The criteria for application and designation of a historical or environmental site are as follows:
  - a. The building or structure must be at least 50 years old.
  - b. The structure has unique historical significance.
  - c. Remodeling has not covered the original architectural features of the structure.
  - d. A description of the characteristics of the historic or environmental site that justifies its designation.
  - e. A legal description of the location and boundaries of the site
3. Revocation of designation:
  - a. The owner shall be entitled to revocation of designation upon the filing of the same application and following the review procedures as outlined for the original designation.

#### 3.36.02 Structural alterations of buildings or land within the Historic and Environmental Sites District:

1. No person shall carry out a permit on a designated district any new construction, alteration, removal, demolition, or any other alteration of a building, land, or other designated feature without first receiving review for the proposed work, as well as any other permits required by the Adams County Zoning Regulations.
2. Department review:
  - a. The Zoning Administrator shall maintain a current record of all designated historic or environmental designated areas and pending designations.
  - b. The Zoning Administrator shall review all development application information within these areas and make a determination as to whether there would be a significant impact or potential detriment to the character of the site as a result of the proposal.
  - c. The Zoning Administrator shall forward all proposed changes to buildings and land to the Planning Commission.
3. Planning Commission review:
  - a. If the Zoning Administrator determines there may be a significant impact or potential detriment to the character of the site as a result of the proposal, then prior to the Zoning Administrator signing off on the zoning permit, the Planning Commission will be notified of the proposed change and have a maximum of forty five days to review and comment on the application. The Commission shall determine whether the proposal would significantly impact or be a potential detriment to the character of the site and if so, will make a recommendation to the applicant as a means to diminish the impact of detriment to the character of the site. The applicant will need to have Planning Commission approval before any alterations or changes are made to the site.

### **Section 3.37 Prohibited Uses**

All uses not specifically listed within a particular zoning district are deemed to be prohibited until some point where this Resolution is amended to include a given use.

**Section 3.38 Conflicts between District Text and Use Matrix**

Whenever there is a conflict in how a use is allowed (permitted use vs. a conditional use), the body of the district text shall take precedence over any developed matrix. This shall not apply to situations where a use is not listed within the text body or matrix.

**Section 3.39 Provision for Official Zoning Map**

1. The county is hereby divided into districts, as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Resolution. The Official Zoning Map shall be identified by the signature of the Chair, attested by the County Clerk, and bearing the seal of the County under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 3.41 of Resolution No. \_\_\_\_\_ of Adams County, Nebraska", together with the date of the adoption of this Resolution. If, in accordance with the provisions of this Resolution, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the County Board of Supervisors.
2. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the County Board of Supervisors may by resolution adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Chair, attested by the County Clerk and bearing the seal of the County under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted \_\_\_\_\_ (Resolution No.) \_\_\_\_\_ of Adams County, Nebraska." Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

**Section 3.40 Fees**

The payment of any and all fees for any zoning or subdivision related action or permit request shall be required prior to the issuance or investigation of any said action or permit request. Such fees shall be adopted by the County Board of Supervisors by separate Resolution.

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**ARTICLE 4: DISTRICTS AND INTERPRETATION OF DISTRICT BOUNDARIES**

**Section 4.01 Boundaries**

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

1. Boundaries indicated as approximately following the centerlines or right-of-way of streets, highways or alleys shall be construed to follow such center or right-of-way lines unless otherwise noted.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as following city/village limits shall be construed as following city/village limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsection 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstance not covered by subsections 1 through 6 above, the Board of Adjustment shall interpret the district boundaries.

**Section 4.02 Districts**

For the purpose of these regulations, the County is hereby divided into 19 districts, designated as follows:

(AG)	Agricultural District
(TA)	Transitional Agricultural District
(R-1)	Residential Estates District
(R-2)	Urban Residential District
(C-1)	Village Development District
(C-2)	Highway Commercial District
(C-3)	General Commercial District
(MU)	Mixed Use District
(FS)	Flex Space District
(I-1)	Light Industrial District
(I-2)	Industrial District
(CMD)	Clustered Mixed Use District
(HO)	Highway Corridor Overlay District
(DSO)	Dark Sky Overlay District
(CO)	Conservation Overlay District
(WHO)	Wellhead Protection Overlay District
(AHO)	Airport Hazard Overlay District
(FW/FF)	Flood Hazard Overlay Districts

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**Section 4.03 AG Agricultural District****4.03.01 INTENT:**

The intent of this district is to, protect, promote and facilitate agricultural crop production and livestock production, which is in balance with the natural environment, and foster other and new forms of agricultural production which are compatible with existing agricultural uses and the environment.

The intent of this district is also to preserve and protect land best suited for agricultural crop and livestock production uses by regulating or preventing the introduction of non-farm residential uses and other non-agricultural uses which would or could become incompatible with the agricultural production uses.

Finally, the intent of this district is also to formulate and establish county standards for siting agricultural production operations, including confined and intensive livestock production uses, which recognize that agricultural crop and livestock production is a major and critical component of the County economy and which recognize that agricultural operations occasionally produce dust, noise, odor and other impacts on neighboring properties, but which also recognize that such impacts must be reasonable in terms of intensity and duration in order that the use, value and ability to enjoy property within this district is not unreasonably affected.

**4.03.02 PERMITTED PRINCIPAL USES:**

The following uses and structures shall be allowable uses outright. Such uses and structures shall comply with the minimum lot area, setback and other applicable requirements of this Resolution, and such uses, if involving the development of any structure or building shall require a zoning permit or certificate of zoning compliance:

1. Agricultural uses, as defined in these regulations, including confinement of animals in structures, buildings or lots or pens not normally used for crop production or growing of vegetation for pasture when the number of animals units in confinement is less than 2000 (Class II), provided all corresponding setbacks identified in Table 4.03 are met. Agricultural uses shall include any farm buildings, as defined in these regulations, but excluding any residential dwelling unit(s), whether or not associated with an agricultural use, and excluding confined and intensive animal feeding uses, as defined in these regulations.
2. Non-commercial grain, hay and produce storage facilities including non-commercial storage warehouses and plant seed sales and storage facilities.
3. Irrigation facilities, including wells, center pivots, re-use pits, well houses and related structures and flood and erosion control structures, provided such meet the requirements of NDEQ and the NRD. Such uses do not require a zoning permit or setbacks, provided such uses are not within the road right-of-way and sight triangle. (Sites where there is surface application of liquid animal waste shall comply with the limitations set forth in Subsection 6 below.)
4. Orchards, tree farm, plant nurseries, vineyards without facilities for making wine and similar horticultural uses.
5. Day care and child care uses, when conducted in a residential dwelling unit by the occupants of such residential dwelling unit.
6. Land application of:
  - A. fully composted animal waste, as defined in these regulations, to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality,
  - B. solid manure, as defined in these regulations, to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality when there is no stockpiling of such manure on any premises where such manure is to be applied,

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- C. liquid or slurry animal waste injected into the soil at rates in compliance with the requirements of the Nebraska Department of Environmental Quality,
  - D. liquid animal waste applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality, provided that when a dwelling unit not of the same ownership as the land on which such waste is to be applied or a church or school is located within one-fourth (1/4) mile to the north or one-eighth (1/8) mile to the south, east or west, as defined in the definition of "Prevailing Winds" in these regulations, the total time such application occurs shall not exceed 360 hours in a calendar year per site, unless an impact easement or an annual permission statement has been granted in writing from the owner(s) or unless the generator of the waste can document that no other options exist with regard to alternative sites or timing with which the generator of the waste can comply with the discharge requirements established by the Nebraska Department of Environmental Quality, in which case, the Zoning Administrator may approve a permit for such additional time for application to the subject site as is estimated to be required to comply with the discharge requirements of the Nebraska Department of Environmental Quality
7. Stockpiling of animal waste or manure or municipal sewage or other sludge on any parcel of land where such waste is to be applied to the land contained within such parcel, provided such stockpiling shall meet all of the following conditions:
    - A. The amount of solid manure stockpiled on any parcel shall not exceed the amount of waste which can be applied on such parcel at rates in compliance with the requirements of the Nebraska Department of Environmental Quality for a calendar year.
    - B. Any solid manure stockpile shall be located at least one-fourth (1/4) mile from the nearest wall of any church, school or residential dwelling unit not of the same ownership as the parcel on which the stockpile is to be placed or to the nearest boundary of any public use area unless the owner of such church, school or residential dwelling shall grant permission in writing for a stockpile to be located at a closer distance.
  8. Road maintenance equipment storage sheds, fire stations, public utility substations and utility distribution and similar structures and uses.
  9. Fish hatcheries, wild life management area, game farms and commercial hunting and fishing where such hunting and fishing does not involve the development of lodges or other buildings devoted solely to the support of such hunting and fishing activities, provided that if such uses qualify as a Public Use Area, as defined in these regulations such uses shall comply with the minimum separation distances from any existing confined or intensive animal feeding use as set forth in Table 4.03 of this Resolution.
  10. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.
  11. Private kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.
  12. Single-family dwellings, including manufactured housing and mobile homes, provided such dwellings comply with all of the following conditions:
    - A. Such dwellings, if not on the same premises with and of the same ownership as any kennel, confined or intensive animal feeding use, or any associated waste handling facility, as defined in these regulations, shall be separated *from any kennel* by a minimum distance of one-half (1/2) mile, from any existing confined or intensive animal feeding use and associated waste handling facility by the minimum distance set forth in Table 4.03 of this Resolution for the class of confined or intensive animal feeding use and type of associated waste handling facility which such existing confined or intensive feeding use qualifies, and from any erected tower with a height of

more than forty (40) feet by a distance equal to the height of such tower unless the developer of such dwelling shall grant an impact easement, as defined in these regulations, to the owner of the existing kennel, confined or intensive animal feeding use or tower owner, in which case any lesser distance shall be permitted.

- B. Exceptions to the minimum separation distance specified in Table 4.03 of this Resolution may be granted by conditional use where special types of waste handling facilities, special provisions for odor control, dust control and fly control or new technologies or a combination thereof is proposed and it is determined by the County Board of Supervisors after review and recommendation by the Planning Commission, that reduction in said minimum separation distance will not interfere with the normal operations of an existing confined or intensive animal feeding use and any associated waste handling facility.
  - C. Such dwelling shall be located on a parcel of land with an area not less than that specified in Section 4.03.06 of this Resolution and such parcel shall have a lot (parcel) width and frontage not less than that specified in Section 4.03.06 of this Resolution, provided that a larger area may be required if the regulations and standards of Title 124 of the Nebraska Department of Environmental Quality, with regard to soil percolation, slope, depth to groundwater or other requirement of said Title 124 shall require a larger parcel, the requirements of said Title 124 shall govern.
  - D. The parcel on which such dwelling is located shall front on and have vehicular access to an existing public roadway other than a roadway designated by the Adams County Board of Supervisors as a minimum maintenance road or other unimproved roadway, provided that if such dwelling is located on a minimum maintenance roadway, the developer of such parcel shall be responsible for the cost of improving such roadway to County standards before the County shall agree to accept maintenance by the County of such roadway and further provided that if such parcel is located on any other unimproved roadway, the developer of such parcel shall be responsible for the costs of improving such roadway to County Standards and shall be responsible for the maintenance of such roadway unless the Adams County Board of Supervisors shall agree to accept such roadway for County maintenance. Adams County shall not, however, be committed to accepting such roadway even if such roadway is improved to County road standards by the owner(s) of such roadway.
  - E. The total number of residential dwellings, farm and non-farm, shall not exceed two (2) per quarter (1/4) section of land unless a conditional use for a residential subdivision is authorized as a conditional use by the County Board of Supervisors in accordance with the limitations of Section 4.03.05, Subsection 14 of this Resolution and in accordance with the procedures and requirements of this Resolution, provided that one (1) dwelling may be constructed on a parcel of record as of the effective date of this Section which qualifies as a "farm," as defined in these regulations and further provided that one (1) additional dwelling may be constructed on any vacant, undeveloped lot of record as of the effective date of this Section which does not qualify as a farm.
  - F. Residential dwellings existing on the same premises and under the same ownership as a confined or intensive animal feeding use or associated waste handling facility, as defined in these regulations, as of the effective date of this Resolution shall remain under the same ownership with such confined or intensive animal feeding use or associated waste handling facility and shall not be subdivided or otherwise sold off as a separate parcel unless the confined or intensive animal feeding use and associated waste handling facility has been discontinued or an impact easement, as defined in these regulations is executed. Nothing in this subsection shall prohibit the relocation of any such dwelling unit to a location beyond the minimum spacing distance requirements from such confined or intensive animal feeding use or associated waste handling facility as set forth in Table 4.03 of this Resolution and the subsequent sale thereof.
13. Any confined or intensive animal feeding use and any waste handling facility associated with any confined or intensive animal feeding use in existence as of the effective date of this Resolution, may be expanded in the number of animal units served and / or land area occupied by such use, provided that such expansion shall comply with all of the following limitations:

- A. Notwithstanding the requirements of paragraphs B and C immediately below, any expansion of waste handling facilities associated with confined or intensive animal feeding uses existing as of the effective date of this Resolution or amendment thereto which is mandated and required by the Nebraska Department of Environmental Quality or other State or Federal agency where there is not an increase in the animal unit capacity of the confined or intensive animal feeding use shall not be considered an expansion of said use and shall not be regulated-with regard to separation distances for neighboring uses even if such expansion is exterior to the existing animal feeding use.
- B. If animal feeding use and /or the waste handling facility, associated with a confined or intensive animal feeding use complies with the minimum separation distances from neighboring uses, as set forth in Table 4.03 of this Resolution, such use may be expanded in any direction provided that such expansion complies with all requirements of Paragraph C, Subparagraphs 3) through 8) immediately below and such expansion shall not result in separation distances to any church, school, public use area or dwelling unit not on the same premises and not of the same ownership as the animal feeding use and associated waste handling facility being less than set forth in said Table 4.03 for the class of animal feeding use and category of the waste handling facility for which the use would qualify after such expansion, unless the owner(s) of any such church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement, as defined in these regulations.
- C. If the confined or intensive animal feeding use or associated waste handling facility is located closer than the minimum separation distances from neighboring uses, as set forth in Table 4.03 of this Resolution for the class of animal feeding use and category of waste handling facility, such use may be expanded, provided any expansion complies with all of the following restrictions:
  - i. Such feeding use or any associated waste handling facility may not be expanded closer to any lot of record less than twenty (20) acres in area, church, school, public use area or dwelling unit not on the same premises and not of the same ownership as the animal feeding use or associated waste handling facility to which the waste handling facility is already less than the minimum distances specified in said Table 4.03, unless the owner of any such lot of record less than twenty (20) acres in area, church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement, as defined in these regulations.
  - ii. Expansion in any other direction shall be permitted, provided that such expansion shall not result in separation distance to any other lot of record less than twenty (20) acres in area, church, school, public use area or dwelling unit not on the same premises and not of the same ownership as the animal feeding use and associated waste handling facility being less than set forth said Table 4.03 for the class of animal feeding use and category of the waste handling facility for which the use would qualify after such expansion, unless the owner(s) of any such lot of record less than twenty (20) acres in area, church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement as defined in these regulations

TABLE 4.03

MINIMUM SEPARATION DISTANCES BETWEEN CONFINED AND INTENSIVE ANIMAL FEEDING USES AND WASTE HANDLING FACILITIES AND ABUTTING AND NEIGHBORING USES

CONFINED AND INTENSIVE FEEDING USES AND WASTE HANDLING FACILITIES by Category and by Class of Use Served	MINIMUM DISTANCE (in miles) FROM WASTE HANDLING FACILITY TO A NEIGHBORING LOT OF RECORD, DWELLING UNIT, CHURCH, SCHOOL, OR PUBLIC USE AREA*		
	North**	South**	East/West**
Category A (Aerobic) waste handling facility serving a:			
Class I confined animal feeding use (300-500 animal units)	0.25	0.25	0.125
Class II confined animal feeding use (501-2,000 animal units)	0.375	0.25	0.25
Class III confined animal feeding use (2,001-5,000 animal units)	0.5	0.375	0.25
Class IV confined animal feeding use (5,001-20,000 animal units)	0.75	0.5	0.375
Class V confined animal feeding use (20,001 or more animal units)	1.25	0.75	0.5
Category ANC (Covered Anaerobic) waste handling facility serving a:			
Class I confined animal feeding use (300-500 animal units)	0.25	0.25	0.125
Class II confined animal feeding use (501-2,000 animal units)	0.375	0.25	0.25
Class III confined animal feeding use (2,001-5,000 animal units)	0.5	0.375	0.25
Class IV confined animal feeding use (5,001-20,000 animal units)	0.75	0.5	0.375
Class V confined animal feeding use (20,001 or more animal units)	1.25	0.75	0.5
Category FAC (Facultative) waste handling facility serving a:			
Class I confined animal feeding use (300-500 animal units)	0.25	0.25	0.125
Class II confined animal feeding use (501-2,000 animal units)	0.375	0.375	0.25
Class III confined animal feeding use (2,001-5,000 animal units)	0.5	0.5	0.375
Class IV confined animal feeding use (5,001-20,000 animal units)	0.75	0.625	0.5
Class V confined animal feeding use (20,001 or more animal units)	1.0	0.75	0.5
Category AN (Anaerobic) waste handling facility serving a:			
Class I confined animal feeding use (300-500 animal units)	0.375	0.375	0.25
Class II confined animal feeding use (501-2,000 animal units)	0.5	0.375	0.25
Class III confined animal feeding use (2,001-5,000 animal units)	0.75	0.75	0.5
Class IV confined animal feeding use (5,001-20,000 animal units)	1.25	1.0	0.75
Class V confined animal feeding use (20,001 or more animal units)	1.5	1.25	1.0
Category AN (Anaerobic) waste handling facility *** serving a:			
Class I confined animal feeding use (300-500 animal units)	0.25	0.25	0.125
Class II confined animal feeding use (501-2,000 animal units)	0.75	0.75	0.5
Class III confined animal feeding use (2,001-5,000 animal units)	1.0	1.0	0.75
Class IV confined animal feeding use (5,001-20,000 animal units)	1.5	1.25	1.25
Class V confined animal feeding use (20,001 or more animal units)	2.0	1.5	1.5
Category A (Aerobic) serving a:			
Municipal or other waste handling facility	0.125	0.125	0.125

Footnotes:

\* Measurement of this distance shall be from the point of the confined or intensive animal feeding use or waste handling facility associated including any site where raw or partially digested liquid or slurry waste is applied to the surface of the land in excess of 360 hours per calendar year per site, nearest to a lot of record less than twenty (20) acres in area, church, school, public use area or dwelling not on the same premises and not of the same ownership as the waste handling facility, to the nearest property line of a lot of record less than twenty (20) acres in area and to the nearest wall of such dwelling, church, school, or nearest boundary of a public use area, provided that if one or more impact easement(s), as defined in these regulations, shall have been granted to the owner of the waste handling facility use, in which case any lot of record, church, school, dwelling unit or public use area associated with the land on which any such easement has been granted shall not be included in the minimum distance measurement herein specified A dwelling unit not of the same ownership and on the same premises as the waste handling facility use shall be interpreted to mean that such dwelling is an occupied or habitable dwelling and, if vacant and not habitable, would not require more cost than the present assessed valuation of the dwelling structure (excluding the valuation of the land) to make such dwelling habitable.

\*\* Separation distances are based upon compass directions of prevailing winds and shall be applied as defined in these regulations.

\*\*\* By definition in this Resolution, all waste handling facilities serving intensive animal feedings uses, shall be categorized as AN (Anaerobic) unless a conditional use exception is authorized in accordance with the requirements and procedures of this Resolution where it is clearly demonstrated that a different category of waste handling facility is appropriate.

- iii. Any physical expansion of the animal feeding use or associated waste handling facility shall be immediately contiguous with the existing feeding use or associated waste handling facilities.
- iv. Such expansion may in phases over time, but such expansion(s) shall be limited to a total of not more than fifty (50) percent greater numbers of animal units than the one-

time animal unit capacity which existed as of the effective date of this Resolution. Expansion beyond this limit may only be authorized as a conditional use in accordance with the procedures and requirements established in this Resolution.

- v. Minimum separation distances shall not apply to any site where;
    - 1. fully composted animal waste, as defined in these regulations, is applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality,
    - 2. solid manure, as defined in these regulations, is applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality when there is no stockpiling of such manure on any premises where such manure is to be applied,
    - 3. liquid or slurry animal waste is injected into the soil at rates in compliance with the requirements of the Nebraska Department of Environmental Quality.
    - 4. liquid animal waste applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality, provided that when a dwelling unit not of the same ownership as the land on which such waste is to be applied or a church or school is located within one-fourth (1/4) mile to the north or one-eighth (1/8) mile to the south, east or west, as defined in the definition of "Prevailing Winds" in these regulations, the total time such application occurs shall not exceed 360 hours in a calendar year per site, unless an impact easement or an annual permission statement has been granted in writing from the owner(s) or unless the generator of the waste can document that no other options exist with regard to alternative sites or timing with which the generator of the waste can comply with the discharge requirements established by the Nebraska Department of Environmental Quality, in which case, the Zoning Administrator may approve a permit for such additional time for application to the subject site as is estimated to be required to comply with the discharge requirements of the Nebraska Department of Environmental Quality.
  - vi. Additional animals shall not be added to the use until any new permit required by the Nebraska Department of Environmental Quality or its successor agency shall have been issued and such use shall be operated in a manner consistent with the requirements of any such permit and the requirements of this Resolution.
  - vii. Exceptions to the minimum separation distance specified in Table 4.03 of this Resolution may be granted by conditional use where special types of waste handling facilities, special provisions for odor control, dust control and fly control or new technologies or a combination thereof is proposed and it is determined by the County Board of Supervisors after review and recommendation by the Planning Commission, that reduction in said minimum separation distance will not interfere with the value, use and enjoyment of neighboring properties.
  - viii. For purposes of this regulation, a dwelling unit not of the same ownership and not on the same premises as the animal feeding use or associated waste handling facility shall be interpreted to mean that such dwelling is an occupied or habitable residential dwelling and, if vacant and not habitable, would not require more cost than its present assessed valuation to make such dwelling habitable.
14. Class I and Class II confined and intensive animal feeding uses, as defined in these regulations and associated waste handling facilities, provided all such uses shall comply with all of the following requirements:

- A. Such feeding use or any associated waste handling facility shall be separated from the nearest property line of any lot of record less than twenty (20) acres in area or public use area, or the nearest wall of any church, school or dwelling unit not on the same premises and not of the same ownership as the animal feeding use by at least the minimum distances specified in Table 4.03 of this Resolution, unless the owner of any such lot or record, such church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement, as defined in these regulations.
- B. No minimum separation distance shall be applicable to any site where any fully composted animal waste or solid manure, as defined in these regulations, is applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality without stockpiling of such waste or manure on any premises where such manure is to be applied. No minimum setback distance shall be applicable to any site where liquid or slurry animal waste is injected into the soil at rates in compliance with the requirements of the Nebraska Department of Environmental Quality and further, no minimum separation distance shall be applicable to any site where liquid animal waste is applied to the surface of the land, provided that when a dwelling unit not of the same ownership as the land on which such waste is to be applied or a church or school is located within one-fourth (1/4) mile to the north or one-eighth (1/8) mile to the south, east or west, as defined in the definition of "Prevailing Winds" in these regulations, the total time such application occurs shall not exceed 360 hours in a calendar year per site, unless an impact easement or an annual permission statement has been granted in writing from the owner(s) or unless the generator of the waste can document that no other options exist with regard to alternative sites or timing with which the generator of the waste can comply with the discharge requirements established by the Nebraska Department of Environmental Quality, in which case, the Zoning Administrator may approve a permit for such additional time for application to the subject site as is estimated to be required to comply with the discharge requirements of the Nebraska Department of Environmental Quality.
- C. Such use shall not be established until any permit required by the Nebraska Department of Environmental Quality or its successor agency shall have been issued and such use shall be operated in a manner consistent with the requirements of any such permit and the requirements of this Resolution.
- D. Exceptions to the minimum separation distance specified in Table 4.03 of this Resolution may be granted by conditional use where special types of waste handling facilities, special provisions for odor control, dust control and fly control or new technologies or a combination thereof is proposed and it is determined by the County Board of Supervisors after review and recommendation by the Planning Commission, that reduction in said minimum separation distance will not interfere with the value, use and enjoyment of neighboring properties.
- E. For purposes of this regulation, a dwelling unit not of the same ownership and not on the same premises as the animal feeding use or associated waste handling facility shall be interpreted to mean that such dwelling is an occupied or habitable residential dwelling and, if vacant and not habitable, would not require more cost than its present assessed valuation to make such dwelling habitable.

**4.03.04 PERMITTED ACCESSORY USES:**

The following uses and structures shall be permitted as accessory to the permitted principal uses and structures:

- 1. Accessory uses, buildings and structures normally and commonly appurtenant to the permitted principal uses and structures. Such uses, buildings or structures, if not a farm building shall require the issuance of a zoning permit and / or certificate of zoning compliance.
- 2. Home occupations, in accordance with Sections 8.07-8.08 of this Resolution. When established in accordance with the provisions of this Resolution, issuance of a zoning permit or certificate of zoning compliance shall not be required.

3. Roadside stands for the temporary sale of produce grown or crafts produced on the premises. No zoning permit shall be required.
4. On-site signs, excluding billboards, related to permitted and authorized conditional uses, all subject to the prescribed regulations and requirements. Such signs shall require the issuance of a zoning permit.
5. Small Wind Energy Systems as provided for in these regulations.

**4.03.05 CONDITIONAL USES:**

After the provisions of this Resolution relating to conditional uses have been fulfilled, the Board of Supervisors may, in accordance with the procedures and requirements of Article 7 of this Resolution, permit the following as conditional uses in the AG, Agricultural District:

1. Expansion of Class I, II, III, IV and V confined and intensive animal feeding uses and associated waste handling facilities existing as of the effective date of this Resolution beyond the limits set forth in these regulations and development of new Class III, IV and V confined and intensive animal feeding uses, as defined in these regulations and associated waste handling facilities, as in these regulations, provided that such uses shall meet or exceed all of the following requirements:
  - A. Such confined or intensive animal feeding uses and associated waste handling facility shall meet or exceed the separation distances set forth in Table 4.03 of this Resolution, for the applicable class of the confined or intensive animal feeding use unless the owner of any neighboring lot of record less than twenty (20) acres in area, church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement, as defined in these regulations.
  - B. No minimum separation distance shall be applicable to any site where any fully composted animal waste or solid manure, as defined in these regulations, is applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality without stockpiling of such waste or manure on any premises where such manure is to be applied. No minimum setback distance shall be applicable to any site where liquid or slurry animal waste is injected into the soil at rates in compliance with the requirements of the Nebraska Department of Environmental Quality and further, no minimum separation distance shall be applicable to any site where liquid animal waste is applied to the surface of the land, provided that when a dwelling unit not of the same ownership as the land on which such waste is to be applied or a church or school is located within one-fourth (1/4) mile to the north or one-eighth (1/8) mile to the south, east or west, as defined in the definition of "Prevailing Winds" in these regulations, the total time such application occurs shall not exceed 360 hours in a calendar year per site, unless an impact easement or an annual permission statement has been granted in writing from the owner(s) or unless the generator of the waste can document that no other options exist with regard to alternative sites or timing with which the generator of the waste can comply with the discharge requirements established by the Nebraska Department of Environmental Quality, in which case, the Zoning Administrator may approve a permit for such additional time for application to the subject site as is estimated to be required to comply with the discharge requirements of the Nebraska Department of Environmental Quality.
  - C. For all classes of confined and intensive animal feeding uses, regardless of size or type, all run-off, control ponds and basins, methods of waste disposal and related waste handling facilities and operational activities shall be engineered and developed to minimize air and ground and surface water pollution and shall be constructed and operated in accordance with the requirements established by the Nebraska Department of Environmental Quality. In authorizing any such conditional use, the County Board shall reserve the right to verify compliance with the engineering requirements of the Nebraska Department of Environmental Quality and the right to enforce upon any non-compliance with the engineering and operation of the animal feeding use with the requirements established by the Nebraska Department of Environmental Quality.

- D. Any confined or intensive animal feeding use or associated waste handling facility shall not be located in areas of the County which are subject to flooding on a one hundred (100) year basis or in areas which are designated as wetlands.
- E. Confined or intensive animal feeding uses and any associated waste handling facilities shall not be located closer than one thousand (1,000) feet to any public well and not closer than one hundred (100) feet to any residential domestic well nor shall any confined or intensive animal feeding use or waste handling facility use be located in any legally established wellhead protection area which is based on the twenty year time travel of groundwater, as determined by the Nebraska Department of Environmental Quality.
- F. Any waste handling facility use which proposes to dispose of any waste through application of said waste on crop or other land shall indicate that the owners of such waste handling facility use shall have, either through ownership or lease of suitable terms, an adequate amount of such land to permit application of such waste based on agronomic rates as required by a Comprehensive Nutrient Management Plan approved by the Nebraska Department of Environmental Quality and the owner of such waste handling facility shall certify that such waste shall be applied to such land at such rates. The County Board of Supervisors, in the event of a written and signed complaint, may request copies of soil test to verify compliance with the Comprehensive Nutrient Management Plan approved by the Nebraska Department of Environmental Quality.
- G. Each confined or intensive animal feeding use shall indicate how the use shall provide for the proper and timely disposal of dead animals. Such plan shall provide for disposal of dead animals within thirty-six (36) hours of knowledge of death. Such plan shall comply with any requirements of law or regulations of the State of Nebraska.
- H. The owner / operator of any waste handling facility use authorized by the County Board of Supervisors shall agree to permit access to the waste handling facilities and sufficient access to the animal feeding use to verify animal unit capacity within twenty-four (24) hours of notification of a proposed inspection, to allow inspection of said facilities by the Zoning Administrator or other person(s) designated by the County Board of Supervisors to assure compliance with all conditions established in the authorization of such use. Such inspections shall be conducted on a written and signed complaint basis only and shall first be investigated by the Zoning Administrator who shall document compliance or lack of compliance with all conditions of use established by the County Board of Supervisors in authorizing such use. In making such inspections, the Zoning Administrator or other authorized person shall follow all biohazard procedures required by the operator of the animal feeding use. Such inspections shall be considered a general function of the Zoning Administrator and the cost of such inspection(s) shall be considered an administrative expense of the County and shall not be assessed against the owner(s) of a waste handling facility use.

Upon a finding by the Zoning Administrator or other authorized person that a waste handling facility use is not in compliance with the approved conditions of use, he/she shall report same to the County Board of Supervisors and shall notify the owner / operator of the waste handling facility use involved, in writing, that the use is in violation of the approved conditions of use and shall state the specific violation(s) of such conditions. The owner / operator of such use shall have thirty (30) calendar days to correct such violation. If the violation is not corrected within such time period, as verified through additional inspection(s) by the Zoning Administrator, the Zoning Administrator shall initiate any and all actions authorized under this Resolution to require compliance with the conditions of use approved by the County Board of Supervisors, including the possible requirements of reducing the waste produced by reduction in the activities generating such waste or, in the case of confined or intensive animal feeding uses, reducing the number of animal units on the premises or removal of all animals until such violation(s) have been corrected.

A condition of authorization of any waste handling facility use shall be that the owner(s) / operator of each such use shall agree to comply with any written order of the County Board of Supervisors, up to and including reduction in the activities generating such waste, or in the case of confined or intensive animal feeding uses, reduction in the number of animals being feed at the location, to correct any lack of compliance with any conditions of the original or subsequent conditional use

authorization detected in any on-site inspection within thirty (30) calendar days of the date of the written order for compliance issued by the Zoning Administrator. In the event the owner / operator of a waste handling facility use involved in the inspection can present reasonable cause to the County Board of Supervisors that additional time to comply with any order of the Zoning Administrator is needed, the County Board of Supervisors may authorize an extension of time up to, but not exceeding ninety (90) calendar days. Failure to comply with the order for compliance within the time specified shall result in a further order to cease all activities which result in the generation of waste or, in the case of confined or intensive animal feeding uses, the removal of all animals from the premises until such time as compliance with these regulations can be achieved.

The provisions for inspections and compliance set forth in this Section (Section I) shall not apply to any waste handling facility use which was in existence as of the effective date of this Resolution, except to verify compliance with the expansion limitations of this Resolution or unless such use has been expanded in its capacity beyond that which existed as of the effective date of this Resolution.

- I. Each waste handling facility use shall be engineered, constructed and operated utilizing best management practices to minimize odor, dust, flies, vermin and other problems and hazards to avoid environmental contamination and / or negative impacts on adjoining and neighboring properties.
- J. In authorizing any waste handling facility use, the County Board of Supervisors shall include a condition that such use shall be engineered, constructed and operated in accordance with the permit approved by the Nebraska Department of Environmental Quality. The County Board of Supervisors may attach any additional requirement or condition of design or operation of such use which will minimize odor impacts on adjoining and neighboring properties, provided such requirement or condition is based upon scientific fact or best available data, which may include recommendations by the Natural Resource District, the Natural Resources Conservation Service, geologists, biological engineers, civil engineers and any other entities with applicable odor abatement expertise and not based upon rumor, statements not based upon fact or best available data, unfounded public remonstrance or other reason not based on reasonable finding or fact.
- K. Any groundwater monitoring wells shall be as required or not required by the Nebraska Department of Environmental Quality. Such well, if required by the Nebraska Department of Environmental Quality, shall be installed and maintained by the owner of such wells and all testing of such groundwater shall be in accordance with the requirements of the Nebraska Department of Environmental Quality. In the event of a complaint, the County Board of Supervisors shall reserve the right to require copies of all groundwater testing results. In the event that testing identifies contaminants in the groundwater, the County Board of Supervisors shall be notified of such contamination and shall seek remediation of such contamination in accordance with the procedures of the Nebraska Department of Environmental Quality.
- L. Any confined or intensive animal feeding use or associated waste handling facility use shall generally be located only in areas of the County where the impact(s) on the roads and bridges which provide access to and from such use from the nearest hard surfaced roadway will not result in an undue cost burden to the taxpayers of the County in providing and maintaining such roads and bridges. In making a determination regarding the appropriateness of the site, if the County Board of Supervisors determine that the anticipated impacts will result in additional maintenance cost for such roads and bridges that would be more than three (3) times the average per mile roadway and bridge maintenance costs in the County, the Board may require financial participation by the owner of the animal feeding use in the improvement and/or maintenance of said roadway(s) and bridges. Further, the parcel on which such confined or intensive animal feeding use is located shall front on and have vehicular access to an existing public roadway other than a roadway designated by the County Board of Supervisors as a minimum maintenance road or other unimproved roadway, provided that if such use is located on a minimum maintenance roadway, the owner of such use shall be responsible for the cost of improving such roadway to County standards before the County shall agree to accept maintenance by the County of such roadway.

- M. Where any Federal and/or State of Nebraska permit for facilities associated with a waste handling facility use is required, such permit(s) shall be approved by the appropriate Federal or State agency and all facilities required by such Federal or State agency and all facilities and safeguards required by the County Board of Supervisors shall be in place and operable prior to the generation of waste or, in the case of confined or intensive animal feeding uses, prior to the introduction of any animals to the premises. Any such Federal or State permit shall not need to have been issued prior to authorization of a conditional use, but shall be a condition of such authorization.
  - N. Residential dwellings existing on the same premises and under the same ownership as a waste handling facility use, as defined in these regulations, as of the effective date of this Resolution shall remain under the same ownership and on the same premises with such facility and shall not be subdivided or otherwise sold off as a separate parcel unless the waste handling facility use has been discontinued or an impact easement, as defined in these regulations, is effective at the time of such subdivision and sale. Nothing in this subsection shall prohibit the relocation of any such dwelling unit to a location beyond the minimum separation distance requirements from such waste handling facility use as set forth in Table 4.03 of this Resolution.
  - O. Exceptions to the minimum separation distance specified in Table 4.03 of this Resolution may be granted by conditional use where special types of waste handling facilities, special provisions for odor control, dust control and fly control or new technologies or a combination thereof is proposed and it is determined by the County Board of Supervisors after review and recommendation by the Planning Commission, that reduction in said minimum separation distance will not interfere with the value, use and enjoyment of neighboring properties.
  - P. Any conditional use application for a confined or intensive animal feeding use and associated waste handling facility use, which is determined by the County Board of Supervisors to be in compliance with all requirements of Items A through O of this Section and for which there is agreement by the owner of such proposed use to comply with any additional odor control requirement or condition established by the Board of Supervisors, as set forth in Subsection J above, SHALL be authorized.
- 2. Radio, television, microwave, wind generation and other types of erected towers in excess of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way of any public roadway, from the nearest property line of any public use area and from the nearest wall of any neighboring church, school, or residential dwelling unit by a distance equal to or exceeding the height of such tower.
  - 3. Cemeteries,
  - 4. Public schools, private schools and schools affiliated with a church or religion.
  - 5. Vineyards with facilities for wine production and tasting.
  - 6. Sewage treatment plants and facilities, sanitary landfills and commercial recycling or waste composting centers,
  - 7. Salvage (junk) yards, provided such uses are separated from any existing dwelling unit, church, school or cemetery by a distance of not less than one (1) mile and that all outdoor storage of salvage material shall be screened from view from all adjoining public roadways and neighboring residential dwelling units by evergreen trees, fences or a combination thereof.
  - 8. Rock, sand, gravel or other mineral extraction or processing site.
  - 9. Concrete and Asphalt batch plants.
  - 10. Auction barn.
  - 11. Airports, aircraft landing strips and heliports (public and private).

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12. Grain elevators, commercial grain storage or processing facilities, bulk fertilizer and fuel plants, livestock auction barns and buying stations, veterinary clinics, agricultural equipment repair shops, aerial crop dusting uses and landing strips, and other agricultural service establishments engaged in providing horticultural, husbandry products or services to area agricultural product producers, provided that uses such as bulk fuel and fertilizer plants, grain distilling facilities and other similar uses which produce noticeable odors and/or have explosion or release of hazardous chemical potential shall not be located closer than one-half (1/2) mile to any residential dwelling or one (1) mile to any church or school.
  13. Day care and child care uses, when conducted in a building other than a residential dwelling unit or when conducted in a residential dwelling unit by persons other than of such residential dwelling unit.
  14. Seasonal Dwellings.
  15. Private parks and recreational facilities including Golf courses, driving ranges, water parks and similar private or commercial recreation uses.
  16. Commercial/Utility Grade Wind Energy systems and are subject to the requirements in the Supplemental Regulations.
  17. Temporary placement of one (1) mobile home on the same lot with an existing dwelling unit for the purpose providing care for a member or members of the father, mother, or immediate family member of the owner-occupant of the existing dwelling unit when such family members are disabled, elderly and in need of care or otherwise in demonstrable need of care by said owner-occupant, subject to the following conditions and restrictions:
    - A. Placement of the mobile home shall be temporary and shall be limited to the time that the mobile home is needed to provide such care for the family member or members. When such care is no longer needed or said mobile home is no longer occupied by such family member or members, said mobile home shall be removed from the premises within ninety (90) days of the date of non-occupancy unless said mobile home shall be been so located on the property that subdivision of the property to create a separate lot for said mobile home will result in said lot complying in all respects with the minimum lot area, lot width and lot frontage, and yard requirements of this district and such subdivision will not result in more than one (1) additional dwelling over the number of dwellings existing on any parcel as of the effective date of this Resolution.
    - B. Such mobile home shall be separated from the existing dwelling unit or any existing building on the premises by a distance of not less than twenty (20) feet.
    - C. Such mobile home shall be provided with adequate water supply and sewage disposal systems.
    - D. Such mobile home shall not be leased or otherwise rented or occupied by any person or persons who is/are not the father, mother or member of the immediate family of the owner-occupant of the existing dwelling unit unless the premises on which the mobile home is located shall be been properly subdivided into a separate lot in accordance with the requirements of Paragraph A immediately above.
  18. Residential subdivisions in excess of the limitations set forth in Section 4.03.03, Subsection 5, Paragraph E of this Resolution, provided that:
    - A. Such residential subdivisions shall be directly associated with development of a golf course, consisting of at least nine (9) par three or greater non-miniature holes, or lake, consisting of a minimum of ten (10) acres of water surface area at normal pool, which may either be privately or publicly owned, but which is open to the public, thus having the potential for attracting additional people into the County for recreation and tourism and creating additional economic activity within the County,
    - B. Any new roadways and drainage structures created as part of such subdivision shall be dedicated to the owners of lots within such subdivision and shall be privately maintained through the

creation of a homeowner's association with assessment capabilities. Any such new roads shall not be dedicated to the public or the County nor shall any such roadway be accepted for maintenance by the County. Further, any such new roadways shall not be subject to flooding on a one hundred (100) year basis.

- C. Such development will not result in undue increases in costs to maintain County roads, bridges or other structures or undue increases in the costs of providing law enforcement, fire protection and other emergency and public services.
19. Commercial kennels, as defined in these regulations, subject to the following limitations and requirements:
- A. Any kennel shall be located at least one-half (1/2) mile from any school, church, public use area or dwelling unit not of the same ownership and on the same premises as the kennel unless an impact easement, as defined in these regulations is negotiated with the owner(s) of any such school, church, dwelling unit or public use area. Measurement of this distance shall be from the point of the kennel or kennel runs nearest such school, church, public use area or dwelling unit to the nearest wall of a school, church, or dwelling unit or the nearest boundary of a public use area. Exceptions to the minimum separation distance may be authorized by conditional use where the type of animals kenneled will present no or very limited noise or other impacts on adjoining properties.
  - B. Disposal of dead animals, animal waste, bedding and other kennel waste material shall be in accordance with the requirements of the Nebraska Department of Agriculture and applicable requirements of Title 124 of the Nebraska Department of Environmental Quality.
  - C. The owner of any kennel shall have a license / permit for a kennel as required by the Nebraska Department of Agriculture.
  - D. Any signage identifying a kennel shall be in accordance with signage limitations for home based businesses as set forth in these regulations.
  - E. In authorizing any kennel the Board of Supervisors may, to avoid or limit impacts on neighboring properties, establish a limit as to the total number of animals which may be kenneled at any one time and establish any other condition appropriate to protecting neighboring properties from undue impacts.

**4.03.06 Lot Requirements and Intensity of Use**

The following table lists the minimum lot requirements and maximum building requirements in an AG District. These requirements shall be followed unless otherwise modified by this Resolution.

Uses	Min Lot Area <sup>6</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard <sup>7</sup> (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>2</sup>	150	50	30	10 <sup>5</sup>	50	40 <sup>1</sup>
<b>Conditional Uses</b>	2 <sup>2</sup>	150	50	30	10 <sup>5</sup>	50	40 <sup>1</sup>
<b>Accessory Uses</b>	-	-	50	5 <sup>4</sup>	5 <sup>4</sup>	30	12 <sup>1</sup>

<sup>1</sup>For structures intended for human occupancy, all others have no maximum requirements.

<sup>2</sup>A larger lot may be required if the standards and regulations of Title 124 of the Nebraska Department of Environmental Quality with regard to soil percolation rates, slope, depth to water table or other requirements of said Title 124 requires for the use of a lagoon or other type of waste disposal facility, in which case the lot shall be sized to comply with said requirements.

<sup>3</sup>Agricultural grain bin storage facilities shall have a setback of 25 feet from road right-of-way.

<sup>4</sup>For accessory buildings associated with agricultural and other non-residential uses, the minimum side yard shall be 10 feet and rear yard shall be 30 feet.

<sup>5</sup>Where the lot occupied by any use permitted in this district other than a single-family dwelling unit abuts a residentially zoned lot on the side, the minimum side yard on the side adjoining such lot shall be 25 feet.

<sup>6</sup>Excluding road right-of-way.

<sup>7</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

**4.03.07 Supplementary Regulations**

1. For a grain bin or building used for grain storage which requires filling by use of a portable auger, elevator or conveyor or requires overhead probing of stored grain, the minimum setback from any existing primary voltage electric power distribution line owned and maintained by a public utility shall be equal to the height of the highest filling or probing opening on such bin or building plus eighteen (18) feet or the distance prescribed in Section 234 of the latest published edition of the National Electrical Safety Code, whichever is greater.
2. Residential dwelling units on non-agricultural land existing at the time of passage of these regulations, may construct accessory structures, make repairs, replace, remodel, rebuild or replace the residential structure in case of damage regardless of the percent of damage or extent of structural change provided the use does not change.

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**Section 4.04 TA Transitional Agricultural District****4.04.01 Intent:**

The intent of this district is to recognize the transition between agricultural uses of land and communities; to encourage the continued use of that land which is suitable for agriculture, but limit the land uses that may be a detriment to the efficient pursuit of agricultural production.

**4.04.02 Permitted Principal Uses:**

The following principal uses are permitted in the TA Transitional Agricultural District:

1. Agriculture, farming, dairy farming, livestock and poultry raising, and all uses commonly classed as agricultural, with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions as to the sale or marketing of products raised on the premises. No more than 300 A.U.'s will be allowed on any tract of land as a permitted use.
2. Single-family dwellings provided the intensity of use and all other requirements of this district are met, including:
  - a. In no case are single-family dwellings permitted on tracts without direct legal access to an improved road.
  - b. The density within any ¼ section of ground shall not exceed four dwelling units. Each parcel shall be given the opportunity for a dwelling unit until the zoning density has been met.
  - c. If a parcel of ground is within two different ¼ sections then the applicant shall declare to which ¼ section the residence will be attached.
  - d. Such residences shall not locate any closer to existing livestock feeding operations than those corresponding distances prescribed in Table 4.03.
3. Fish hatcheries, apiaries, aviaries.
4. Forests and wildlife reservations, or similar conservation projects.
5. Private kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.
6. Irrigation facilities, including wells, center pivots, re-use pits, well houses and related structures and flood and erosion control structures, provided such meet the requirements of NDEQ and the NRD. Such uses do not require a zoning permit or setbacks, provided such uses are not with the road right-of-way and outside sight triangle. (Sites where there is surface application of liquid animal waste shall comply with the limitations set forth in Section 4.03.02, Subsection of these regulations.)
7. Orchards, tree farm, plant nurseries, greenhouses, truck gardens, vineyards without facilities for making wine and similar horticultural uses.
8. Day care and child care uses, when conducted in a residential dwelling unit by the occupants of such residential dwelling unit.
9. Publicly owned parks and playgrounds, including public recreation or service building within such parks, picnic areas, tennis courts, public administrative building, police and fire stations and public utility buildings and structures.
10. Railroad rights-of-way not including railroad yards.
11. Riding stables and riding tracks.
12. Private grain storage facilities.
13. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.04.03 Conditional Uses**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the TA Transitional Agricultural District.

1. Public airports and heliports.
2. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
3. Golf courses and clubhouses customarily attached thereto, miniature golf, driving ranges, and other similar activities operated as a business.
4. Grain elevators, commercial grain storage or processing facilities, bulk fertilizer and fuel plants, livestock auction barns and buying stations, veterinary clinics, agricultural equipment repair shops, aerial crop dusting uses and landing strips, and other agricultural service establishments engaged in providing horticultural,

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husbandry products or services to area agricultural product producers, provided that uses such as bulk fuel and fertilizer plants, grain distilling facilities and other similar uses which produce noticeable odors and/or have explosion or release of hazardous chemical potential shall not be located closer than one-half (1/2) mile to any residential dwelling or one (1) mile to any church or school.

5. Auction barn.
6. Cemeteries, churches and publicly owned and operated community buildings, public museums, public libraries.
7. Vineyards with facilities for wine production and tasting.
8. Seasonal dwellings.
9. Bed and breakfast residence subject to the following conditions in addition to those imposed by the Governing Body:
  - a. The bed and breakfast residence shall be within a conforming single-family dwelling.
  - b. Guest rooms shall be within the principal residential building only and not within an accessory building.
  - c. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
  - d. Two off-street parking spaces shall be provided for each dwelling unit plus one off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
  - e. One identification sign on not more than four square feet of sign area shall be permitted.
10. Commercial kennels, as defined in these regulations, subject to the following limitations and requirements:
  - a. Any kennel shall be located at least one-half (1/2) mile from any school, church, public use area or dwelling unit not of the same ownership and on the same premises as the kennel unless an impact easement, as defined in these regulations is negotiated with the owner(s) of any such school, church, dwelling unit or public use area. Measurement of this distance shall be from the point of the kennel or kennel runs nearest such school, church, public use area or dwelling unit to the nearest wall of a school, church, or dwelling unit or the nearest boundary of a public use area. Exceptions to the minimum separation distance may be authorized by conditional use where the type of animals kenneled will present no or very limited noise or other impacts on adjoining properties.
  - b. Disposal of dead animals, animal waste, bedding and other kennel waste material shall be in accordance with the requirements of the Nebraska Department of Agriculture and applicable requirements of Title 124 of the Nebraska Department of Environmental Quality.
  - c. The owner of any kennel shall have a license / permit for a kennel as required by the Nebraska Department of Agriculture.
  - d. Any signage identifying a kennel shall be in accordance with signage limitations for home based businesses as set forth in these regulations.
  - e. In authorizing any kennel the Board of Supervisors may, to avoid or limit impacts on neighboring properties, establish a limit as to the total number of animals which may be kenneled at any one time and establish any other condition appropriate to protecting neighboring properties from undue impacts.
11. Farm and industrial equipment sales.
12. Development of natural resources and the extraction of raw materials, such as rock, gravel, sand and soil, and conditions referred to in the Supplemental Regulations.
13. Commercial/Utility Grade Wind Energy systems and are subject to the requirements in the Supplemental Regulations.
14. The application of manure by any livestock feeding operation (LFO as defined in these Regulations) from inside or outside the County.
15. Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators and major transmission lines (not including utility office, repair, storage or production facilities).
16. Radio, Cellular and television towers and transmitters and are subject to the requirements of Section 8.01 of the Supplemental Regulations.
17. Private parks and recreational facilities.
18. Race tracks, drag strips and similar uses and associated accessory uses.
19. Temporary placement of one (1) mobile home on the same lot with an existing dwelling unit for the purpose providing care for a member or members of the father, mother, or immediate family member of the owner-occupant of the existing dwelling unit when such family members are disabled, elderly and in need of care or otherwise in demonstrable need of care by said owner-occupant, subject to the following conditions and restrictions:
  - a. Placement of the mobile home shall be temporary and shall be limited to the time that the mobile home is needed to provide such care for the family member or members. When such care is no longer needed or said mobile home is no longer occupied by such family member or members, said mobile home shall be removed from the premises within ninety (90) days of the date of non-occupancy unless said mobile home

shall be so located on the property that subdivision of the property to create a separate lot for said mobile home will result in said lot complying in all respects with the minimum lot area, lot width and lot frontage, and yard requirements of this district and such subdivision will not result in more than one (1) additional dwelling over the number of dwellings existing on any parcel as of the effective date of this Resolution.

- b. Such mobile home shall be separated from the existing dwelling unit or any existing building on the premises by a distance of not less than twenty (20) feet.
- c. Such mobile home shall be provided with adequate water supply and sewage disposal systems.
- d. Such mobile home shall not be leased or otherwise rented or occupied by any person or persons who is/are not the father, mother or member of the immediate family of the owner-occupant of the existing dwelling unit unless the premises on which the mobile home is located shall be properly subdivided into a separate lot in accordance with the requirements of Paragraph A immediately above.

**4.04.04 Permitted Accessory Uses**

The following accessory buildings and uses are permitted in the TA District.

- 1. Buildings and uses customarily incidental to the permitted and conditional uses.
- 2. Home occupations and home business as provided for in these regulations.
- 3. Temporary buildings and uses incidental to construction work and shall be removed upon the completion or abandonment of the construction work.
- 4. On-site signs, excluding billboards, related to permitted and authorized conditional uses, all subject to the prescribed regulations and requirements. Such signs shall require the issuance of a zoning permit.
- 5. Small Wind Energy Systems as provided for in these regulations.

**4.04.05 Lot Requirements and Intensity of Use**

In the TA Transitional Agricultural District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot, shall be as follows:

Uses	Min Lot Area <sup>7</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard <sup>8</sup> (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	<b>2<sup>2</sup></b>	<b>150<sup>6</sup></b>	<b>50</b>	<b>30</b>	<b>10<sup>5</sup></b>	<b>60</b>	<b>40<sup>1</sup></b>
<b>Conditional Uses</b>	<b>2<sup>2</sup></b>	<b>150<sup>6</sup></b>	<b>50</b>	<b>30</b>	<b>10<sup>5</sup></b>	<b>60</b>	<b>40<sup>1</sup></b>
<b>Accessory Uses</b>	<b>-</b>	<b>-</b>	<b>50</b>	<b>5<sup>4</sup></b>	<b>5<sup>4</sup></b>	<b>60</b>	<b>12</b>

<sup>1</sup>For structures intended for human occupancy, all others shall have a maximum requirement of 50 feet.

<sup>2</sup>A larger lot may be required if the standards and regulations of Title 124 of the Nebraska Department of Environmental Quality with regard to soil percolation rates, slope, depth to water table or other requirements of said Title 124 requires for the use of a lagoon or other type of waste disposal facility, in which case the lot shall be sized to comply with said requirements. The minimum lot area may be 10,000 square feet when a public or semi-public sewer is utilized.

<sup>3</sup>Agricultural grain bin storage facilities shall have a setback of 25 feet from road right-of-way.

<sup>4</sup>For accessory buildings associated with agricultural and other non-residential uses, the minimum side yard shall be 10 feet and rear yard shall be 30 feet.

<sup>5</sup>Where the lot occupied by any use permitted in this district other than a single-family dwelling unit abuts a residentially zoned lot on the side, the minimum side yard on the side adjoining such lot shall be 25 feet.

<sup>6</sup>Lot width may be reduced to 50 feet on lots utilizing public or semi-public sewer.

<sup>7</sup>Excluding road right-of-way.

<sup>8</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

**4.04.06 Supplementary Regulations**

- 1. For a grain bin or building used for grain storage which requires filling by use of a portable auger, elevator or conveyor or requires overhead probing of stored grain, the minimum setback from any existing primary voltage electric power distribution line owned and maintained by a public utility shall be equal to the height of the highest filling or probing opening on such bin or building plus eighteen (18) feet or the distance prescribed in Section 234 of the latest published edition of the National Electrical Safety Code, whichever is greater.
- 2. Residential dwelling units on non-agricultural land existing at the time of passage of these regulations, may construct accessory structures, make repairs, replace, remodel, rebuild or replace the residential structure in case of damage regardless of the percent of damage or extent of structural change provided the use does not change.

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**Section 4.05 R-1 Residential Estates District****4.05.01 Intent:**

The R-1 district is established for the purpose of low-density single-family dwelling control and to allow certain public facilities. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes. The intent of this district is to recognize the gradual urbanization near cities and to provide for the proper development and facilities necessary for future growth.

**4.05.02 Permitted Principal Uses:**

The following principal uses are permitted in the R-1 Residential Estates District.

1. Single-family dwellings provided the intensity of use and all other requirements of this district are met, including:
  - a. In no case are single-family dwellings permitted on tracts without direct legal access to an improved road.
  - b. The density within any ¼ section of ground shall not exceed eight dwelling units.
  - c. If a parcel of ground is within two different ¼ sections then the applicant shall declare to which ¼ section the residence will be attached.
2. Public parks and recreational areas and community buildings owned and operated by a public agency.
3. Churches, synagogues, and other similar places of worship.
4. Public and parochial schools.
5. Golf courses and driving ranges. Miniature golf is permitted if it is a part of the total golfing operation.
6. Raising of crops and pasturing of livestock, provided such pasturing of livestock shall be limited to a maximum of six (6) animal units per acre, not to exceed 150 animal units per location, and shall not occur closer than 300 feet to any residential use.
7. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.
8. Private kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.

**4.05.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the R-1 Residential Estates District.

1. Utility Substations.
2. Overhead and underground utilities main transmission lines, including but not limited to, power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs
3. Commercial recreational areas and camping areas including fishing lakes, gun clubs, rifle ranges, trap shoots and similar uses.
4. Communication Towers in excess of 40 feet.
5. Seasonal Dwelling.
6. Private parks and recreational facilities.
7. Day Care Center and Day Care Home.
8. Bed and breakfast residence subject to the following conditions in addition to those imposed by the Governing Body:
  - a. The bed and breakfast residence shall be within a conforming single-family dwelling.
  - b. Guest rooms shall be within the principal residential building only and not within an accessory building.
  - c. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
  - d. Two off-street parking spaces shall be provided for each dwelling unit plus one off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
  - e. One identification sign on not more than four square feet of sign area shall be permitted.

**4.05.04 Accessory Uses:**

The following accessory buildings and uses are permitted in the R-1 District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses including decks and gazeboes.
2. Private swimming pools (above or below ground), tennis courts, and other recreational facilities in conjunction with a residence.
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Home occupation and home business as provided for in these regulations.
5. Signs as provided for in these regulations.
6. Parking as provided for in these regulations.
7. On-site signs, excluding billboards, related to permitted and authorized conditional uses, all subject to the prescribed regulations and requirements. Such signs shall require the issuance of a zoning permit.
8. Gardens and greenhouses.
9. Small Wind Energy Systems.
10. Additional Requirements:
  - a. Fencing shall be adequate to keep the animal(s) from infringing in any way no adjacent property, and selected and maintained for safety according to generally accepted standards, with lockable gates and appropriate to the animal(s) and the conditions under which they are being kept.
  - b. Manure, urine and other organic wastes shall be disposed of and sanitized so as to preclude the presence of flies, and to prevent the presence of odors and noises offensive to neighboring residences. Such disposal shall also avoid pollution of ground water or any lake or stream.
  - c. Animal housing or stabling shall be safe, humane and generally consistent with the appearance of other structures appurtenant to residences in the same area.
  - d. Free range animals only.

**4.05.05 Area and Intensity Regulations:**

In the R-1 Residential Estates District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	<b>2<sup>1</sup></b>	<b>100</b>	<b>25<sup>2</sup></b>	<b>30</b>	<b>10<sup>3</sup></b>	<b>60</b>	<b>40</b>
<b>Conditional Uses</b>	<b>2<sup>1</sup></b>	<b>100</b>	<b>25<sup>2</sup></b>	<b>30</b>	<b>10<sup>3</sup></b>	<b>60</b>	<b>40</b>
<b>Accessory Uses</b>	<b>-</b>	<b>-</b>	<b>25<sup>2</sup></b>	<b>5</b>	<b>5</b>	<b>30</b>	<b>12</b>

<sup>1</sup>The minimum lot area may be reduced to 10,000 sq. ft. provided the use is connected to a municipal or community water system and a sanitary sewer system.

<sup>2</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup>The side yard setback for any use permitted in this district other than a single-family dwelling unit shall be 15 feet when abutting a residentially zoned property.

<sup>4</sup>Excluding road right-of-way.

**4.05.06 Other Applicable Provisions:**

1. The off-street parking requirements shall be as provided in these regulations.
2. All new dwellings, including Residential Acreage Developments, shall be on hard-surfaced or maintained Roads/Street/Highways. Dwelling shall not be permitted on an officially designated minimum maintenance Road/Street/Highways.
3. All access to said properties shall meet County Highway Superintendents specifications.

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**Section 4.06 R-2 Urban Residential****4.06.01 Intent:**

The R-2 district is established for the purpose of urban density single-family dwelling control and to allow certain public facilities. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes. The intent of this district is to recognize the gradual urbanization near cities and to provide for the proper development and facilities necessary for future growth.

**4.06.02 Permitted Uses:**

The following principal uses are permitted in the R-2 Urban Residential District.

1. Single-family dwellings
2. Two family dwellings
3. Single-family, attached, townhouses, condominiums
4. Public parks and recreational areas and community buildings owned and operated by a public agency.
5. Churches, synagogues, and other similar places of worship.
6. Public and parochial schools.
7. Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums
8. Fire stations
9. Golf courses and driving ranges. Miniature golf is permitted if it is a part of the total golfing operation.
10. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.
11. Private kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.

**4.06.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the R-2 Urban Residential District.

1. Utility Substations.
2. Overhead and underground utilities main transmission lines, including but not limited to, power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
3. Multiple family dwellings.
4. Hospitals, hospice centers, nursing homes.
5. Day Care Center and Day Care Home.
6. Charitable clubs and organization.
7. Lodging and boarding houses.
8. Private parks and recreational facilities.
9. Bed and breakfast residence subject to the following conditions in addition to those imposed by the Governing Body:
  - a. The bed and breakfast residence shall be within a conforming single-family dwelling.
  - b. Guest rooms shall be within the principal residential building only and not within an accessory building.
  - c. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
  - d. Two off-street parking spaces shall be provided for each dwelling unit plus one off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
  - e. One identification sign on not more than four square feet of sign area shall be permitted.

**4.06.04 Accessory Uses:**

The following accessory buildings and uses are permitted in the R-2 District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses including decks and gazeboes.
2. Private swimming pools (above or below ground), tennis courts, and other recreational facilities in conjunction with a residence.

3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Temporary uses in accordance with these regulations.
5. Home occupation and home business as provided for in these regulations.
6. Signs as provided for in these regulations.
7. Parking as provided for in these regulations.
8. On-site signs, excluding billboards, related to permitted and authorized conditional uses, all subject to the prescribed regulations and requirements. Such signs shall require the issuance of a zoning permit.
9. Gardens and greenhouses.
10. Residential animal keeping in this district provided the following ratio is met:
  - a. One A.U. for the first acre
  - b. One A.U. for each additional one-half acre of ground
  - c. Not to exceed 50 animal units per location
 Additional Requirements:
  - d. Fencing shall be adequate to keep the animal(s) from infringing in any way no adjacent property, and selected and maintained for safety according to generally accepted standards, with lockable gates and appropriate to the animal(s) and the conditions under which they are being kept.
  - e. Manure, urine and other organic wastes shall be disposed of and sanitized so as to preclude the presence of flies, and to prevent the presence of odors and noises offensive to neighboring residences. Such disposal shall also avoid pollution of ground water or any lake or stream.
  - f. Animal housing or stabling shall be safe, humane and generally consistent with the appearance of other structures appurtenant to residences in the same area.
  - g. Free range animals only.

**4.06.05 Area and Intensity Regulations:**

In the R-2 Urban Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	70	25 <sup>2</sup>	30	5 <sup>3</sup>	65	40
<b>Conditional Uses</b>	2 <sup>1</sup>	70	25 <sup>2</sup>	30	5 <sup>3</sup>	65	40
<b>Accessory Uses</b>	-	-	25 <sup>2</sup>	5	5	30	12

<sup>1</sup> All uses and structures requiring water and sanitary sewer systems should be connected to municipal water and sanitary sewer system or community water and a community sewage disposal system that serves the subdivision. The minimum lot area may be reduced to the following provided the use is connected to a municipal or community water system and a sanitary sewer system:

- a. 7,500 square feet for single family dwellings
- b. 4,000 square feet per dwelling unit for single family attached and two-family dwellings
- c. 2,500 square feet per dwelling unit for townhouses
- d. 1,500 square feet per dwelling unit for multi-family dwellings, provided the minimum lot area shall not be less than 5,000 square feet
- e. 10,000 square feet for all other uses.

<sup>2</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup>The side yard setback for any use permitted in this district other than a single-family dwelling unit shall be 15 feet when abutting a residentially zoned property.

<sup>4</sup>Excluding road right-of-way.

**4.06.06 Other Applicable Provisions**

1. The off-street parking requirements shall be as provided in these regulations.
2. All new dwellings, including Residential Acreage Developments, shall be on hard-surfaced or maintained Roads/Street/Highways. Dwelling shall not be permitted on an officially designated minimum maintenance Road/Street/Highways.
3. All access to said properties shall meet County Highway Superintendents specifications.

**Section 4.07 C-1 Village Development District****4.07.01 Intent:**

The C-1 district is established as a mixed use district that is intended to accommodate communities where development has occurred but the community has never been incorporated or has recently unincorporated. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

**4.07.02 Permitted Principal Uses:**

The following principal uses are permitted in the C-1 Village Development District.

1. Public parks and recreational areas and community buildings owned and operated by a public agency.
2. Churches, synagogues, and other similar places of worship.
3. Public and parochial schools.
4. Publicly owned and operated buildings and facilities such as community centers, auditoriums, museums
5. Fire stations
6. Golf courses driving ranges. Miniature golf is permitted if it is a part of the total golfing operation.
7. Raising of field crops including horticulture.
8. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.
9. Private kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.

**4.07.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the C-1 Village Development District.

1. Single-family dwellings.
2. Two family dwellings.
3. Single-family, attached, townhouses, condominiums.
4. Grain storage.
5. Overhead and underground utilities main transmission lines, including but not limited to, power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
6. Multiple family dwellings.
7. Private parks and recreational facilities.
8. Day Care Center and Day Care Home.
9. Charitable clubs and organization.
10. Lodging and boarding houses.
11. Mortuaries.
12. Fertilizer mixing and manufacturing.
13. Fertilizer storage.
14. Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plants.
15. Concrete or cement products, manufacturing and batching plants.
16. Truck terminals, tractor, trailer or truck storage including maintenance facilities.
17. Storage, dump or yard for the collection, salvage or bailing of scrap paper, bottles, iron, rags, junk, etc.
18. Storage yards or buildings for lumber, or similar uses except explosives.
19. Ranch and farm buildings.
20. Warehousing and wholesaling of materials.
21. Contractors' storage yards or plants.
22. Retail sales of lumber and other building materials, farm equipment, motor vehicles, marine craft, aircraft, mobile homes, trailers, farm and garden supplies, fuel and ice.
23. Residential animal keeping in this district provided the following ratio is met:
  - a. One A.U. for the first acre
  - b. One A.U. for each additional one-half acre of ground
  - c. Not to exceed 10 animal units per location

Additional Requirements:

- d. Fencing shall be adequate to keep the animal(s) from infringing in any way no adjacent property, and selected and maintained for safety according to generally accepted standards, with lockable gates and appropriate to the animal(s) and the conditions under which they are being kept.
- e. Manure, urine and other organic wastes shall be disposed of and sanitized so as to preclude the presence of flies, and to prevent the presence of odors and noises offensive to neighboring residences. Such disposal shall also avoid pollution of ground water or any lake or stream.
- f. Animal housing or stabling shall be safe, humane and generally consistent with the appearance of other structures appurtenant to residences in the same area.
- g. Free range animals only.

**4.07.04 Accessory Uses:**

The following accessory buildings and uses are permitted in the C-1 District.

- 1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses including decks and gazeboes.
- 2. Private swimming pools (above or below ground), tennis courts, and other recreational facilities in conjunction with a residence.
- 3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
- 4. Home occupation and home business as provided for in these regulations.
- 5. Small Wind Energy Systems
- 6. Signs as provided for in these regulations.
- 7. Parking as provided for in these regulations.
- 8. Gardens and greenhouses.

**4.07.05 Area and Intensity Regulations:**

In the C-1 Village Development District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (sq. ft.)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	50	20 <sup>2</sup>	30	5 <sup>3</sup>	65	40
<b>Conditional Uses</b>	2 <sup>1</sup>	50	20 <sup>2</sup>	30	5 <sup>3</sup>	65	40
<b>Accessory Uses</b>	-	-	20 <sup>2</sup>	5	5	10	12

<sup>1</sup> All uses and structures requiring water and sanitary sewer systems should be connected to municipal water and sanitary sewer system or community water and a community sewage disposal system that serves the subdivision. The minimum lot area may be reduced to the following provided the use is connected to a municipal or community water system and a sanitary sewer system:

- a. 6,000 square feet for single family dwellings
- b. 4,000 square feet per dwelling unit for single family attached and two-family dwellings
- c. 2,500 square feet per dwelling unit for townhouses
- d. 1,500 square feet per dwelling unit for multi-family dwellings, provided the minimum lot area shall not be less than 5,000 square feet
- e. 10,000 square feet for all other uses.

<sup>2</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup>The side yard setback for any use permitted in this district other than a single-family dwelling unit shall be 15 feet when abutting a residentially zoned property.

<sup>4</sup>Excluding road right-of-way.

**4.07.06 Other Applicable Provisions:**

- 1. All new dwellings, including Residential Acreage Developments, shall be on hard-surfaced or maintained Roads/Street/Highways. Dwelling shall not be permitted on an officially designated minimum maintenance Road/Street/Highways.
- 2. All access to said properties shall meet County Highway Superintendents specifications.
- 3. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.
- 4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public road.
- 5. Performance standards for Industrial Uses as prescribed in Section 8.11 of these regulations.

**Section 4.08 C-2 Highway Commercial District**

**4.08.01 Intent:**

The intent of this district is to provide for those trade services, cultural and recreational uses that are appropriate to be developed in conjunction with a highway or major street, thereby offering a desired convenience in location and accessibility to the motoring public.

**4.08.02 Permitted Principal Uses:**

The following uses are permitted in the C-2 Highway Commercial District.

1. Professional, medical and personal service uses – not including any use defined as an Adult Establishment.
2. Business services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services.
3. Retail sales for use by or consumption by individuals including but not limited to: automobiles (including accessories and parts), appliances, bicycles and accessories, boats, books and stationery, baked goods, cameras, candy, carpets, clothing, curios, dairy products, pharmaceutical drugs, fish and seafood, farm equipment and supplies, furniture, flowers and plant materials, furs, groceries, hardware, instruments, hats, jewelry, liquor, meats, motor vehicles, newspapers and magazines, paint, pastries, poultry and poultry products, seed, shoes, sporting goods, tobacco and tobacco products, and trailers – not including any use defined as an Adult Establishment.
4. Hotels and motels – not including any use defined as an Adult Establishment.
5. Eating and drinking places – not including any use defined as an Adult Establishment.
6. Raising of field crops and horticulture.
7. Outdoor advertising business.
8. Lumber yards, hardware stores and building material sales yards.
9. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.08.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the C-2 Highway Commercial District

1. Utility substations.
2. Gasoline service stations with service and/or repair.
3. Truck terminals, tractor, trailer or truck storage, including maintenance facilities and parking areas.
4. Truck stops and plazas
5. Convenience Store with fuel sales.
6. Animal hospitals, veterinary clinics and kennels.
7. Self-storage units
8. Recreational vehicle parks and campgrounds.
9. Race tracks, drag strips and similar uses and associated accessory uses.
10. Cultural, entertainment, drive-in movies, arenas and field houses, race tracks, fairgrounds, amusement parks, golf driving ranges, go-cart tracks, golf courses and country clubs, riding stables, athletic fields and parks.
11. Commercial/Utility Grade Wind Energy Systems
12. Radio, television and communication towers and transmitters, provided:
  - a. The use shall comply with Section 8.01 of this Resolution
  - b. The structure is within 1,500 feet of a major intersection.
  - c. Any proposed tower construction within 300 feet of a federal or state highway centerline shall be reviewed by the Property Management Division of the Nebraska Department of Roads.
  - d. Notwithstanding the provision of any other regulations governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the County Board at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

- e. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 8.01 of this Resolution shall be set back the greater of (i) a distance equal to the tower manufacturer’s designed fall distance rate, or (ii) the distances set forth in Section 8.01.

**4.08.04 Permitted Accessory Uses:**

The following accessory buildings and uses are permitted in the C-2 District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Signs as provided for in these regulations.
4. Parking as provided for in these regulations.
5. Small Wind Energy Systems.

**4.08.05 Area and Intensity Regulations:**

In the C-2 Highway Commercial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20	5 <sup>3</sup>	90	40
<b>Conditional Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20	5 <sup>3</sup>	90	40
<b>Accessory Uses</b>	-	-	25 <sup>2</sup>	10	5 <sup>3</sup>	30	20

<sup>1</sup>The minimum lot area may be reduced to 10,000 square feet if the use is connected to a municipal or community water system and a sanitary sewer system.

<sup>2</sup>Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup>The side yard setback for any use shall be 20 feet when abutting a residentially zoned property.

<sup>4</sup>Excluding road right-of-way.

**4.08.06 Other Applicable Provisions**

1. Supplementary district regulations shall be complied with as defined herein.
2. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.

**Section 4.09 C-3 General Commercial District**

**4.09.01 Intent:**

The intent of this district is to provide for those trade services, cultural and recreational uses that are to be located in an area served by appropriate infrastructure and services. Minimum lot size will be less in the General Commercial District to allow for grouping of businesses.

**4.09.02 Permitted Principal Uses:**

The following uses are permitted in the C-3 General Commercial District.

1. Professional, medical and personal service uses – not including any use defined as an Adult Establishment.
2. Business services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services.
3. Retail sales for use by or consumption by individuals including but not limited to: automobiles (including accessories and parts), appliances, bicycles and accessories, boats, books and stationery, baked goods, cameras, candy, carpets, clothing, curios, dairy products, pharmaceutical drugs, fish and seafood, farm equipment and supplies, furniture, flowers and plant materials, furs, groceries, hardware, instruments, hats, jewelry, liquor, meats, motor vehicles, newspapers and magazines, paint, pastries, poultry and poultry products, seed, shoes, sporting goods, tobacco and tobacco products, and trailers – not including any use defined as an Adult Establishment.
4. Hotels and motels – not including any use defined as an Adult Establishment.
5. Indoor commercial recreation uses such as auditoriums, theaters, bowling alleys, billiard rooms, dance studios, video game rental and game rooms.
6. Eating and drinking places – not including any use defined as an Adult Establishment.
7. Raising of field crops and horticulture.
8. Outdoor advertising business.
9. Lumber yards, hardware stores and building material sales yards.
10. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.09.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the C-3 General Commercial District

1. Mortuaries and funeral parlors.
2. Utility substations.
3. Gasoline service stations with service and/or repair.
4. Truck terminals, tractor, trailer or truck storage, including maintenance facilities and parking areas.
5. Truck stops and plazas
6. Convenience Store with fuel sales.
7. Self-storage units
8. Schools, colleges and similar or public educational uses.
9. Cultural, entertainment, drive-in movies, arenas and field houses, race tracks, fairgrounds, amusement parks, golf driving ranges, go-cart tracks, golf courses and country clubs, riding stables, athletic fields and parks.
10. Radio, television and communication towers and transmitters, provided:
  - a. The use shall comply with Section 8.01 of this Resolution
  - b. The structure is within 1,500 feet of a major intersection.
  - c. Any proposed tower construction within 300 feet of a federal or state highway centerline shall be reviewed by the Property Management Division of the Nebraska Department of Roads.
  - d. Notwithstanding the provision of any other regulations governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the County Board at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

- e. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 8.01 of this Resolution shall be set back the greater of (i) a distance equal to the tower manufacturer’s designed fall distance rate, or (ii) the distances set forth in Section 8.01.

**4.09.04 Permitted Accessory Uses:**

The following accessory buildings and uses are permitted in the C-3 District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses.
2. Drive-thru service facilities.
3. Outdoor display of merchandise, provided such display shall not be interpreted as meaning the storage, stockpiling or warehousing of materials which are not immediately available for purchase.
4. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
5. Signs as provided for in these regulations.
6. Parking as provided for in these regulations.
7. Small Wind Energy Systems.

**4.09.05 Area and Intensity Regulations:**

In the C-3 General Commercial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	50	10 <sup>2</sup>	5 <sup>3</sup>	5 <sup>3</sup>	-	40
<b>Conditional Uses</b>	2 <sup>1</sup>	50	10 <sup>2</sup>	5 <sup>3</sup>	5 <sup>3</sup>	-	40
<b>Accessory Uses</b>	-	-	10 <sup>2</sup>	5 <sup>3</sup>	5 <sup>3</sup>	-	40

<sup>1</sup> The minimum lot area may be reduced to 7,500 square feet if the use is connected to a municipal or community water system and a sanitary sewer system.

<sup>2</sup> Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup> The side and rear yard setback for any use shall be 20 feet when abutting a residentially zoned property.

<sup>4</sup> Excluding road right-of-way.

**4.09.06 Other Applicable Provisions:**

1. Supplementary district regulations shall be complied with as defined herein.
2. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.

**Section 4.10 MU Mixed Use District**

**4.10.01 Intent**

The MU district is established as a mixed use district that is intended to accommodate areas in the County where residential and commercial development has occurred together and is recommended to continue under certain provisions. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

**4.10.02 Permitted Principal Uses:**

The following principal uses are permitted in the MU Mixed Use District.

1. Retail sales for use by or consumption by individuals including but not limited to: automobiles (including accessories and parts), appliances, bicycles and accessories, boats, books and stationery, baked goods, cameras, candy, carpets, clothing, curios, dairy products, pharmaceutical drugs, fish and seafood, farm equipment and supplies, furniture, flowers and plant materials, furs, groceries, hardware, instruments, hats, jewelry, liquor, meats, motor vehicles, newspapers and magazines, paint, pastries, poultry and poultry products, seed, shoes, sporting goods, tobacco and tobacco products, and trailers – not including any use defined as an Adult Establishment.
2. Single-family dwellings
3. Public parks and recreational areas and community buildings owned and operated by a public agency.
4. Churches, synagogues, and other similar places of worship.
5. Public and parochial schools.
6. Publicly owned and operated buildings and facilities such as community centers, auditoriums, museums
7. Fire stations
8. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.10.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the Mixed Use District.

1. Two family dwellings
2. Single-family, attached, townhouses, condominiums
3. Grain storage
4. Overhead and underground utilities main transmission lines, including but not limited to, power, telephone, gas, fuel, or fertilizer lines, substations, terminal facilities, and reservoirs.
5. Multiple family dwellings.
6. Day Care Center and Day Care Home.
7. Charitable clubs and organization.
8. Lodging and boarding houses.
9. Ranch and farm buildings.
10. Medical, veterinary, professional, and service uses.
11. Raising of field crops including horticulture.
12. Warehousing and wholesaling of materials.
13. Contractors' storage yards or plants.
14. Retail sales of lumber and other building materials, farm equipment, motor vehicles, marine craft, aircraft, mobile homes, trailers, farm and garden supplies, fuel and ice.
15. Private recreational facilities including Golf courses driving ranges. Miniature golf is permitted if it is a part of the total golfing operation.

**4.10.04 Accessory Uses:**

The following accessory buildings and uses are permitted in the MU District.

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses including decks and gazeboes.
2. Private swimming pools (above or below ground), tennis courts, and other recreational facilities in conjunction with a residence.

3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Home occupation and home business as provided for in these regulations.
5. Small Wind Energy Systems.
6. Signs as provided for in these regulations.
7. Parking as provided for in these regulations.
8. Gardens and greenhouses.

**4.10.05 Area and Intensity Regulations:**

In the MU Mixed Use District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	100	30 <sup>2</sup>	25	10 <sup>3</sup>	35	35
<b>Conditional Uses</b>	2 <sup>1</sup>	100	30 <sup>2</sup>	25	10 <sup>3</sup>	35	35
<b>Accessory Uses</b>	-	-	30 <sup>2</sup>	5	5	10	20

<sup>1</sup> The minimum lot area may be reduced to 7,500 square feet if the use is connected to a municipal or community water system and a sanitary sewer system.

<sup>2</sup> Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup> The side yard setback for any use shall be 20 feet when abutting a residentially zoned property.

<sup>4</sup> Excluding road right-of-way.

**4.10.06 Other Applicable Provisions:**

1. All new dwellings, including Residential Acreage Developments, shall be on hard-surfaced or maintained Roads/Street/Highways. Dwelling shall not be permitted on an officially designated minimum maintenance Road/Street/Highways.
2. All access to said properties shall meet County Highway Superintendents specifications.
3. Landscape buffer as prescribed in these regulations shall be placed along a yard of a commercial use abutting a residentially zoned property.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public road.

**Section 4.11 FS Flex Space District**

**4.11.01 Intent:**

This district is established to provide space for a range of commercial, office, light industrial, and production facilities. The Flex Space District is also intended to provide support uses, including complimentary office and retail use complementing the general land use pattern of the county and assisting the implementation of the adopted goals and policies of Adams County.

**4.11.02 Permitted Uses:**

The following principal uses are permitted in the FS District:

1. Commercial uses include: gas stations, general retail, restaurants, malls, lodges, motels, farm equipment sales, automobile sales, seed dealerships.
2. Office building uses include: medical, veterinary, professional, and service.
3. Technology Parks.
4. Public Schools and Community colleges, colleges, or other post-secondary education facilities.
5. Private schools.
6. Nonprofit religious, educational and philanthropic institutions.
7. Farming and the sale of farm produce.
8. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.11.03 Conditional Uses:**

The following uses are subject to any conditions listed in these regulations and are subject to other conditions relating to the placement of said use on a specific tract of ground in the FS District as recommended by the Planning Commission and approved by the County Board:

1. Commercial uses, including shops, nightclubs, and commercial recreational activities, except for adult entertainment.
2. Warehouse and distribution.
3. Storage facilities, including self-storage and storage of recreational vehicles, automobiles, boats;
4. Truck stop facilities with complete truck services.
5. Auction barn.
6. Trucking terminals.
7. Recreation vehicle park and campground.
8. Heliports and airports.
9. Small Wind Energy Systems.
10. Radio, television and communication towers and transmitters, provided:
  - a. The use shall comply with Section 8.01 of this Resolution
  - b. The structure is within 1,500 feet of a major intersection.
  - c. Any proposed tower construction within 300 feet of a federal or state highway centerline shall be reviewed by the Property Management Division of the Nebraska Department of Roads.
  - d. Notwithstanding the provision of any other regulations governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the County Board at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.
  - e. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 8.01 of this Resolution shall be set back the greater of (i) a distance equal to the tower manufacturer's designed fall distance rate, or (ii) the distances set forth in Section 8.01.
11. Production, manufacturing, assembly, processing, or transportation of goods and materials, **except:**
  - a. The refining, distillation, or manufacture of:
    - i. Acids or alcohols.

- ii. Chemicals.
- iii. Petroleum products.
- iv. Cement, lime, gypsum, or plaster of paris.
- v. Fertilizer.
- a. The operation of:
  - i. Blast furnaces, coke ovens, smelting or ore reduction works.
  - ii. Boiler works.
  - iii. Forges.
  - iv. Rolling mills.
  - v. Yeast plants.
- b. Production, manufacture, processing, or transportation of toxic, radioactive, flammable, or explosive materials.
- c. Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals or fowl rendering fat; distillation of bones, coals, or wood.
- d. Dumping or reduction of garbage, offal, or dead animals.
- e. Mining, quarrying, stone willing, or rock crushing.
- f. Extraction of sand, gravel, or soil.

**4.11.04 Permitted Accessory Uses:**

- 1. Buildings and uses customarily incidental to the permitted uses.
- 2. Parking, Signs, and Landscaping as prescribed in these regulations.

**4.11.05 Height and Lot Requirements:**

In the FS Flex Space District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20	10 <sup>3</sup>	70	45
<b>Conditional Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20	10 <sup>3</sup>	70	45
<b>Accessory Uses</b>	-	-	25 <sup>2</sup>	10	10 <sup>3</sup>	30	45

<sup>1</sup> The minimum lot area may be reduced to 10,000 square feet if the use is connected to a municipal or community water system and a sanitary sewer system.

<sup>2</sup> Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup> The side yard setback for any use shall be 20 feet when abutting a residentially zoned property.

<sup>4</sup> Excluding road right-of-way.

**4.11.06 Use Limitations:**

- 1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property.
- 2. A landscape buffer of at least 15 feet in depth shall be provided adjacent to the front property line along a highway or a road classified as an arterial. When a lot frontage abuts a road that is classified as a collector, county road, or private road, a landscape buffer at least ten feet in depth shall be provided at the front property line.
- 3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public road.
- 5. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.
- 6. Performance standards for Industrial Uses as prescribed in Section 8.11 of these regulations.

**Section 4.12 I-1 Light Industrial District**

**4.12.01 Intent:**

The intent of this district is to provide a wide range of less intensive industrial and heavy commercial uses that shall be able to meet comparatively rigid specifications as to nuisance free performance. Certain uses that are incompatible or would interfere with industrial development are excluded.

**4.12.02 Permitted Uses:**

The following uses are permitted in the I-1 Light Industrial District.

1. Light industrial uses including the manufacture, assembly, processing, fabrication, cleaning, testing or refining of products.
2. Wholesale, warehouse, distribution, storage and transfer businesses.
3. Engineering or research laboratories, vocational or industrial training schools and data processing uses.
4. Printing and lithography uses.
5. Cold storage and food locker establishments.
6. Farms, truck gardens, plant nurseries, greenhouses, grain storage facilities
7. Truck terminals, tractor, trailer or truck storage including maintenance facilities.
8. Contractors' storage yards or plants.
9. Farm implement service repair
10. Automotive vehicle service stations including repair shops and painting businesses.
11. Administrative, executive, professional, research and similar office use having limited public contact.
12. Buildings and installations for public utilities.
13. Outdoor advertising business.
14. Ranch and farm buildings.
15. Raising of field crops including horticulture.
16. Specific uses such as: animal hospitals and veterinary clinics; bottling plants; blueprinting; brewery or distillery; cannery; carpentry or woodworking shops; castings of light nonferrous metals; dairy products; dry cleaning and laundry plants; galvanizing or plating of metals; feed and seed processing and storage; furniture repair and storage; glass manufacture; laboratories; lapidary; printer, sign painting and manufacturing; pulp or paper manufacture; sign painting and manufacture; stone or monument works; synthetic or plastic manufacture; tire recapping and retreading; pottery manufacture; warehousing and wholesaling of materials.
17. Retail sales of lumber and other building materials, farm equipment, motor vehicles, marine craft, aircraft, mobile homes, trailers, farm and garden supplies, fuel and ice.
18. Transportation garage and maintenance facilities.
19. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.12.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the I-1 Light Industrial District

1. Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plants.
2. Concrete or cement products, manufacturing and batching plants.
3. Auction barn.
4. Race tracks, drag strips and similar uses and associated accessory uses.
5. Commercial/Utility Grade Wind Energy Systems and are subject to the requirements in the Supplemental Regulations.
6. Airports and Heliports.
7. Any use involving the storage, use or manufacture of hazardous or explosive materials.
8. Public service uses, including police and fire stations, offices, equipment maintenance buildings, and similar public uses.
9. Garbage and refuse collection and disposal contractors and waste recycling operations.
10. Radio, television and communication towers and transmitters, provided:
  - a. The use shall comply with Section 8.01 of this Resolution
  - b. The structure is within 1,500 feet of a major intersection.

- c. Any proposed tower construction within 300 feet of a federal or state highway centerline shall be reviewed by the Property Management Division of the Nebraska Department of Roads.
- d. Notwithstanding the provision of any other regulations governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the County Board at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.
- e. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 8.01 of this Resolution shall be set back the greater of (i) a distance equal to the tower manufacturer's designed fall distance rate, or (ii) the distances set forth in sections 8.01.

**4.12.04 Permitted Accessory Uses:**

- 1. Sales of new merchandise when it is manufactured, processed, assembled, fabricated, or stored on the premises.
- 2. Caretakers' or watchmen's quarters.
- 3. Accessory uses normally appurtenant to the permitted uses when established in conformance with the space limits of this district.
- 4. Small Wind Energy Systems.

**4.12.05 Area and Intensity Regulations**

In the I-1 Light Industrial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	60	25 <sup>2</sup>	20	10 <sup>3</sup>	70	50
<b>Conditional Uses</b>	2 <sup>1</sup>	60	25 <sup>2</sup>	20	10 <sup>3</sup>	70	50
<b>Accessory Uses</b>	-	-	25 <sup>2</sup>	10 <sup>3</sup>	10 <sup>3</sup>	30	50

<sup>1</sup> The minimum lot area may be reduced to 6,000 square feet if the use is connected to a municipal or community water system and a sanitary sewer system or 10,000 if sewer sanitary sewer is not needed.

<sup>2</sup> Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup> The side and rear yard setback for any use shall be 20 feet when abutting a residentially zoned property.

<sup>4</sup> Excluding road right-of-way.

**4.12.06 Use Limitations:**

- 1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property.
- 2. A landscape buffer of at least 15 feet in depth shall be provided adjacent to the front property line along a highway or a road classified as an arterial. When a lot frontage abuts a road that is classified as a collector, county road, or private road, a landscape buffer at least ten feet in depth shall be provided at the front property line.
- 3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public road.
- 4. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.
- 5. Performance standards for Industrial Uses as prescribed in Section 8.11 of these regulations.

**Section 4.13 I-2 Industrial District**

**4.13.01 Intent:**

The intent of this district is to provide a wide range of intense industrial and commercial uses that shall be able to meet comparatively rigid specifications as to nuisance free performance. Certain uses that are incompatible or would interfere with industrial development are excluded.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Adams County Zoning Resolution is not to prohibit these uses but to regulate the secondary effects of these uses within the county.

**4.13.02 Permitted Principal Uses:**

The following uses are permitted in the I-2 Industrial District.

1. Farms, truck gardens, plant nurseries, greenhouses, grain storage facilities, feed mills, alfalfa mills.
2. Truck terminals, tractor, trailer or truck storage including maintenance facilities.
3. Contractors' storage yards or plants.
4. Farm implement service repair
5. Automotive vehicle service stations including repair shops including storage of unlicensed vehicles or used parts.
6. Buildings and installations for public utilities.
7. Outdoor advertising business.
8. Ranch and farm buildings.
9. Raising of field crops including horticulture.
10. Specific uses such as: animal hospitals (no kennels); bottling plants; blueprinting; brewery or distillery; cannery; carpentry or woodworking shops; castings of light nonferrous metals; dairy products; dry cleaning and laundry plants; galvanizing or plating of metals; feed and seed processing and storage; furniture repair and storage; garage (no body repair); glass manufacture; laboratories; lapidary; printer, sign painting and manufacturing; pulp or paper manufacture; sign painting and manufacture; stone or monument works; synthetic or plastic manufacture; tire recapping and retreading; trade or vocational schools; pottery manufacture; warehousing and wholesaling of materials.
11. Retail sales of lumber and other building materials, farm equipment, motor vehicles, marine craft, aircraft, mobile homes, trailers, farm and garden supplies, fuel and ice.
12. Transportation garage and maintenance facilities.
13. Garbage and refuse collection and disposal contractors and waste recycling operations.
14. Radio, television, microwave and other types of erected towers less than of forty (40) feet in height, provided such towers comply with any applicable airport hazard height limitations and further provided that any such tower is set back from the right-of-way line of any public roadway, from the nearest property line of any public use area or from the nearest wall of any neighboring church, school or residential dwelling unit by a distance equal to or exceeding the height of such tower.

**4.13.03 Conditional Uses:**

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the I-2 Industrial District

1. Gravel, sand or dirt removal, stockpiling, processing or distribution, and batching plants.
2. Concrete or cement products, manufacturing and batching plants.
3. Race tracks, drag strips and similar uses and associated accessory uses.
4. Commercial/Utility Grade Wind Energy Systems and are subject to the requirements in the Supplemental Regulations.
5. Radio, television and communication towers and transmitters, provided:
  - a. The use shall comply with Section 8.01 of this Resolution
  - b. The structure is within 1,500 feet of a major intersection.
  - c. Any proposed tower construction within 300 feet of a federal or state highway centerline shall be reviewed by the Property Management Division of the Nebraska Department of Roads.
  - d. Notwithstanding the provision of any other regulations governing separation between towers, if a permit is granted for a new tower within a district, the separation distance between such tower and any preexisting towers shall be the distance, determined by the County Board at the time such Tower Development Permit is granted. The minimum distance shall be based upon current engineering data submitted by the applicant for the tower. Engineering data, at a minimum, shall include the determined manufacturer's designed fall distance rate.

- e. All other setbacks between the tower, residentially zoned districts and occupied structures as set forth in Section 8.01 of this Resolution shall be set back the greater of (i) a distance equal to the tower manufacturer's designed fall distance rate, or (ii) the distances set forth in sections 8.01.
6. Adult Entertainment establishments as defined and regulated in Section 8.10 of these regulations.
7. Salvage Yards or Junk Yards.
8. Ethanol plants, bulk fuel, and fertilizer plants.
9. Power plants.
10. Sanitary landfills and waste incinerators.
11. Any use involving the storage, use or manufacture of hazardous or explosive materials.
12. Public service uses, including police and fire stations, offices, equipment maintenance buildings, and similar public uses.
13. Airports and Heliports.
14. Class I and Class II confined and intensive animal feeding uses, as defined in these regulations and associated waste handling facilities, provided all such uses are located at least .375 miles from any zoning district other than AG Agricultural, TA Transitional Agricultural, or I-2 Industrial and shall comply with all of the following requirements:
  - a. Such feeding use or any associated waste handling facility shall be separated from the nearest property line of any lot of record less than twenty (20) acres in area or public use area, or the nearest wall of any church, school or dwelling unit not on the same premises and not of the same ownership as the animal feeding use by at least the minimum distances specified in Table 4.03 of this Resolution, unless the owner of any such lot or record, such church, school, public use area or dwelling unit shall grant the owner of the animal feeding use and associated waste handling facility an impact easement, as defined in these regulations.
  - b. No minimum separation distance shall be applicable to any site where any fully composted animal waste or solid manure, as defined in these regulations, is applied to the surface of the land at rates in compliance with the requirements of the Nebraska Department of Environmental Quality without stockpiling of such waste or manure on any premises where such manure is to be applied. No minimum setback distance shall be applicable to any site where liquid or slurry animal waste is injected into the soil at rates in compliance with the requirements of the Nebraska Department of Environmental Quality and further, no minimum separation distance shall be applicable to any site where liquid animal waste is applied to the surface of the land, provided that when a dwelling unit not of the same ownership as the land on which such waste is to be applied or a church or school is located within one-fourth (1/4) mile to the north or one-eighth (1/8) mile to the south, east or west, as defined in the definition of "Prevailing Winds" in these regulations, the total time such application occurs shall not exceed 360 hours in a calendar year per site, unless an impact easement or an annual permission statement has been granted in writing from the owner(s) or unless the generator of the waste can document that no other options exist with regard to alternative sites or timing with which the generator of the waste can comply with the discharge requirements established by the Nebraska Department of Environmental Quality, in which case, the Zoning Administrator may approve a permit for such additional time for application to the subject site as is estimated to be required to comply with the discharge requirements of the Nebraska Department of Environmental Quality.
  - c. Such use shall not be established until any permit required by the Nebraska Department of Environmental Quality or its successor agency shall have been issued and such use shall be operated in a manner consistent with the requirements of any such permit and the requirements of this Resolution.
  - d. For purposes of this regulation, a dwelling unit not of the same ownership and not on the same premises as the animal feeding use or associated waste handling facility shall be interpreted to mean that such dwelling is an occupied or habitable residential dwelling and, if vacant and not habitable, would not require more cost than its present assessed valuation to make such dwelling habitable.

**4.13.04 Permitted Accessory Uses:**

1. Sales of new merchandise when it is manufactured, processed, assembled, fabricated, or stored on the premises.
2. Caretakers' or watchmen's quarters.
3. Accessory uses normally appurtenant to the permitted uses when established in conformance with the space limits of this district.
4. Small Wind Energy Systems.

**4.13.05 Area and Intensity Regulations**

In the I-2 Industrial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot or tract, shall be as follows:

Uses	Min. Lot Area <sup>4</sup> (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage (%)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
<b>Permitted Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20 <sup>3</sup>	10 <sup>3</sup>	70	100
<b>Conditional Uses</b>	2 <sup>1</sup>	100	25 <sup>2</sup>	20 <sup>3</sup>	10 <sup>3</sup>	70	100
<b>Accessory Uses</b>	-	-	25 <sup>2</sup>	10 <sup>3</sup>	10 <sup>3</sup>	30	100

<sup>1</sup> The minimum lot area may be reduced to 10,000 square feet if the use is connected to a municipal or community water system and a sanitary sewer system or 20,000 if sewer sanitary sewer is not needed.

<sup>2</sup> Front yard setback adjacent to county road or state highway shall be 50 feet from road right-of-way.

<sup>3</sup> The side and rear yard setback for any use shall be 50 feet when abutting a residentially zoned property.

<sup>4</sup> Excluding road right-of-way.

**4.13.06 Use Limitations:**

1. When adjacent to residentially zoned land, no parking, drives or signs shall be allowed in any required yard within 15 feet of such district. Furthermore, permanent screening shall be provided in this area in order to minimize impacts on residentially zoned property.
2. A landscape buffer of at least 15 feet in depth shall be provided adjacent to the front property line along a highway or a road classified as an arterial. When a lot frontage abuts a road that is classified as a collector, county road, or private road, a landscape buffer at least ten feet in depth shall be provided at the front property line.
3. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public road.
4. Landscape buffer as prescribed in these regulations shall be placed along a yard abutting a residentially zoned property.
5. Performance standards for Industrial Uses as prescribed in Section 8.11 of these regulations.

**Section 4.14 CMD Clustered Mixed Use Development District**

**4.14.01 Intent:**

The Clustered / Mixed Use Development District (CMD) is to encourage the creative design of new living and retail areas, as distinguished from subdivisions of standard lot sizes, in order to permit such creative design in buildings, open space, while promoting the health, safety, and general welfare of existing and future residents of surrounding area.

When a CMD District is requested, it will require a change of zone with the CMD being attached to the underlying district. Acceptable underlying districts shall only include the Residential, Commercial, Industrial, Mixed Use or Flex Space Districts. This shall not apply to the AG or TA district, unless in the designated CO Conservation Overlay District. Once the rezoning is approved, the allowed uses and standards herein shall modify the minimum requirements of the underlying district.

**4.14.02 Permitted Uses:**

The following uses are permitted in the Clustered Mixed Use Development District provided the requirements of this Article are met.

1. All uses allowed as permitted in the primary district

**4.14.03 Conditional Uses:**

The following uses may be allowed through the approval of a Conditional Use Permit, as established by this Resolution, provide all noted, as well as any special conditions required by the Planning Commission and/or the county Board of Supervisors.

1. All uses allowed as a conditional use in the primary district.

**4.14.05 Permitted Accessory Uses:**

All accessory uses allowed within the primary district.

**4.14.06 Height and Lot Requirements:**

The height and minimum lot requirements shall be as follows:

Uses	Lot Area*** (Sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)	Max. Lot Coverage (%)
Single Family	4,000	40	*	*	*	35	*
Multi-Family	1,500 per unit**	60	25	7 or 10 if over 30' in height	25	40	
Townhouses, Condominiums	2,500	18	*	*	*	*	*
Other Permitted Uses	*	*	*	*	*	40	*
Accessory Buildings	---	---	*	*	*	15	*

\* Lot and yard requirements are dependent upon the development and may vary depending upon areas being conserved or special amenities being used or established and will be reviewed upon submittal of the Development Plan

\*\* Minimum Lot size is 7,500 square feet.

\*\*\* Excluding road right-of-way.

**4.14.07 Supplemental Requirements:**

1. The Planning Commission, in its minutes, shall set forth its reasons for recommendation of approval or denial of the application for a CMD plan approval, along with specific evidence and facts showing that the proposal meets or does not meet the following conditions.
  - a. Said CMD shall be in general conformity with the provisions of the Adams County Comprehensive Plan.
  - b. Said CMD shall not have a substantially adverse effect on the development of the neighboring area.
  - c. The minimum size allowed for a CMD District by type of use shall be as follows:
    - i. Residential (only), three acres;
    - ii. Residential - Commercial (combination), five acres.
  - d. Height, bulk, and yard requirements shall be reflected on the Development Plan and shall promote an efficient and creative use of land.
2. Use Limitations: In District CMD no building, structure, land, or premises shall be used, and no building shall be erected, constructed, or altered, except for any use permitted in this District. All uses must be approved as shown on the Development Plan as specified in this division.

3. Standards and conditions for development: A development proposed for land classified as the CMD district shall be consistent with the following general standards for use of land, and the use, type, bulk, and location of buildings, the density or intensity of use, open space, public facilities, and the Development Plan shall, where applicable, reflect compliance.
  - a. The applicant shall satisfy the Planning Commission and County Board of Supervisors that there is the ability to carry out the proposed plan, including financial assurances and the phasing of the project, and shall prepare and submit a schedule of construction, if necessary. The proposed construction shall begin within a period of 12 months following the approval of the final application by the County Board of Supervisors. A minimum of 50% of the total planned construction shown on the final plan shall be completed within a period of five years following such approval or the approval shall expire. If the approval expires under this section, the applicant shall show good cause to the Planning Commission to extend the plan approval.
  - b. The developer shall provide and record easements and covenants, shall make such other arrangements, and shall furnish such performance bonds, escrow deposit, or other financial guarantees for public improvements as may be determined by the County Board of Supervisors to be reasonably required to assure performance in accordance with the Development Plan and to protect the public interest in the event of abandonment of said plan before completion.
  - c. The site shall be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development.
  - d. The development shall not impose an undue burden on public services and facilities, such as fire and police protection.
  - e. The entire tract or parcel of land to be occupied by the CMD development shall be held in single ownership or control, or if there are two or more owners, the application for such CMD development shall be filed jointly by all owners. This provision may be waived provided that the land contains existing improvements.
  - f. The location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a CMD development not used for structures, parking and loading areas, or access ways shall be landscaped or otherwise improved as shown on the Development Plan.
  - g. Off-street parking and loading shall be provided in accordance with the parking and loading regulations of Adams County.
  - h. When a commercial use within a CMD District abuts a residential district, the Development Plan shall reflect screening consisting of landscaping and/or fencing provided adjacent to any adjoining residential district; except in the event the adjacent residential use and the commercial use are separated by a street right-of-way.
  - i. All residential and commercial buildings shall set back not less than 25 feet from the perimeter of the land zoned CMD. Additional setback from a heavily traveled thoroughfare may be required, when found reasonable by the planning commission for protection of health, safety, and general welfare.
  - j. Building coverage area shall not exceed the following percentages of the net developable area of each individual parcel of the total development:
    - i. Residential: 60 percent maximum;
    - ii. Commercial: 50 percent maximum.
4. Building coverage area, is the area covered by building(s) or structure(s) on each individual lot or parcel (not including such impervious improvements such as but not limited to walkways, driveways, patios etc). The net developable area shall be the area of each parcel and the net of any required yard required under the Development Plan. The Development Plan shall reflect the calculations used to demonstrate compliance with this requirement.
  - a. A minimum of 20 percent of the net area of that part of a CMD development reserved for residential use shall be provided for Common Areas as defined by these regulations under subsection (p) below. The term "net area" shall be the gross area, measured in square feet, of the Development Plan devoted to residential use less the area dedicated for public streets. Common Areas shall be defined as playgrounds, street medians, landscaped green space, or other similar areas designed to be used by the residents of the development in common with each other. Common Areas for the leisure and recreation of development residents shall be owned and maintained in common by them, through a homeowner's association.
  - b. The CMD District shall include such provisions for the ownership and maintenance of the Common Areas as are reasonably necessary to insure its continuity, care, conservation, and maintenance, and to insure that remedial measures will be available to the County Board of Supervisors if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the planned

- unit development or of the entire community. The applicant shall submit any protective covenants and organizational documents of the homeowner's association with the Development Plan.
- c. No residential use shall have direct access onto an arterial street unless approved by the County Board of Supervisors in the Development Plan.
  - d. Any commercial use must reflect its traffic flow on the Development Plan. All commercial areas must have indirect access via a collector or arterial street; however, no individual commercial use may have direct access onto collector or arterial streets.
  - e. Sidewalks shall be built to County specifications along all public and private streets; however, an alternative pedestrian and sidewalk plan may be developed which provides pedestrian access between each use in the CMD development.
  - f. Common Areas as defined under this zoning district shall mean land area of the site not covered by buildings, parking, structures, community buildings, or accessory structures, except recreational structures. Common Areas shall include open space that is accessible and available to all owners or residents in common pursuant to an Owner's Association.

**4.14.08 Application for Approval of Clustered/Mixed Use Development:**

1. An application for a CMD shall be handled in the same manner prescribed for amending this Resolution. The same requirements for notice, advertisement of public hearing, protests, and adoption shall be required as zoning changes.
2. The applicant shall prepare and submit 11 copies of the development plan (the "Development Plan") of the proposed development in the CMD District for review and approval by the Planning Commission. The Development Plan shall include:
  - a. A site plan showing:
    - i. Contours at intervals of two feet or spot elevations on a one hundred foot grid shall be required on flat land;
    - ii. Location, size, height, and use of all proposed structures and proposed yards on each lot;
    - iii. All points of ingress and egress, driveways, circulation aisles, parking lots, parking spaces, and service areas;
    - iv. All streets adjoining subject property and the width of the existing right-of-way;
    - v. Areas set aside for Common Areas with the type of use or recreational facilities planned for each;
    - vi. Designation of individual parcels if the proposed development is to be set up in separate construction phases;
    - vii. Designation of individual lots if such lots are proposed to be sold to individual owners;
    - viii. Location of required screening;
    - ix. Location of natural features such as ponds, tree clusters, and rock outcropping;
    - x. Existing development on adjacent properties within 200 feet.
  - b. The above-described site plan shall also include a section designated as "general provisions," and said section shall include the following when, said items are applicable:
    - i. Net area in square feet of the development. (*Note:* Net area shall be computed as the gross area less the land dedicated or necessary to be dedicated for public street right-of-way.
    - ii. Density of dwelling units per acre of the total dwelling units for the entire plan.
    - iii. Building coverage of the net area of the development by individual parcel or total development.
    - iv. The percentage of the Development Plan provided for common open space as defined by this regulation. (*Note:* 20 percent is the minimum).
    - v. If more than one parcel is proposed, a statement relating to the sequence of development shall be included.
    - vi. Required number of parking spaces and location.
    - vii. Gross floor area proposed for commercial buildings.
    - viii. All proposed land uses shall be listed by parcel.
  - c. A statement or adequate drawings shall be included describing the manner for the disposition of sanitary waste and storm water.
  - d. The full legal description of the boundaries of the property or properties to be included in the CMD development.
  - e. A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed CMD development.
  - f. An elevation drawing of the general characteristics of the proposed buildings may be submitted if the applicant desires.

- g. When a CMD development includes provisions for common space and/or recreational facilities, a statement describing how such open space and/or facility be owned and maintained when not under the ownership of a governmental entity. A homeowner association or other controlling entity shall provide Adams County with copies of the proposed articles of incorporation and bylaws of such entity.
3. The Planning Commission shall meet within 45 days of an application being filed. Plans shall be filed with the County at least four weeks prior to a scheduled Planning Commission meeting. After the application for a CMD development is filed, the Planning Commission shall hold a public hearing on said development after giving required notice for hearings in amendments. Said public hearing may be adjourned from time to time and, within a reasonable period of time after the conclusion of said public hearing, the planning commission shall prepare and transmit to the County Board of Supervisors and the applicant specific findings of fact with respect to the extent which the Development Plan complies with those regulations, together with its recommendations in respect to the action to be taken on the Development Plan and CMD requirements. The planning commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions.
4. The County Board of Supervisors shall or shall not approve the Development Plan and authorize the submitting of the final Development Plan.
5. Substantial or significant changes in the preliminary plat and CMD design shall only be made after rehearing and reapproval unless the changes were otherwise required by the Planning Commission or the County Board of Supervisors.

**4.14.09 Final Approval:**

1. After approval of a Development Plan and prior to the issuance of any building permit or zoning permit, the applicant shall submit an application for final approval with the CMD development compliance review committee. The CMD development compliance committee shall consist of members of the Planning Commission, County Board of Supervisors, the Zoning Administrator, the County Attorney, and/ or the County Engineer; this committee will be assembled only on an as needed basis. Said final application may include the entire CMD District or may be for a unit or section thereof as set forth in the approval of the preliminary plan. The application shall include 11 copies of such drawings, specifications, covenants, easements, conditions, and any other conditions including but not limited to performance bonds. As set forth in the approval of the Development Plan preliminary plan and in accordance with the conditions established in this chapter for a CMD District. The final plan shall include the same information, as the preliminary plan except the following shall also be provided:
  - a. A surveyor's certificate certifying to the accuracy of the boundary surveys shown.
  - b. Location, names, tangent lengths, centerline radius of each curve and its interior width and angle of all proposed public right-of-way;
  - c. All easements and appropriate building setback lines;
  - d. All lot lines, and lot dimensions including chord distances for curvilinear lot lines;
  - e. Lot and/or parcel numbers;
  - f. Location, size, height, and use of all proposed or present buildings;
  - g. Dedication of all streets, public highways, or other land intended for public use, signed by the owner and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or covenants which apply to the property.
  - h. A waiver of claim by the applicant for damages occasioned by the establishment of grades or the alteration of the surface of any portion of streets and alleys to conform to grades established.
2. A plan submitted for final approval shall be deemed to be in substantial compliance with the plan previously given tentative approval, provided any modification of the Development Plan does not:
  - a. Vary the proposed gross residential density or intensity of use by more than five percent or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area; nor
  - b. Increase by more than 10 percent the floor area proposed for non-residential use; nor
  - c. Increase by more than five percent the total ground area covered by buildings nor involve a substantial change in the height of buildings.
  - d. Substantially change the design of the plan so as to significantly alter:
    - i. Pedestrian or vehicular traffic flow.
    - ii. The juxtaposition of different land uses.
    - iii. The relation of open space to residential development.
    - iv. The proposed phasing of construction.
    - v. Proposed use of one or more buildings to a more intensive use category as delineated in this chapter.
3. A public hearing need not be held for the approval of a final plan if it is in substantial compliance with the approved preliminary plan. The planning commission shall, within thirty 30 business days of the time of filing,

review the final plan for compliance with the approved preliminary plan. Upon review approval, said final plan shall be filed with the County Board of Supervisors for final approval and acceptance.

4. In the event that the final plan submitted contains changes in excess of those permitted under Subparagraph (2) above, applicant shall resubmit the original plan. The Development Plan shall be modified in the same manner prescribed in this division as for original approval.

**4.14.10 Enforcement and Modification of Plan:**

To further the mutual interest of the residents and owners of the CMD development and of the public in the preservation of the integrity of the CMD plan, as finally approved, and to insure that modifications, if any, in the plan shall not impair the reasonable reliance of the said residents and owners upon the provisions of the plan, nor result in changes that would adversely affect the public interest, the enforcement and modification of the provisions of the plan as finally approved, whether recorded by plan, covenant, easement or otherwise, shall be subject to the following provisions:

1. The use of land and the use, bulk, and location of buildings and structures; and
2. The quality and location of common space; and
3. The intensity of use or the density of residential units shall run in favor of the County and
4. Shall be enforceable in law or in equity, by the County, without limitation on any powers or regulation otherwise granted by law. The development of any land pursuant to an approved Development Plan shall be constructed in accordance with the requirements of this Resolution and the Subdivision Regulations and the approved Development Plan.

**4.14.11 Amendments:**

The CMD District agreement or an approved Development Plan may be amended in the same manner prescribed in this division for approval of a preliminary or final plan. Application for amendment may be made by the homeowner's association or 51 percent of the owners of the property within the CMD District.

**4.14.12 Platting:**

For unplatted tracts or tracts being replatted, the approval of the Development Plan shall be considered as the approval of a preliminary plan. To complete the platting process, the applicant need only submit a final plat. Said final plat shall be in accordance with the subdivision regulations, except the scale shall be 100 feet, 50 feet, or 20 feet to the inch.

**4.14.13 Fees:**

For the following applications, fees shall be paid to the County:

1. Development Plan , filing fee shall be set by the County Board of Supervisors by separate Resolution;
2. Final plan, filing fee shall be set by the County Board of Supervisors by separate Resolution.
3. These fees are separate and do not include any Preliminary and Final Plat Fees and/or any Change of Zone Fees required by Adams County.

**Section 4.15 DSO Dark Sky Overlay District**

**4.15.01 Intent:** The intent of this district is to create an overlay district which establishes standards for outdoor lighting within an area, as specified on the Adams County, Nebraska Official Zoning Map, surrounding the Sachtleben Observatory of Hastings College, located at 4k725 South Wabash Avenue, Hastings, Nebraska in order to maintain a dark sky in the area around said Observatory. These standards shall provide for nighttime safety, security and utility for present and future residents and property owners in this specified area while reducing light pollution and light trespass. The intent of this district is also to require appropriate lighting levels, full cut-off lighting and to minimize lighting glare, lighting pollution and lighting trespass within this specified area.

**4.15.02 Permitted Principal Uses and Structures, Accessory Uses and Structures, Conditional Uses and Prohibited Uses:** All principal uses and structures and accessory uses and structures allowable in the primary zoning district(s) upon which this district is overlain shall be allowable in this overlay district. All conditional uses which may be allowable in the primary zoning district(s) upon which this district is overlain may be authorized under this overlay district. Uses which are prohibited in the primary zoning districts upon which this district is overlain shall be prohibited in this overlay district.

**4.15.03 Minimum Lot Size, Width, and Frontage:** The minimum lot size, lot width and lot frontage within this overlay district shall be those minimum lot sizes, widths, and frontages set forth in the primary zoning district(s) upon which this district is overlain.

**4.15.04 Minimum Yard Requirements:** The minimum yard requirements in this overlay district shall be those minimum yard requirements set forth in the primary zoning district(s) upon which this district is overlain.

**4.15.05 Maximum Height:** The maximum height of structures within this zoning district shall be the maximum height set forth in the primary zoning district(s) upon which this district is overlain.

**4.15.06 Maximum Lot Coverage:** The maximum lot coverage within this zoning district shall be the maximum lot coverage set forth in the primary zoning district(s) upon which this district is overlain.

**4.15.07 Off-Street Parking and Loading Areas:** Off-street parking and loading areas shall be as governed in the primary zoning district(s) upon which this district is overlain.

**4.15.08 Definitions:** Notwithstanding the definitions contained in these Regulations, the following definitions shall apply with regard to lighting standards established in this overlay zoning district:

- A. Cutoff: The point at which all light rays emitted by a lamp, light source or luminaire is completely eliminated (cutoff).
- B. Cutoff Angle: The maximum angle formed by a line drawn in the direction of emitted light rays at the light source and a line perpendicular to the ground from the light source.
- C. Full Cutoff-Type Luminaire: A luminaire constructed or shielded to direct all light at a cutoff angle of less than ninety (90) degrees, also referred to as horizon limited luminaire.
- D. Foot Candle: A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.
- E. Glare: Direct light emitted from a light source that causes eye discomfort.
- F. Light Pollution: The shining of light produced by a luminaire above the height of the luminaire and into the sky.
- G. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which such luminaire is located.
- H. Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical and decorative parts.
- I. Dark Sky Primary Preserve: The land area surrounding the Hastings College Sachtleben Observatory, as indicated on the Official Zoning Map of Adams County as a primary dark sky preserve, which includes portions of the area described as being bounded by the centerline of Prairie Lake Road on the north, the centerline of Marian Road on the west, the centerline of Oregon Trail Road on the south and a line one-half (1/2) mile east of and parallel to the center line of Showboat Road on the east, which are in the planning and zoning jurisdiction of Adams County, Nebraska.

- J. Dark Sky Secondary Preserve: The land area surrounding the Hastings College Sachtleben Observatory, as indicated on the Official Zoning Map of Adams County as a secondary dark sky preserve, which includes portions of the areas described as being bounded by the boundaries of the primary dark sky centerline of Pony Express Road on the south and the centerline of Riverview Avenue on the east, which are in the planning and zoning jurisdiction of Adams County, Nebraska.

**4.15.09 Primary Dark Sky Preserve – Light Control Standards and Regulations:** Within the primary dark sky preserve upon which this overlay district is applied the following standards and regulations shall apply:

- A. Illumination Level Standards: The recommended illumination levels contained in the Lighting Handbook of the Illuminating Engineering Society of North America, as may be amended from time to time, shall be used as a guide to providing adequate and safe illumination levels for any given type of use.
- B. Prohibited Lighting: Flashing lights of any type, excluding such lights as are exempted from these regulations, as set forth in Section 4.15.12 below, are prohibited.
- C. Outdoor Signs: Lighting for outdoor on-premise (business) signs and outdoor off-premise (billboard) signs shall be designed to function as full cutoff luminaires. Lighting for such signs which projects light into the sky shall be prohibited.
- D. Non-Agricultural and Non-Residential Uses: All luminaires located on any premises used for commercial, industrial or public or semi-public (institutional) uses shall:
1. Be designed so that the light source (bulb or lamp) is completely shielded from the direct view of an adult observer standing at grade on the lot line of abutting property or any location on residentially zoned property,
  2. Have a full-cutoff lighting reflectors installed;
  3. Be designed and positioned so that the maximum illumination at the property lines of the property on which such lighting is located shall not exceed one-half (1/2) foot-candle; and
  4. The use of exterior lighting for non-residential uses shall observe the same hours of operation as the use itself, provided that any lighting for security purposes shall meet all other requirements of Items 1 through 3 immediately above, and further provided that for any non-residential use in which lighting is used to provide operational, maintenance safety and security throughout the periods of darkness or twenty-four hours per day, all such outdoor lighting shall comply with all other requirements of Items 1 through 3 immediately above.
- E. Agricultural and Residential Uses: With the exceptions set forth in Section 4.15.12 of this Resolution, all luminaires located on any premises used for agricultural or residential purposes shall:
1. Have a full-cutoff lighting reflectors installed;
  2. Be designed and positioned so that the maximum illumination at the property lines of the property on which such lighting is located shall not exceed one-half (1/2) foot-candle.

**4.15.10 Secondary Dark Sky Preserve – Light Control Standards and Regulations:** Within the secondary dark sky preserve upon which this overlay district is applied the following standards and regulations shall apply:

- A. Non-Residential Uses:
1. On any premises used for agricultural, commercial, industrial, or public/semi-public (institutional) uses in which lighting is used to provide operational and maintenance safety and security throughout the periods of darkness or twenty-four hours per day and where there are to be ten (10) or more exterior lighting luminaires, such luminaires shall have full-cut-off lighting reflectors installed.
  2. Lighting for outdoor on-premise (business) signs and outdoor off-premise (billboard) signs shall be designed to function as full cutoff luminaires. Lighting for such signs which projects light into the sky shall be prohibited.
  3. Except for the temporary use of search lights used by any public emergency service or other public entity for public events, the use of search lights and any other similar lighting, which projects beams of light into the sky, for promotion of a business, event or other purpose is prohibited.

**4.15.11 Method of Lighting Measurement:** Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of three (3) feet above grade. Maximum illumination readings are to be taken directly beneath the luminaire. Readings should normally be taken after a cumulative initial lamp burn-in period of at least two hundred (200) hours.

**4.15.12 Exceptions and Exemptions:** The following lighting issues shall be exempt from the standards and regulations of this overlay district:

- A. Decorative seasonal lighting with a power rating equal to or less than seventy five (75) watts,
- B. Seasonal use of miniature light strings, which may be flashing,
- C. Low voltage and solar powered landscape lighting,
- D. Temporary emergency lighting used by law enforcement officials, fire fighters or other emergency services,
- E. Vehicle and farm equipment luminaires,
- F. Hazard warning luminaires which are required for use by governmental regulatory agencies,
- G. Motion sensor lighting where the lamp is not on for a continuous period exceeding five (5) minutes,
- H. Ball diamonds, play fields, tennis courts, race tracks and other similar uses, provided the typical hours of operation do not extend past midnight and provided that the lighting shall for such uses be shielded to prohibit light from projecting into the sky and to minimize light and glare from spilling over onto adjacent properties.

**4.15.13 Non-Conforming Luminaires:** Except as herin provided, exterior lighting luminaires in existence as of the effective date of this Section shall be exempt from the standards and regulations of this Section and shall be considered legally non-conforming. Such fixtures may be repaired and maintained, provided however, that if any such non-conforming luminaire is moved or damaged by any means to the extent that its total replacement is necessary, the luminaire, or replacement shall comply with the standards and regulations of this Section.

Exterior lighting luminaires existing as of the effective date of this Section which beam light upward into the sky and have a lamp power rating exceeding seventy five (75) watts per luminaire shall be replaced or modified to eliminate such light beaming upward into the sky within a period of two (2) years from the date of official notification of such non-conformance by the Adams County Zoning Administrator.

**Section 4.16 CO Conservation Overlay District**

**4.16.01 Intent:**

The intent of this overlay district is to protect the environmentally sensitive lands along the streams and rivers located in the southern and northwestern parts of Adams County and other lands that may be identified as environmentally sensitive and needing protection. The overlay is not intended to eliminate specific uses from this portion of Adams County but to limit uses or encourage developments sensitive to the environment.

**4.16.02 Purpose:**

The purpose of this overlay district is to provide additional criteria in the southern and northwestern areas of Adams County along the identified streams and rivers, and other lands that may be identified as environmentally sensitive and needing protection. This overlay district does not limit specific uses; these shall be controlled by the underlying districts. This overlay only works to prescribe certain conditions in regard to setback from the creek/river, slope, and sensitive soils. Applicants are required to demonstrate specific conditions prior to approval of any requested use including any uses that are considered as permitted and/or as conditional uses.

The requirements of this overlay district include a number of mechanical testing and monitoring techniques as well as common sense practical conservation methods. The combination of these two approaches is intended to create an area of Adams County where a mixture of desirable uses can be established and/or expanded, while maintaining and conserving natural areas.

**4.16.03 Specific Conditions Required:**

The following are specific requirements/guidelines for placing any water intensive use within this overlay district.

1. Subdivisions for purposes of this district shall mean anytime a rezoning is approved for the purpose of increasing the density in an "AG" Agricultural District or the "TA" Transitional Agricultural District for purposes of platted or establishing four or more lots within the same or adjoining ¼ sections.
2. No new subdivisions shall be platted within this overlay unless developments of four or more lots per ¼ section are supplied by a regional system or rural water district and are required to construct a central distribution system to supply water to the individual lots of the development.
  - a. The central water system shall meet all county, state, and federal guidelines.
  - b. The developer shall demonstrate that the proposed central water system will not create an impact upon existing properties and wells surrounding the development.
  - c. The central water system shall be designed to provide fire protection flows to the development.
3. Subdivision developments will be required to maintain a minimum of 15% of the development in green space or crop ground, as defined in 4.16.03(1) above.
  - a. Subdivisions shall meet all requirements in the Subdivision Regulations and the items within this Section.
  - b. A subdivision may clear 15% of all tree cover and/or natural ground cover such as prairie grasses for individual lots that are constructing a structure or structures. The necessary ground cover may be disturbed for constructing streets and infrastructure.
  - c. The developer shall provide the County with a site plan and construction plan for such developments.
  - d. All required green space will be required to be held in a conservation easement and made part of a homeowner's association agreement, the developer, or another authorized organization or agency.
4. Parcel where 15% or more of the land area is in tree cover and/or natural ground cover such as prairie grasses, only 15% of the sites tree cover and/or ground cover may be disturbed for purposes of constructing a structure or structures.
5. All other uses including commercial and industrial developments shall be required to meet the requirements of this Section.
6. No construction on slopes of 15% or more shall be allowed in this overlay district.
7. Wetlands within this area shall not be disturbed or mitigated and shall be maintained and conserved as part of any construction project.
8. Only small CAFOS shall be allowed within the overlay district, but all confined pens and shelters shall be for purposes of short term confinement including back grounding and calving. The open grazing of livestock within this overlay is encouraged.

**4.16.04 Approval:**

Approval of an application within this overlay district shall only occur upon the applicant complying with and meeting the requirements of this Section. Failure to meet the requirements and conditions of this Section shall result in an application being denied.

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**Section 4.17 WPO Wellhead Protection Overlay District****4.17.01 Intent:**

The intent of this district is to overlay any of the primary zoning districts herein established in order to assist municipalities that maintain and operate public water wells in the county serving municipalities within or adjoining the county. In addition, the district assists rural water districts maintaining and operating semi-public water wells in the county that serve rural areas and municipalities within Adams County, as well as neighboring counties. In order to provide protection for such wells, the regulation of land uses having the potential for contamination of the groundwater source(s) is necessary near and adjacent to said wells. The intent of this district is also to protect existing and future agricultural uses which are in balance with the natural environment, which are compatible with existing agricultural uses and which will not present unacceptable potential for contamination of the public water supply system wells, from over-regulation by said municipalities with regard to wellhead protection.

**4.17.02 Prerequisite Requirements for Application of this District:**

Prior to the application of this overlay district to any lands in Adams County, the municipality or rural water district which maintains and operates water supply wells within the County shall make application to the county seeking application of this district to specified lands within the county. Prior to making such application and approval of any application of this district to any lands within the county by the County Board of Supervisors, the municipality or rural water district making such application shall have first complied with all other requirements of the Wellhead Protection Act (Neb. Rev. Stat. 46-1501 through 46-1509). These requirements include, but are not limited to the following:

1. Delineation of the Wellhead Protection Area based upon a 20 year time of travel recharge zone, as defined by the Nebraska Department of Environmental Quality.
2. Approval of such Wellhead Protection Area by the Nebraska Department of Environmental Quality,
3. Completion and mapping of an inventory of potential contamination sources within the Wellhead Protection Area(s), including identification of abandoned wells.
4. Formulation of emergency / contingency / long-range plans in the event of disruption of supply of water from the wells in the Wellhead Protection Area(s),
5. Formulation, adoption and enforcement of land use control regulations for those portions of the wellhead area within the corporate limits and zoning jurisdiction area of the municipality which are appropriated to minimize the potential for contamination to the water supply of the municipality.
6. Formulation of and ability to implement an on-going Public Involvement / Education Program to permit public comment in the establishment of the Wellhead Protection Program and to provide information to the public regarding the program and voluntary cooperation with said program,
7. Development of a program to install and maintain Wellhead Protection Area signs on roadways around the Wellhead Protection Area(s),
8. The municipality or other public water supply system shall execute an inter-local agreement with Adams County for the administration and enforcement of the regulations of the lands within this Wellhead Protection District. In such agreement, the municipality or other public water supply system shall agree to accept the regulations set forth in this District, agree to pay any administrative fees to the County which the parties involved agree, agree to provide legal council to address any legal question or legal challenge to the Wellhead Protection District regulations, and agree to hold the county harmless from any liability related to the requirements of this district, except for proper administration and enforcement of the requirements of this district by the county, together with other terms and conditions which are acceptable to the parties involved in such agreement.

**4.17.03 Limitation on Application of This District:**

This district may be applied only to Wellhead Protection Areas officially approved by the Nebraska Department of Environmental Quality. In the event the boundaries of any such officially approved Wellhead Protection Areas do not follow easily identifiable boundaries such as roads, rivers, creeks, section, quarter section or quarter-quarter section lines, the boundaries of such area shall be expanded to the nearest such lines to avoid confusion and added administrative costs associated with in-the-field determination of such boundaries.

**4.17.04 Prohibited Uses and Structures:**

All other uses and structures which are not permitted in the underlying district either as a permitted use, accessory use or conditional use is prohibited. These shall include both new and expanding uses. Furthermore the following uses and/or structures shall be specifically prohibited:

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1. Confined or intensive animal feeding operations.
  2. All waste handling facilities.
  3. Landfills and refuse recycling centers.
  4. All commercial or industrial uses that utilize or generate any materials determined by the United States Department of Environmental Protection, as hazardous materials, which store petroleum products or anhydrous ammonia or other fertilizers in excess of 50 gallons, shall be prohibited.
  5. Domestic, irrigation and any other water wells closer than 1,000 feet to the water wells being protected in this Wellhead Protection Agricultural District.
    - a. Sanitary Landfills
    - b. Storage of Hazardous Waste

**4.17.05 Wellhead Area Protection Requirements:**

The following restrictions shall apply to all uses within any land areas on which this Wellhead Protection Overlay District is applied:

1. Storage of gasoline, diesel fuel, fuel oil or other similar fuels, whether on a farm or ranch or in association with another land use, shall comply with the rules and regulations of Titles 126 and 159, administered by the Nebraska Department of Environmental Quality or other responsible agency or department. Storage of gasoline, diesel fuel, fuel oil or other similar fuels, whether on a farm or ranch or other land area, in excess of one thousand one hundred (1,100) gallons shall be prohibited, except when a conditional use for a commercial or industrial use is authorized. In any such authorization, a condition of approval shall be compliance with the rules and regulations of such Titles 126 and 129.
2. Fuel storage associated with any irrigation well engine shall be equipped with a containment area in accordance with the National Fire Protection Association Code 30 and with Title 126, administered by the Nebraska Department of Environmental Quality, in the event of a fuel release.
3. Fuel storage, except when associated with a commercial or industrial use authorized as a conditional use and except for any fuel storage associated with any irrigation well engines shall not be permitted within one thousand (1,000) feet of any well protected under this wellhead protection overlay district.
4. Storage of fertilizers, herbicides, pesticides and other materials, determined by the United States Environmental Protection Agency to be hazardous materials, shall be prohibited, except for the seasonal storage of quantities of such materials on a farm which are limited to quantities of such materials to be utilized on such farm per growing season and except when a conditional use for such use is authorized and such authorization includes a condition that all such uses shall comply with the applicable rules and regulations of Title 118, 121, 126, 128, 159 and 198, administered by the Nebraska Department of Environmental Quality and other agencies.
5. No septic tank, tile field or other on-site sewage disposal system, associated with any residential, commercial, industrial or other type of land use, shall be located within one thousand (1,000) feet of any public well protected under this wellhead protection overlay district, provided that existing septic tanks, tile fields or other on-site sewage disposal system may continue to be used and may be replaced, and further provided that if a lot of record exists as of the effective date of application of this wellhead protection overlay district, and the entirety of said lot of record lies within the land area on which this wellhead protection overlay district is applied, one (1) septic tank and tile field or other on-site sewage disposal system may be established, provided such tank, tile field or other system complies with the requirements of Title 124 of the Nebraska Department of Environmental Quality.
6. Domestic, irrigation and any other water wells shall not be located closer than one thousand (1,000) feet of any public well protected under this wellhead protection overlay district, provided that if a lot of record exists as of the effective date of application of this wellhead protection overlay district, and the entirety of said lot of record lies within the land area on which this wellhead protection overlay district is applied, one (1) residential well may be established, provided such well shall be constructed in accordance with the rules and requirements of Title 178.
7. Any application of fertilizers, pesticides, or herbicides to the land through an irrigation system (chemigation) shall comply with the requirements of Title 195.

8. If any land area contained within a wellhead protection overlay zoning district is also part of a special protection area or ground water management area, established under the Groundwater Management Protection Act, all uses within such areas, including agricultural uses, shall comply with the action plan and best management practices established for such areas by the local Natural Resources District(s).

**4.17.06 Minimum Lot Area Requirements:**

The minimum lot area for any lot in this overlay district shall be as set forth in the primary zoning district(s) on which this district is overlain.

**4.17.07 Minimum Lot Width and Frontage Requirements:**

The minimum lot width and frontage for any lot in this overlay district shall be as set forth in the primary zoning district(s) on which this district is overlain.

**4.17.08 Minimum Building Setback Requirements:**

The minimum setback for all regulated structures and buildings in this overlay district shall be as set forth in the primary district(s) on which this district is overlain, provided that the minimum setback requirements from protected wells shall also be complied with.

**4.17.09 Maximum Height:**

The maximum height of any building or structure in this overlay district shall be as set forth in the primary zoning district(s) on which this district is overlain.

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**Section 4.18 AHO Airport Hazard Overlay District****4.18.01 Intent:**

This district is established as an overlay district for application over any primary zoning district within three (3) statute miles in all directions from the adjacent boundaries of Hastings Municipal Airport which are within the planning and zoning jurisdictional area of the Adams County, Nebraska and is intended to prevent airport hazards and protect the public investment and utility of the airport.

**4.18.02 Hazard Area Description:**

The airport hazard area consists of Operation Zones, Approach Zones, Turning Zones and Transitional Zones. The outer boundary of the hazard area is composed of a series of connected tangents and simple curves which also constitute the outer boundaries of the Approach and Turning Zones. The inner boundary of the hazard area is a boundary line consisting of a series of intersecting tangents five hundred (500) feet from and parallel to the centerline of the instrument runway or landing strip and two hundred fifty (250) feet from and parallel to the respective centerlines of all other runways or landing strips and connecting the inner boundaries of adjacent Approach Zones at the ends of the runways, landing strips or proposed runways or landing strips.

**4.18.03 Zone Descriptions:**

1. The Operation Zones shall be located along each existing or proposed runway, landing strip or other portion of the airfield used regularly, or to be used regularly, for the landing or taking off of airplanes and shall begin or end at each end of each landing strip and two hundred (200) feet beyond the end of each runway and shall be one thousand (1,000) feet in width for each instrument runway or landing strip and five hundred (500) feet in width for all other runways and landing strips.
2. The Approach Zones shall begin at the ends of their respective Operation Zones and shall extend and expand uniformly centered along the extended centerline of the respective runway or landing strip, to the outer boundary of the Approach Zone at a rate of thirty (30) feet of width for each one hundred (100) feet of horizontal length for the instrument runway or landing strip and twenty (20) feet of width for each one hundred (100) feet of horizontal length for all other runways.

The Inner Area of each Approach Zone shall be that portion of the Approach Zone beginning at the end of the respective or proposed Operation Zone and extending to the intersection of the controlling glide angle with a plane one hundred fifty (150) feet above the highest elevation of the end of the respective runway or landing strip.

The Outer Area of each Approach Zone shall be the area between the outer limit of the Inner Area of the Approach Zone and the outer limit of the Approach Zone.

3. The Transition Zones shall be the areas bounded by the Operation Zones of the hazard area, the sides of contiguous inner areas of the Approach Zones and the outer limits of the Transitional Zones; said outer limits of the Transitional Zones being the intersections, at elevations of one hundred fifty (150) feet above the highest elevation at the ends or edges of the closest runway or landing strip, or proposed runway or landing strip, of a series of contiguous planes originating from bases established by the Operation Zones of the hazard area and the edges of adjacent inner areas of Approach Zones; said planes rising from their respective bases along lines perpendicular to the centerline of the runway or landing strip at the rate of one (1) foot vertically to seven (7) feet horizontally to the lines of intersection previously referred to.
4. The Turning Zones shall comprise all portions of the hazard area not contained in the Operation Zones, Approach Zones and in the Transitional Zones. The outer limits of the Turning Zones shall be a series of points forming a line which is the horizontal distance of three (3) statute miles from the nearest points along the airport boundary lines.

**4.18.04 Height Restrictions:**

No building, transmission line, communication line, pole, tree, smokestack, chimney, wires, tower or other structure or appurtenance thereto of any kind or character shall hereafter be erected, constructed, repaired or established, nor shall any tree or other object of natural growth be allowed to grow:

1. In Inner Areas of Approach Zones to a height above the elevation of the nearest point on the end or proposed end of said instrument runway or landing strip in excess of one-fiftieth (1/50), and all other runways or landing strips in excess of one-fortieth (1/40) of the distance from the end of the Approach Zone (the end nearest the runway or landing strip) to said structure or object.
2. In the Outer Area of the Approach Zones and in Turning Zones to a height in excess of one hundred fifty (150) feet above the elevation at the end or proposed end of the nearest runway or landing strip.
3. In the Transition Zones to a height above the planes forming the transition slopes; and
4. In the existing or proposed Operation Zones to a height above the existing or proposed finished grade of said runways or landing strips or surface of the ground.

**4.18.05 Location Sketch and Zoning Map:**

The boundaries, Operation Zones, Approach Zones, Transition Zones and Turning Zones of Hastings Municipal Airport are as indicated on the Adams County Official Zoning Map and Drawing, which accompanies and is hereby made a part of these regulations, a copy of which shall at all times be on file in the office of the Zoning Administrator of Adams County, Nebraska.

**4.18.06 Permit Required, Exceptions, Application Forms and Permit Fees**

1. Permit Required:  
It shall hereafter be unlawful to erect, construct, reconstruct, repair or establish any building, transmission line, communication line, pole, tree, smokestack, chimney, wires, tower or other structure or appurtenance thereto of any kind or character or to plant or replant any tree or other object of natural growth within the boundary of the zoned area of the Hasting Municipal Airport without first obtaining a zoning permit from the County Zoning Administrator.
2. Exceptions:  
In the outer area of Approach Zones and within Turning Zones, no such permit shall be required for construction of planting which is no higher than seventy-five (75) feet above the elevation of the end of the nearest runway or landing strip, except for any permits required by other sections of these Regulations.
3. Application Forms:  
Application for a zoning permit as required under these regulations shall be made upon a form or forms to be available in the office of the Zoning Administrator and shall indicate the approximate location, ground elevation with reference to the elevation at the end of the nearest runway or landing strip and height of the proposed structure or planting.
4. Permit Fees:  
The fee for each zoning permit shall be the normal fee charged by the County plus any other additional fees determined by the County.

**4.18.07 Non-Conforming Uses and Structures:**

Within the zoned airport hazard area as hereinbefore defined, no non-conforming building, transmission line, communication line, pole, tree, smokestack, chimney, wires, tower or other structure or appurtenance thereto of any kind or character or object of natural growth shall hereafter be replaced, substantially reconstructed, repaired, altered, replanted or allowed to grow, as the case may be, to a height which constitutes a greater hazard to air navigation than existed before these regulations were adopted; nor above the heights permitted by these regulations if such structures or objects of natural growth have been torn down, destroyed, have deteriorated or decayed to an extent of eighty (80) percent or more of their original condition, or abandoned for a period of twelve (12) consecutive months or more. Transmission lines and communication lines as referred to in these regulations shall be interpreted to mean all poles, wires, guys and all other equipment necessary for the operation and maintenance of same within the airport hazard zone.

**4.18.08 Marking of Non-Conforming Structures:**

Whenever the Zoning Administrator shall determine, or shall be notified by the Nebraska Department of Aeronautics, that a specific non-conforming structure or object exists and has existed prior to the passage of these regulations and within the airport hazard zoned area herein before described at such a height or in such a position as to constitute a hazard to the safe operation of aircraft landing at or taking off from said airport, the owner or owners and the lessor or lessors of the premises on which such structure or object is located shall be notified in writing by the Zoning Administrator and shall, within a reasonable time, permit the marking thereof by suitable lights or other signals designated by the Zoning Administrator as is based on recommendations of the Nebraska Department of Aeronautics. The cost of such marking shall not be assessed against the owner or lesser of said premise.

**4.18.09 Administrative Agency:**

The Zoning Administrator of Adams County, Nebraska shall administer and enforce these regulations, and shall be the administrative agency provided for in Section 3-3 19, R.R.S. 1943, and shall have all the powers and perform all the duties of the administrative agency as provided by the Airport Zoning Act within the zoning jurisdictional area of the county.

**4.18.10 Board of Adjustment:**

The Board of Adjustment of Adams County, Nebraska shall be the Board of Adjustment with respect to these regulations, to have and to exercise the powers conferred by Section 3-320, R.R.S. 1943, and such other powers and duties as are conferred and imposed by law.

**4.18.11 Conflicts:**

In the event of any conflict between these airport hazard regulations and any other regulations established by these or other regulations, whether the conflict be with respect to the height of structures or trees, the use of land or any other matter, the more stringent or restrictive limitation shall govern and prevail.

**Section 4.19 Floodway (FW) and Flood Fringe (FF) Hazard Districts****4.19.01 Intent:**

The intent of this district is to limit the use of land within the established flood plain areas described and delineated as Zone A or as the 100 year Flood Designation on the Flood Insurance Rate Map of Adams County as prepared by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development and as adopted by Adams County. Further, Section 31-1001 through 31-1022 (NE RRS, 1943) provides the County with the responsibility to manage floodplains.

It is the purpose of this resolution to promote the public health, safety, and general welfare and to minimize those potential flood losses by applying the provisions of this resolution to:

1. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
2. Require that uses vulnerable to floods, including public facilities, which serve such uses, be provided with flood protection at the time of initial construction.
3. Protect individuals from buying lands, which are unsuited for intended purposes because of flood hazard.
4. Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the National Flood Insurance Program.

**4.19.02 General Provisions:**

1. *Lands to Which Resolution Applies* This resolution shall apply to all lands within the jurisdiction of Adams County identified on the Flood Insurance Rate Map (FIRM) as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Paragraph 3 of this resolution. In all areas covered by this resolution no development shall be permitted except upon the issuance of a floodplain development permit, granted by the Board of Supervisors or its duly designated representative under such safeguards and restrictions as the Board or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the county and where specifically noted in Paragraphs 4, 5, and 6 of this Section.
2. *The Enforcement Officer:* The Zoning Administrator is hereby designated as the duly designated Enforcement Officer under this Resolution.
3. *Rules for Interpretation of District Boundaries:* The boundaries of the floodway and flood fringe overlay districts shall be determined by scaling distances on the official zoning map or on the Flood Insurance Rate Map or Floodway Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the official zoning map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions, the Zoning Administrator shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustment will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the Board of Adjustment and to submit their own technical evidence, if they so desire.
4. *Compliance:* Within identified special flood hazard areas, no development shall be located, extended, converted or structurally altered without full compliance with the terms of this resolution and other applicable regulations.
5. *Abrogation and Greater Restrictions:* It is not intended by this resolution to repeal, abrogate or impair any existent easements, covenants, or deed restrictions. However, where this resolution imposes greater restrictions, the provision of this resolution shall prevail. All other resolutions inconsistent with this resolution are hereby repealed to the extent of the inconsistency only.
6. *Interpretation:* In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.
7. *Warning and Disclaimer of Liability:* The degree of flood protection required by this resolution is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This resolution does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This resolution shall not create liability on the part of the county or any officer or employee thereof for any flood damages that may result from reliance on this resolution or any administrative decision lawfully made hereunder.

8. *Severability:* If any section, clause, provision or portion of this resolution is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this resolution shall not be affected thereby.
9. *Appeal:* Where a permit to develop or a variance is denied by the Zoning Administrator, the applicant may apply for such variance to the Board of Adjustment.

**4.19.03 Development Permit:**

1. *Permit Required:* No person, firm or corporation shall initiate any floodplain development or substantial improvement or cause the same to be done without first obtaining a separate permit for development as defined herein.
2. *Administration.*
  - a. The Zoning Administrator is hereby appointed to administer and implement the provisions of this resolution.
  - b. Duties of the Zoning Administrator shall include, but not be limited to:
    - i. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this resolution have been satisfied.
    - ii. Review applications for proposed development to assure that all necessary permits have been obtained from those Federal, state or local governmental agencies from which prior approval is required.
    - iii. Notify adjacent communities and the Nebraska Natural Resources Commission prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
    - iv. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
    - v. Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
    - vi. Verify, record and maintain the actual elevation (in relation to mean sea level) to which new or substantially improved structures have been flood proofed.
    - vii. When flood proofing is utilized for a particular structure the Zoning Administrator shall be presented certification from a registered professional engineer or architect.
3. *Application for Permit:* To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:
  - a. Identify and describe the development to be covered by the floodplain development permit.
  - b. Describe the land on which the proposed development is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or development.
  - c. Indicate the use or occupancy for which the proposed development is intended.
  - d. Be accompanied by plans and specifications for proposed construction.
  - e. Be signed by the permitted or his authorized agent who may be required to submit evidence to indicate such authority.
  - f. Give such other information as reasonably may be required by the Zoning Administrator.

**4.19.04 Establishment Of Zoning Districts:**

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: A floodway overlay district (FW) as designated by Flood Plain studies prepared by the Nebraska Natural Resources Commission and a flood fringe overlay district (FF) as identified in the FEMA Flood Insurance Rate Maps and accompanying studies. Within these districts all uses not meeting the standards of this resolution and those standards of the underlying zoning district shall be prohibited.

**4.19.05 Standards for Floodplain Development:**

1. No permit for development shall be granted for new construction, substantial improvements and other developments(s) within all numbered and unnumbered A zones (including AE, AO, and AH zones) unless the conditions of this Section are satisfied.
2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the base flood; however, the water surface elevation was not provided. The unnumbered "A" zones shall be subject to all development provisions of Paragraph 4.19.06. If Flood Insurance Study data is not available, the county shall utilize any base flood elevation or floodway data currently available from Federal, State or other sources.
3. Until a floodway has been designated, no development or substantial improvement may be permitted within special flood hazard areas unless the applicant has demonstrated that the proposed development or substantial

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- improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one foot at any location.
4. New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
    - a. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
    - b. New or replacement water supply systems and/or sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
    - c. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing, and air conditioning equipment and other services facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
    - d. All utility and sanitary facilities be elevated or flood proofed up to the regulatory flood protection elevation.
  5. Storage of Material and Equipment
    - a. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.
    - b. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.
  6. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, are required to assure that
    - a. all such proposals are consistent with the need to minimize flood damage,
    - b. all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated and constructed to minimize or eliminate flood damage,
    - c. adequate drainage is provided so as to reduce exposure to flood hazards, and
    - d. proposals for development (including proposals for manufactured home parks and subdivision) include within such proposals the base flood elevation.

**4.19.06 FF - Flood Fringe Overlay District - (Including AO and AH Zones):**

1. *Permitted Uses:* Any use permitted in the floodway overlay district shall be permitted in the Flood Fringe Overlay District. No use allowed in the underlying district shall be permitted in this overlay district unless the standards herein are met.
2. *Standards for the Flood Fringe Overlay District:*
  - a. Require new construction or substantial improvements of residential structures to have the lowest floor, including basement, elevated to or above one foot above the base flood elevation.
  - b. Require new construction or substantial improvements of non-residential structures to have the lowest floor, including basement, elevated to or above one foot above the base flood elevation or, together with attendant utility and sanitary facilities, to be flood proofed so that below that level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the Zoning Administrator.
  - c. Require for all new construction and substantial improvements that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
    - i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
    - ii. The bottom of all openings shall be not higher than one foot above grade.
    - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
  - d. Within AH zones adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
  - e. Manufactured Homes

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- i. All manufactured homes shall be anchored to resist, flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
    - 1) Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;
    - 2) Frame ties are provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;
    - 3) All components of the anchoring system be capable of carrying a force of 4,800 pounds; and
    - 4) Any additions to the manufactured home are similarly anchored.
  - ii. Require that all manufactured homes to be placed or substantially improved within special flood hazard areas on the community's FIRM on sites:
    - 1) Outside of a manufactured home park or subdivision,
    - 2) In a new manufactured home park or subdivision
    - 3) In an expansion to an existing manufactured home park or subdivision, or
    - 4) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one foot above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Section.
  - iii. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas on the community's FIRM that are not subject to the provisions of this Section.
    - 1) The lowest floor of the manufactured home is at or above one foot above the base flood elevation, or
    - 2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that is no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Section.
  - f. Recreational vehicles placed on sites within the special flood hazard areas on the official map shall either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements and the elevation and anchoring requirements for "manufactured homes" of this resolution. A recreational vehicle is ready for highway use if it is on its wheels or jacking system is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently-attached additions.
  - g. Located within the areas of special flood hazard are the designated areas of AO Zones. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply within AO Zones:
    - i. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
    - ii. All new construction and substantial improvements of non-residential structures shall:
      - 1) Have the lowest floor elevated above the highest adjacent grade at least as high as one foot above the depth number specified in feet on the firm (at least two feet if no depth number is specified), or
      - 2) Together with attendant utility and sanitary facilities be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Such certification shall be provided to the official as set forth in this Section.
  3. Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

**4.19.07 FW - Floodway Overlay District**

1. *Permitted Uses:* Only uses having a low flood-damage potential and not obstructing flood flows shall be permitted within the Floodway District to the extent that they are not prohibited by any other resolution. The following are recommended uses for the Floodway District:
  - a. Agricultural uses such as general farming, pasture, nurseries, forestry.
  - b. Residential accessory uses such as lawns, gardens, parking and play areas.
  - c. Non-residential areas such as loading areas, parking and airport landing strips.
  - d. Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, wildlife and nature preserves subject to the requirements of the underlying district.
2. *Standards for the Floodway Overlay District:* New structures for human habitation are prohibited. All encroachments, including fill, new construction, substantial improvements and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge. These uses are subject to the standards of Section D and E. In Zone A unnumbered, obtain, review and reasonably utilize any flood elevation and floodway data available through Federal, State or other sources or of this resolution, in meeting the standards of this section.

**4.20.08 Variance Procedures For Floodplain**

1. The Board of Adjustment shall hear and decide appeals and requests for variances from the requirements of this resolution.
2. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the Zoning Administrator in the enforcement or administration of this resolution.
3. Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in Section 23-168, R.R.S. 1943 (for Counties).
4. In passing upon such application, the Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of this resolution, and:
  - a. The danger that materials may be swept onto other lands to the injury of others;
  - b. The danger to life and property due to flooding or erosion damage;
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - d. The importance of the services provided by the proposed facility to the community;
  - e. The necessity to the facility of a waterfront location, where applicable;
  - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
  - g. The compatibility of the proposed use with existing and anticipated development;
  - h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - j. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
  - k. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
5. Conditions for Variances
  - a. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (b-f below) have been fully considered.
  - b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
  - c. Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.
  - d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - e. Variance shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety,

extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or resolutions.

- f. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **4.19.09 Non-Conforming Use**

1. A structure or the use of a structure or premises which was lawful before the passage or amendment of the resolution, but which is not in conformity with the provisions of this resolution may be continued subject to the following conditions:
  - a. If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this resolution. The entities providing utilities shall make an effort to notify the Zoning Administrator in writing of instances of non-conforming uses where utility services have been discontinued for a period of 12 months.
  - b. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as non-conforming uses.
2. If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this resolution. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, provided that the alteration shall not preclude its continued designation.

#### **4.19.10 Penalties For Violation**

Violation of the provisions of this resolution or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting variances or special exceptions) shall constitute a Class III misdemeanor. Each day such violation continues shall be considered a separate offense.

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

#### **4.19.11 Amendments**

The regulations, restrictions, and boundaries set forth in this resolution may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of this resolution are in compliance with the National Flood Insurance Regulations as published in Title 44 of the Code of Federal Regulations and the 1983 Nebraska Flood Plain Management Act.

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**Section 4.20 HO Highway Corridor Overlay District****4.20.01 Intent:**

Adams County has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Highway Corridor Overlay District has been established in order to implement the policies developed in the Comprehensive Plan. These criteria include, but are not limited to the following: landscaping, building material selection, lighting, and road development. The purpose for regulating these issues is to provide for a cohesive and properly developed corridors and entrance into the Adams County. Guiding development in this manner promotes the general health, safety and welfare of the residents within the zoning jurisdiction of the county, by providing quality design and construction which will also aid in the protection of past and future investment in the corridor. The regulations in the overlay district are in addition to those of the underlying zoning district for the property.

**4.20.02 Purpose:**

The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of Adams County. Pertinent to appearance is the design of the site, building and structures, planting, signs, and miscellaneous other objects that are observed by the public.

The criteria contained herein are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the county, preserve taxable values, and promote the public health, safety and welfare.

**4.20.03 Geographic Area:**

The Highway Corridor Overlay District extends generally 660 feet (1/8 mile) from the right-of-way line on either side of U.S. Highway 281, 6, and 34; and outside the jurisdictions of the individual communities. Entrance nodes near the county line should also be recognized. If a site is partially covered by said overlay district, then the entire portion of the site facing the Highway Corridor is to be covered by these regulations. For a graphically defined area, see the Official Zoning Map.

**4.20.04 Criteria for Application:**

1. All developments consisting of one principal building with single or mixed uses shall comply with the design criteria of this section. This does not apply to farm buildings or single family dwellings.
2. All developments consisting of more than one principal building, mixed-uses, multiple-pad development and/or similar developments.

**4.20.05 Criteria for Appearance:**

1. Relationship of Buildings to Site.  
The site shall be planned to accomplish a desirable transition with the roadway and to provide for adequate planting and parking areas.
  - a. Site planning in which setbacks and yards are in excess of standard commercial or industrial zoning restrictions is encouraged to provide an interesting relationship between buildings.
  - b. Parking areas shall be treated with building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
  - c. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
  - d. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground where feasible.
2. Relationship of Buildings and Site to Adjoining Area (Outside Of Subdivision or developments).
  - a. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
  - b. Attractive landscape transitions shall be designed to be compatible to adjoining properties.
  - c. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

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3. Landscape and Site Treatment.  
Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.
- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good site design and development.
  - b. Landscape treatments shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
  - c. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
  - d. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
  - e. Parking areas and road ways shall be enhanced with landscaped spaces containing trees or tree groupings.
  - f. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.
  - g. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas.
  - h. All fencing within this Overlay shall not exceed six (6) feet in height.
  - i. Fencing within the District and as part of an Industrial Development may be required to be a solid fence.
4. Building Design.
- a. Architectural design and style are not restricted, however architectural style should be consistent throughout the development and/or subdivision. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
  - b. Buildings shall have good scale and be in harmonious conformance with any permanent neighboring development.
  - c. The primary building material of all portions of the structures shall be negotiated with the county, and include but not be limited to materials of high quality, such as brick (clay), stucco, wood, glass, split faced concrete masonry units (CMU) with integrated color pigmentation and stone material native to Nebraska. The materials shall be similar and compatible throughout the entire development. The county staff may allow other primary building designs (of good architectural character i.e. CMU, poured-in-place concrete, vinyl) for portions of the building not visible from public areas. Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
  - d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - e. Materials shall be of durable quality.
  - f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
  - g. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
  - h. Colors shall be harmonious and shall use only compatible accents.
  - i. Colors shall be of “low reflectance, subtle, neutral, or earth tones” and shall not be of high-intensity or metallic colors unless the colors are true to the materials beings used.

- j. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
  - k. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
  - l. Refuse and waste removal areas, service yards, storage yards, loading areas, and exterior work areas shall be oriented to the rear of the building away from public right-of-way or properly screened from view from public ways, using materials as stated in criteria for equipment screening.
  - m. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.
  - n. Building orientation shall be toward the highway, unless it is demonstrated that this would not be feasible.
5. Factors for Evaluation.  
The following factors and characteristics, which affect the appearance of a development, will govern the evaluation of a design submission:
- a. Conformance of regulations and the Building Design Criteria.
  - b. Logic of design.
  - c. Exterior space utilization.
  - d. Architectural character.
  - e. Attractiveness Material selection.
  - f. Harmony and compatibility.
  - g. Circulation-vehicular (and pedestrian).
  - h. Maintenance aspects.
6. Process.
- a. Pre-application Conference: A pre-application conference with county staff to give the applicant an opportunity to discuss plans before a great deal of time or money is expended.
  - b. Design Review: Adams County staff will review the submittal documents for compliance with regulations and intent of the overlay district.
  - c. Certificate of Occupancy Permit: After the zoning permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.
  - d. Maintenance of Design requirements: The Applicant needs to maintain the design requirements for the life of the project. In the event that they fail to do so the county may revoke the Occupancy Permit.

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**ARTICLE 5: CONDITIONAL USE PERMITS, PROCEDURES, AND STANDARDS**

**Section 5.01 General Provisions**

The Governing Body of the County or Village may, by conditional permit, after a Public Hearing and having received a referral and recommendation from the Planning Commission, authorize and permit conditional uses as designated in the district use regulations. Approval shall be based on findings that the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area.

Allowable uses may be permitted, enlarged, or altered upon application for a Conditional Use permit in accordance with the rules and procedures of this regulation. The Governing Body may authorize the issuance of a conditional use permit and shall prescribe and impose appropriate conditions and safeguards for the performance of the conditional use permit.

**Section 5.02 Application for Conditional Use Permits**

A request for a conditional use permit or modification of a conditional use permit may be initiated by a property owner or his authorized agent by filing an application with the County/Village upon forms prescribed for the purpose. A drawing or site plan, aerial photos and other such plans shall accompany the application and data showing the dimensions, arrangements, descriptions data, and other materials constituting a record essential to an understanding of the proposed use and proposed modifications in relation to the provisions set forth herein. A plan as to the operation and maintenance of the proposed use shall also be submitted. The application shall be accompanied with a non-refundable fee. The application and all supporting materials shall be received in the office of the Zoning Administrator by the 10<sup>th</sup> of each month to be placed on the following month's Planning Commission agenda.

**Section 5.03 Public Hearing**

Before issuance of any conditional use permit, the Zoning Administrator shall forward the request to the Planning Commission and schedule a Public Hearing. Said Public Hearing shall have had proper and prior notice of the time, place, and purpose of the hearing. There shall be a Public Hearing Notice placed in the legal paper of general circulation in Adams County or as designated by the Village. Said publication shall appear one time at least 10 days prior to such hearing. Upon hearing the application for a Conditional Use Permit, the Planning Commission shall forward a recommendation to the appropriate Governing Body.

The appropriate Governing Body shall consider the application for the Conditional Use permit, together with the recommendations of the Planning Commission, during a public hearing. Said Public Hearing shall have had proper and prior notice of the time, place, and purpose of the hearing by publication in a legal paper of general circulation in Adams County, or the Village's designated publication, one time at least 10 days prior to such hearing.

In addition to such public notice, a copy of this notice shall be mailed to all owners of real property located within three hundred (300) feet of the proposed location of the conditional use.

**Section 5.04 Decisions**

The majority vote of the appropriate Governing Body granting said Conditional Use Permit shall be required prior to the Zoning Administrator issuing the permit. All Conditional Use Permits are permanently attached to the property until such time as the use is terminated for a period of 36 consecutive months, or after the Governing Body has proved the use is in violation of the Conditional Use Permit, or any conditions attached thereto, and has revoked the permit.

**Section 5.05 Expiration of Conditional Use**

Construction or development of any authorized conditional use shall be commenced within 12 months after issuance of a conditional use permit by the Zoning Administrator once authorized by the Planning Commission and County/Village Governing Body. If such construction or development does not occur within this time, the authorized conditional use permit shall become null and void.

The applicant may, however, file a written request for an extension of the conditional use authorization and permit stating the length of the extension requested and the reason such extension is needed. After proper legal notice in accordance with Section 5.03 of this Regulation, the Planning Commission and County/Village Governing Body shall review the extension request and decide if such conditional use remains appropriate. The extension may be granted for up to 12 additional months or the request may be denied and in either case the action of the Planning

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Commission and appropriate Governing Body shall be recorded in the minutes of each Governing Body together with the reason(s) for such action. A letter stating the final decision and reason(s) for such action shall be sent to the applicant.

**Section 5.06 Standards**

A conditional use permit shall not be granted unless the Planning Commission or the appropriate Governing Body has considered, among other things:

1. Developing both urban and non-urban areas;
2. Lessening congestion in the streets or roads;
3. Reducing the waste of excessive amounts of roads;
4. Securing safety from fire and other dangers;
5. Lessening or avoiding the accumulation or runoff of storm or flood waters;
6. Providing adequate light and air;
7. Preventing excessive concentration of population and excessive wasteful scattering of population or settlement;
8. Promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provision for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;
9. Protecting the tax base;
10. Protecting property against blight and depreciation;
11. Securing economy in government expenditures;
12. Fostering the State's agriculture, recreation, and other industries;
13. Encouraging the most appropriate use of land in the county; and
14. Preserving, protecting, and enhancing historic buildings, places, and districts.

**Section 5.07 Regulatory Impacts and Requirements**

The following items should be noted within the action of the Planning Commission and County/Village Governing Body as to their appropriateness and compliance with the regulations herein:

1. The location of all ingress and egress points to the property on which the conditional use is proposed to be located with particular reference to pedestrian and vehicle safety and convenience, traffic flow and control and access by emergency vehicles.
2. The impact of off-street parking and loading areas and related traffic, noise, glare other impact on adjoining properties and the neighborhood in general.
3. The location and adequacy of refuse collection and utility locations and easements.
4. The adequacy of landscape screening or buffering proposed or the need for such screening or buffering to protect abutting properties.
5. The appropriateness of the location, size and height of signs and exterior lighting with regard to impact on abutting properties and the neighborhood in general.
6. The compliance with yard and open space requirements of the applicable zoning district.
7. The overall compatibility of the proposed conditional use requested which could impact abutting properties and the neighborhood or the community in general.
8. Other factors, peculiar to the conditional use requested which could impact abutting properties, zoning districts, the neighborhood or the community in general.

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**ARTICLE 6: OFF-STREET PARKING****Section 6.01 General Requirements**

1. These regulations are intended to apply to all zoning districts. However, these regulations may not be pertinent to all uses and situations. No use lawfully existing at the date of adoption of this Resolution or amendment thereto shall be required to provide or maintain the parking spaces required in this Section, provided that off-street parking spaces required by any previous Resolution shall be provided and maintained.
2. If the intensity of use of any building, structure or premises is increased through the addition of dwelling units, floor area, beds, seating capacity or other means which will have the effect of increasing the need for parking spaces, the number of additional off-street parking spaces required by this Resolution for such additions shall be provided.
3. Whenever, the existing use of a building, structure or premises shall hereafter be changed or converted to another use, off-street parking spaces required by this Resolution for such new use shall be provided on the premises.

**Section 6.02 Off-Street Automobile Storage**

1. Off-street automobile storage or standing space shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or an alley. For purposes of computing the number of parking spaces available in a given area, the ratio of 250 square feet per parking space shall be used.
2. Off-street parking spaces required herein shall be utilized solely for the parking of passenger automobiles or light trucks of less than one ton capacity of employees, occupants or customers and such parking spaces shall not be used for the storage or display of materials, products or the repair, dismantling of any material.
3. In all districts except residential districts, if vehicle storage space or standing space required in section 6.03 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Planning Commission and County Board, the Planning Commission and County Board may permit such space to be provided on other off-street property, provided:
  - a. Such property lies within the same zoning district and lies within 400 feet of an entrance to such principal use.
  - b. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
  - c. In residential districts, required off-street parking for residential use shall be provided on the lot on which is located the use to which the parking pertains.
4. Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
5. All driveways or other areas used to satisfy the off-street parking requirement for all residential uses shall be paved with asphalt or concrete.
6. All areas used to satisfy the off-street parking requirements for non-residential uses shall be surfaced with gravel, crushed rock or paved with asphalt or concrete.
  - a. Any such off-site parking facility shall be surfaced with gravel or crushed rock, asphalt or concrete capable of carrying a wheel load of 4,000 pounds and shall be maintained in good condition and be free of all weeds, dirt, trash or debris.
7. Required off-street loading areas shall not be construed as being part of any required off-street parking area on any premises, except in accordance with off-site parking areas as regulated in Section 6.03 of this Resolution.
8. Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
9. Except for single-family and two-family dwellings, each required off-street parking space shall open directly upon a drive aisle of sufficient width, as set forth in Section 6.06, to provide safe and efficient means of vehicular access to and from such parking spaces and such drive aisle shall be unobstructed and allow for passage of emergency vehicles.
10. The individual parking spaces in any such off-site parking area shall be delineated either by properly anchored wheel stops in the case of gravel or crushed rock surfacing or by painting of stripes and installation of curb or wheel stops in the case of asphalt or concrete surfacing.
11. Any off-site parking facility shall have a landscape buffer on all street frontages at least six feet in width and any off-site parking facility located in a residential zoning district shall be required to have a landscape screen in all side or rear yards. Any such off-site parking facility not located in a residential zoning district, but which

abuts a residential zoning district shall be required to have a landscape screen in any side or rear yard which abuts a residential zoning district.

12. Some uses may require two different use types to be calculated together in order to determine the total parking requirement (Example: Primary schools may require tabulation for classrooms and assembly areas).
13. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distances as provided below:

**TYPES OF OPERATION**

**MINIMUM STACKING SPACE**

Financial Institution – Electronic Teller	Two vehicles per lane*
Financial Institution – Personal Teller	Three vehicles per window or kiosk*
Car Wash – Self Service	Two vehicles per bay at entrance*
	One vehicle per bay at exit
Car Wash – Automatic / Conveyor	200 feet per bay at entrance*
	One vehicle per bay at exit
Drive-through Restaurant	Four vehicles per window*
Coffee Kiosk	
- Drive side service	Four vehicles per lane*
- Passenger side service	Two vehicles per lane*
Drive-through Pharmacy	Two vehicles per lane*
Service Stations	
- Service Islands	Two vehicles per pump lane*
- Service bay	One vehicle per bay*
- Quick lube / Oil change “starting gate design”	Two vehicles per bay*
- (4 or more pump islands side by side, 18 feet apart	One vehicle per lane*
Gated parking lot entrance	One vehicle per gate
Garage Unit or Overhead door (Major streets only)	One vehicle per door
Other uses	Two vehicles per lane being serviced

\* Stacking requirements are in addition to vehicle being served.

14. Required vehicle stacking shall not block driveways or required parking stalls and shall not be located in side, front, or rear yards where parking stalls are prohibited. Each vehicle stacking unit shall be 22 feet long. Required stacking may be reduced by approval of the County Board following site plan review by the Planning Commission. Site plan review must demonstrate that circulation and loading patterns accommodate adequate space for queuing and temporary parking by users during peak hours of operation.
15. Requirements for types of buildings and uses not specifically listed herein shall be determined by the County Board, after receiving a report and recommendation from the Planning Commission, based upon comparable uses listed.
16. Off-street parking areas may be provided in the required front yard, except as otherwise restricted in this Resolution, provided that any landscape buffer or landscape screen required by the applicable zoning district regulations shall be provided along the front property line.

**Section 6.03 Schedule of Minimum Off-Street Parking and Loading Requirements**

Uses	Parking Requirements	Loading Requirements
<b>Adult Entertainment Establishments</b>	1 space per 2 persons of licensed capacity	None required
<b>Bowling Alleys</b>	5 spaces per alley plus 1 space per employee	1 space per establishment
<b>Churches, Synagogues, and Temples</b>	1 space per 2 seats in main worship area Where individual seats are not provided, each 20 inches of bench or similar facility shall constitute 1 seating space	None required
<b>Clubs, including fraternal organizations</b>	1 space per 400 s.f. of floor space or 1 parking space per 800 s.f. of floor area plus 1 space per each employee working on the largest shift.	1 space per establishment
<b>College/University/Vocational/Technical Schools</b>	1 spaces per every 2 students of occupancy plus 1 per employee.	2 spaces per structure
<b>Commercial Uses</b>		
<b>Agricultural Sales / Service</b>	1 space per 500 s.f. of gross floor area	1 per establishment
<b>Automotive Rental / Sales</b>	1 space per 500 s.f. of gross floor area	1 per establishment
<b>Automotive Servicing</b>	3 spaces per repair stall	None required
<b>Bars, Taverns, Nightclubs</b>	2 spaces per 5 seating places plus 1 space per 2 employees	2 spaces per establishment
<b>Body Repair</b>	4 spaces per repair stall	None required
<b>Equipment Rental / Sales</b>	1 space per 500 s.f. of gross floor area	1 Space
<b>Campground</b>	1 space per camping unit	None required
<b>Commercial Recreation</b>	1 space per 4 persons of licensed capacity	1 per establishment
<b>Communication Services</b>	1 space per 500 s.f. of gross floor area	1 per establishment
<b>Construction Sales / Service</b>	1 space per 500 s.f. of gross floor area	1 per establishment
<b>Food Sales (limited)</b>	1 space per 300 s.f. of gross floor area	1 per establishment
<b>Food Sales (general)</b>	1 space per 200 s.f. of gross floor area	2 per establishment
<b>General Retail Sales establishments</b>	1 space per 200 s.f. of gross floor area	1 per establishment
<b>Laundry Services</b>	1 space per 200 s.f. of gross floor area	None required
<b>Restaurants w/ drive-thru</b>	2 spaces per 5 seating places plus 1 space per employee on the largest shift	2 spaces per establishment
<b>Restaurants (General)</b>	2 spaces per 5 seating places plus 1 space per 2 employees	2 spaces per establishment
<b>Convalescent and Nursing Home Services</b>	1 space per 3 beds plus 1 per employee on the largest shift	1 space per structure
<b>Daycare</b>	1 space per employee plus 3 spaces or loading stalls per each 10 persons of licensed capacity	None required
<b>Educational Uses, Primary Facilities</b>	20% of the student capacity	2 spaces per structure
<b>Educational Uses, Secondary Facilities</b>	40% of the student capacity	2 spaces per structure
<b>Funeral Homes and Chapels</b>	8 spaces per reposing room	2 spaces per establishment
<b>Group Care Facility</b>	1 space per 3 beds; plus, 1 space per employee	1 space per structure
<b>Group Home</b>	1 space per 3 beds; plus, 1 space per employee	1 space per structure
<b>Guidance Services</b>	1 space per 300 s.f. of gross floor area	None required
<b>Hospitals</b>	1 space per 2 licensed beds; plus, .75 times the maximum number of employees during the largest shift.	3 spaces per structure
<b>Hotels and Motels</b>	1 space per rental unit plus 1 space per employee working on the largest shift plus any additional spaces as required by this Resolution for associated uses	1 space per establishment
<b>Housing (Congregate)</b>		
<b>Assisted-Living Facilities</b>	1 space per dwelling unit plus 1 space per employee on the largest shift	1 per structure
<b>Duplex</b>	2 spaces per dwelling unit	None required
<b>Dormitories, Sororities, and Fraternities</b>	1 space per 2 beds plus 1 space per 2 employees	None required
<b>Multi-family/Apartments</b>	1 space per sleeping unit – spaces to be sited in the general proximity of where the sleeping units are located, plus, 1 additional space per apartment (for 1- and 2-sleeping units), and 1 ½ spaces per apartment (for 3-sleeping units) to accommodate guest parking.	None required
<b>Industrial Uses</b>	.75 times the maximum number of employees during the largest shift	2 spaces per establishment
<b>Libraries</b>	1 space 500 s.f. of gross floor area	1 per structure
<b>Boarding Houses/Bed and Breakfasts</b>	1 per 2 guest beds and 1 for the managing resident	None required
<b>Medical Clinics</b>	5 spaces per staff doctor, dentist, chiropractor	None required
<b>Mobile Home Park</b>	2 per dwelling unit	None required
<b>Offices and Office Buildings</b>	1 space per 200 s.f. of gross floor area	None required
<b>Residential (Single-family, attached and detached)</b>	2 spaces per dwelling unit	None required
<b>Roadside Stands</b>	4 spaces per establishment	None required
<b>Service Oriented Establishments</b>	1 space per 200 s.f. of gross floor area	1 per establishment
<b>Sports arena, gymnasiums or similar use</b>	1 space per 3 seats or 1 space per 3 people in designed capacity, whichever is greater. If built in conjunction with an educational facility, the required spaces may be combined with spaces required for the educational facility	1 per establishment
<b>Theaters, Auditoriums, and Places of Assembly</b>	1 space per 2 seats, or 1 space per 2 people in designed capacity, whichever is greater.	1 space per establishment
<b>Veterinary Establishments</b>	3 spaces per staff doctor	None required
<b>Wholesaling / Distribution Operations</b>	1 space per employees on the largest shift	1 spaces per establishment

**Section 6.04 Off-Street Parking: Shared Parking Requirements**

Notwithstanding the provisions of Section 6.02, in cases where parking and building patterns are such that overlapping uses of a majority of the total number of parking spaces in the center of the development pattern is likely to occur, compliance with the standard parking ratios may be decreased by the Planning Commission and County Board.

**Section 6.05 Off-Street Parking: Parking for Individuals with Disabilities**

1. In conformance with the Americans with Disabilities Act (ADA) and the Nebraska Accessibility Guidelines, if parking spaces are provided for self-parking by employees or visitors, or both, then handicapped accessible spaces shall be provided in each parking area in conformance with the table in this section. Spaces required by the table need not be provided in the particular lot. They may be provided in a different lot, if accessibility is at least equivalent, in terms of distance from an accessible entrance.

<b>Total Parking Spaces</b>	<b>Required Minimum Number of Accessible Spaces</b>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of the total
1,001 and over	20 plus 1 for each 100 over 1,000

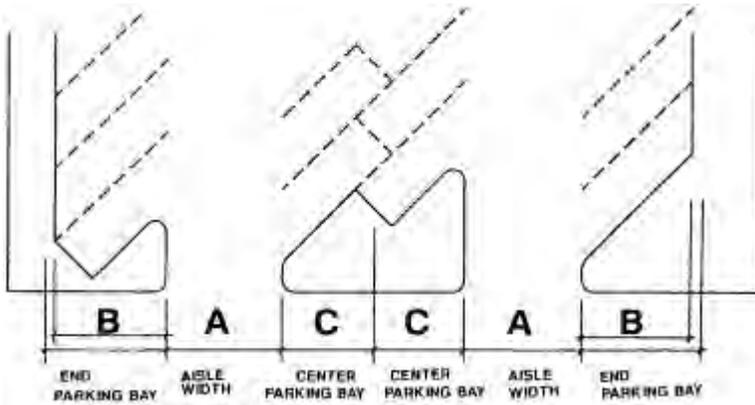
2. Access aisles adjacent to accessible spaces shall be 60 inches wide minimum. However, one in every eight accessible spaces (1:8), but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated “van accessible” as required by Section 6.05(9) of this Resolution. The vertical clearance at such spaces shall comply with 6.05(10) of this Resolution. All such spaces may be grouped on one level of a parking structure.
3. Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle.
4. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with slopes not exceeding 1:50 (2 percent) in all directions.
5. If passenger-loading zones are provided, then at least one passenger loading zone shall comply with 6.05(11) of this Resolution.
6. At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with 6.05 of this Resolution shall be provided in accordance with 6.05(1) of this Resolution; except as follows:
  - a. Outpatient units and facilities: 10 percent of total number of parking spaces provided serving each such outpatient unit or facility;
  - b. Units and facilities that specialize in treatment or services for persons with mobility impairments: 20 percent of the total number of parking spaces provided serving each such unit or facility.
7. Valet parking facilities shall provide a passenger loading zone complying with 6.05(11) of this Resolution located on an accessible route to the entrance of the facility. Sections 6.05(1) and 6.05(3), of this Resolution do not apply to valet parking.
8. Location of accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.
  - a. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
  - b. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
9. Signage of accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Spaces complying with 6.05(2) shall have an additional sign with the words “Van Accessible” mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.
10. Minimum vertical clearance of 114 inches shall be provided at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 6.05(2), minimum vertical clearance of 98 inches shall be provided at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).
11. Passenger Loading Zones shall provide an access aisle at least 60 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Passenger loading zones and access aisles shall be level with surface slopes not exceeding 1:50 (2 percent) in all directions.

**Section 6.06 Off-Street Parking Design Criteria**

- Standard parking stall dimensions shall not be less than nine feet by 18 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

**Parking Configuration**

	90-degree	60-degree	45-degree
<b><u>Aisle Width (A)</u></b>			
One-way traffic	-----	18 feet	14 feet
Two-way traffic	24 feet	20 feet	20 feet
<b><u>End Parking Bay Width (B)</u></b>			
Without overhang	18 feet	20 feet	19 feet
With overhang	16 feet	18 feet	17 feet
<b><u>Center Parking Bay Width (C)</u></b>			
	18 feet	18 feet	16 feet



- Minimum dimensions for a parallel parking space shall be nine feet by 23 feet.
- Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission and County Board upon recommendation of the County Engineer.
- A plan, drawn to scale, indicating how the off-street parking and loading requirements are to be fulfilled shall accompany an application for a building permit. The plan shall show all elements necessary to indicate that the requirement is being fulfilled, including the following:
  - Delineation of individual parking and loading spaces.
  - Circulation area necessary to serve spaces.
  - Access to streets and property to be served.
  - Curb cuts.
  - Dimensions, continuity, and substance screening.
  - Grading, drainage, surfacing and subgrade details.
  - Delineation of obstacles to parking and circulation in finished parking area.
  - Specifications as to signs and bumper guards.
  - Other pertinent details.
- Design Requirements for parking lots
  - Areas used for standing and maneuvering of vehicles shall be composed of a suitable surface material, to be reviewed and approved by the Planning Commission and County Board.
  - Said surfacing shall be maintained adequately for all weather use and drained in a manner to avoid the flow of water across sidewalks.
  - The structural load capacity of the surfacing should be analyzed and designed accordingly. In some instances, thicker or reinforced sections may be desirable.
  - Artificial lighting, when provided, shall be deflected so the light does not create a shine or glare in any residential district or adjacent residential use.
  - Access aisles shall be a sufficient width for all vehicles to turn and maneuver.
  - Except for dwelling units, parking spaces shall be located and served by a driveway that will not require any backing movements or other maneuvering within a street right-of-way other than an alley.

- g. Drainage of all parking lots shall be designed to develop proper site drainage. Proper site drainage is required to dispose of all storm water that is accumulated on the site.
- h. The completion schedule for constructing the parking lot shall be provided to the County as part of the application. The schedule must be reviewed and agreed to by the County prior to construction. Said schedule shall be reasonable for all parties and the completion time shall be followed by the applicant. Variations to the schedule may be granted only in the case of inclement weather delays.

**ARTICLE 7: SIGN REGULATIONS**

These regulations are intended to apply to all zoning districts. However, these regulations may not be pertinent to all uses and situations.

**Section 7.01 Definitions**

**ADVERTISING SIGN** shall mean a sign which directs attention to any product, activity, or service; provided, however, that such sign shall not be related or make reference to the primary use, business activity, or service conducted on the premises.

**ARCHITECTURAL CANOPY SIGN** shall mean an enclosed, illuminated (backlit awning) or non-illuminated structure that is attached to the wall of a building with the face of the sign approximately parallel to the wall and with the sign's area integrated into its surface.

**AUDIBLE SIGN** shall mean any sign that conveys either a written message supported by an audible noise including music, spoken message, and/or sounds to attract attention to the sign. Audible signs also include signs conveying only the audible noise including music, spoken message, and/or sounds to attract attention.

**AWNING, CANOPY OR MARQUEE SIGN** shall mean a sign that is mounted, painted, or attached to an awning, canopy, or marquee that is otherwise permitted by the Zoning Regulations.

**BILLBOARD** shall mean a sign that identifies or communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

**BUILDING SIGN** shall mean any sign supported by, painted on or otherwise attached to any building or structure.

**BUSINESS SIGN** shall mean an on-site sign which identifies or directs attention to an object; product, place, activity, business, person or persons, service or interest situated on the same premises as such sign.

**DESTINATION SIGN** shall mean a sign used to inform and direct the public to important public places and buildings, landmarks, and historical sites in the most simple, direct, and concise manner possible.

**ELECTRONIC MESSAGE BOARD** shall mean a sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

**FLASHING SIGN** shall mean a sign designed to give an electrical light flash intermittently or a revolving beacon light.

**FREESTANDING SIGN** shall mean any sign supported by uprights or braces placed on or in the ground, which is used principally for advertising or identification purposes and is not supported by any building.

**GROUND (LOW PROFILE) SIGN** shall mean a sign mounted directly to the ground with a maximum height not to exceed six feet.

**ILLUMINATED SIGN** shall mean a sign illuminated in any manner by an artificial light source.

**OFF-PREMISES SIGN** shall mean a sign, display, or device advertising activities conducted somewhere other than the site where the sign is located. This definition may also include the definition of billboard when the advertising message is off-premises.

**ON-PREMISE SIGN** shall mean a sign, display, or device advertising activities conducted on the property on which such sign is located. This definition may also include billboards used for on-premises advertising.

**OPEN SIGN** shall mean a sign attached to or hung from a marquee, canopy, or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line, or street lot line.

**PORTABLE SIGN** shall mean a sign, usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character.

**PROJECTING SIGN** shall mean a projecting sign attached to a building.

**ROOF SIGN** shall mean a sign identifying the name of a business, enterprise, or the product sold on the premises and erected on the roof of the building.

**SIGN AREA** shall mean the entire area including the background of a sign on which copy can be placed but not including the minimal supporting framework or bracing. The area of individually painted letter signs, individual letter signs or directly or indirectly illuminated individual letter signs, shall be calculated on the basis of the smallest geometric figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between the letters and lines, as well as the areas of any devices, illuminated or non-illuminated.

**SIGN FACE** shall mean the surface of the sign upon, against, or through which the message of the sign is exhibited.

**SIGN SETBACK** shall mean the horizontal distance from the property line to the nearest projection of the existing or proposed sign.

**SIGN SURFACE** shall mean the entire area of a sign.

**SUBDIVISION SIGN** shall mean a sign erected on a subdivision identification lot which identifies the platted subdivision where the sign is located.

**TEMPORARY SIGN** shall mean a sign constructed of cloth, fabric, or other material with or without a structural frame intended for a limited period of display, including displays for holidays or public demonstrations. Temporary signs shall include portable signs as defined in this section.

**VIDEO SIGN** shall mean any on-premises or off-premises sign that convey either a commercial or non-commercial message, including a business or organization name, through means of a television or other video screen.

**WALL SIGN** shall mean a sign attached to or erected against the wall of a building with the exposed face of the sign in a plane parallel to the wall of the building and not projecting more than 18 inches from the face of the building wall.

**WINDOW SIGN** shall mean a sign painted, stenciled, or affixed on a window, which is visible from a right-of-way.

**Section 7.02 Signs, General**

1. All signs and sign structures shall be kept in good repair and in proper state of presentation. Signs which are abandoned shall be removed within 30 days following abandonment and restored to a condition free from refuse and rubbish.
2. Any sign, by definition, shall be a structure. No land, building, or structure shall be used for sign purposes except in conformance with these regulations including any applicable zoning district.
3. No sign shall be erected, enlarged, or otherwise modified until a zoning permit for same has been issued, except as specified in this Section.
4. Flashing, animated and neon signs shall be prohibited, except for time, date, temperature, or weather signs. However, they may be allowed only upon approval of the County Board, provided it is first determined that the sign will in no way create a traffic hazard or confusion with traffic lights or with lights on emergency vehicles.
5. If any non-conforming sign is damaged and the damage exceeds two-thirds of its replacement value, it shall not be rebuilt; provided, however, that nothing herein contained shall prevent maintenance of non-conforming signs.
6. Any Commercial or Industrial District may be allowed on-premise and advertising structures related to the activity conducted on the premises, but no sign area shall exceed 12 feet in the vertical direction or 50 feet in the horizontal direction and not exceed 30 feet in height and not be spaced closer than 1,000 feet.

**Section 7.03 Signs, Standard of Measurement**

1. The total area of all signs permitted on a lot shall include:
  - a. The total area of the faces of all permanent exterior signs visible from a public way, plus

- b. The area of permanent signs placed upon the surface of windows and doors, plus
  - c. The area within the outline enclosing the lettering, modeling or insignia of signs integral with the wall and not designed as a panel.
2. A building or use having frontage on a second street may include 20% of the length of the lot facing the second street.

#### **Section 7.04 Signs, Type**

1. Real Estate: Not more than two signs per lot may be used as a temporary sign no larger than six square feet (except, "AG" or "TA" may be up to 32 square feet and setback a minimum of five feet from the R.O.W.) and set back 20 feet from the road right of way or road easement boundary. In no case shall these signs obstruct the visibility at any intersection or driveway.
2. Business: Small announcement or professional signs, not over six square feet in area, except that an announcement sign or bulletin board not over 18 square feet in area, set back at least 20 feet from any highway, street, road, or roadway easement may be erected in connection with any of the permitted principal uses of a nonresidential nature.
3. Wall: A sign or sign flat against a building wall when appertaining to a non-conforming use on the premises, not exceeding in the aggregate 50 square feet in area except as may be authorized by the Board of Adjustment.
4. Name plate: One nameplate not exceeding two square feet for each dwelling.
5. Billboard: Billboards, signboards, and other similar advertising signs subject to the same height and location requirements as other structures in the district and also subject to the following conditions and restrictions.
  - a. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety. No sign shall be located within 250 feet from the right-of-way line of any road intersection measured in any direction from the right-of-way line provided this restriction shall not apply to the intersection of frontage roads with State highways.
  - b. No billboard, signboard, or similar advertising signs shall be located within 300 feet of any lot in a residential district.
  - c. Billboards may be single or double faced but no billboard shall have more than one face per side of the structure and the sign face shall not exceed 378 square feet in area. Double-stack billboards are prohibited.
  - d. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property and not within 1,500 feet to another billboard.
  - e. Each billboard shall be setback at least 25 feet from the street/road right-of-way line.
  - f. There shall be no more than two (2) billboards per mile, measured from section line to section line regardless of which side of the roadway the billboards are located.
  - g. No billboard shall be located within 1000 feet of the property line of a school, church, hospital, a care facility, cemetery, public building, park or playground, or National Register site.
  - h. No billboard shall be erected or maintained upon or immediately above the roof of any building.
  - i. Billboards shall have either a monopole or pedestal support.
  - j. No billboard shall exceed 35 feet in height measured from the average grade of the surrounding area to the highest point of the billboard.
  - k. Lighting on any billboard shall be shielded to light the sign face only. Light trespass from the sign face is prohibited.
  - l. Attention attracting devices are prohibited except for lighted message signs displaying time, date, temperature or weather or alert information. Lighted message sign displaying other information or advertising shall be prohibited.
  - m. Any billboard structure existing as of the effective date of this resolution may be restored at its current location provided that any restored billboard shall not exceed the size, height, and other limits of the existing structure. Any billboard existing as of the effective date of this resolution may be replaced at the same location, provide such requirements (c) and (h)-(l) herein are met.
  - n. Any billboard that is allowed to deteriorate to the point of being a public nuisance or a threat to the public safety, health or welfare because it has become so damaged, decayed, dilapidated, structurally unsafe or of such unstable condition that partial or complete collapse is possible, shall be caused to be removed. The owner shall remove the billboard and structure within 30 days of receiving notice that the county has declared the billboard a public nuisance or dangerous structure. Failure to remove such sign and structure shall be considered a violation to these regulations and punishable as such.
6. Low Profile or Ground: Ground signs at least five feet from any lot line with a maximum height of six feet.
7. Projecting or Pole: One free standing or projecting sign for each enterprise on the premises of not more than 100 square feet per sign face, at no point closer to the front line or a side line than one-half of the required building setback distance, and not exceed the maximum height from the established grade level for said Zoning

District. The lowest horizontal projecting feature of any post or pole mounted sign shall be eight feet above the established grade level.

8. Subdivision: Not more than one sign per entrance into the subdivision. No sign shall be greater than 50 square feet in size and shall not be higher than 42 inches in height. All signs shall have a six foot height maximum.
9. Signs hung from canopies and awnings shall be no closer than 80 inches from the bottom edge of the sign to grade below.

**Section 7.05 Sign Schedule**

Signs shall be permitted in the various districts according to the following schedule:

Zoning District	AG	TA	R-1	R-2	C-1	C-2	C-3	MU	FS	I-1	I-2
<b>Sign Type</b>											
<b>Real Estate</b>	+	+	+	+	+	+	+	+	+	+	+
<b>Business</b>	+	+	+	-	+	+	+	+	+	+	+
<b>Wall</b>	+	+	+	-	+	+	+	+	+	+	+
<b>Name Plate</b>	+	+	+	+	+	+	+	+	+	+	+
<b>Billboard</b>	-	-	-	-	+	+	+	C	+	+	+
<b>Subdivision</b>	-	-	C	C	C	-	+	C	+	+	+
<b>Projecting</b>	-	-	-	-	+	+	+	+	+	+	+
<b>Pole</b>	-	-	-	-	+	+	+	C	+	+	+
<b>Ground or Low Profile</b>	-	-	-	+	+	+	+	+	+	+	+

**Section 7.06 Sign Permits**

All signs, except Real Estate signs advertising the sale of property where the sign is located and up to one business sign for the authorized business being conducted on the property where the sign is located, shall require a zoning permit from the Zoning Administrator prior to installing any new sign. Election signs shall be exempt so long as they do not interfere with the safety and well being of the public.

**ARTICLE 8: SUPPLEMENTAL REGULATIONS**

These regulations are intended to apply to all zoning districts. However, these regulations may not be pertinent to all uses and situations.

**Section 8.01 Radio, Television and Wireless Communication Towers**

**8.01.01 Intent**

Based upon the Communications Act of 1934, as amended by the Telecommunications Act of 1996 (the Act) grants the Federal Communications Commission (FCC) exclusive jurisdiction over certain aspects of telecommunication services. This section is intended to regulate towers, telecommunications facilities and antennas in the County in conformance with the Act without prohibiting or tending to prohibit any person from providing wireless telecommunication service. Telecommunication facilities, towers and antennas in the County, to protect residential areas and land uses from potential adverse impact of installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use / collocation of towers and other antenna support structures rather than the construction of additional single use towers, to avoid potential damage to property caused by towers, telecommunications facilities and antennas by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, repaired and removed when no longer used or are determined to be structurally unsound and to ensure that towers and antennas are compatible with surrounding land uses.

**8.01.02 Definitions**

All terms in this Section which are not specifically defined herein shall be construed in accordance with the Communications Act of 1934, the Telecommunications Act of 1996 and the Rules and Regulations of the Federal Communications Commission (FCC). As used in this Section, the following terms shall have the following meanings:

**ANTENNA** shall mean a device, designed and intended for transmitting or receiving television, radio, or microwave signals, direct satellite service (including direct-to-home satellite service), and/or video programming services via multi-point distribution services.

**ANTENNA SUPPORT STRUCTURE** shall mean any building or structure other than a tower which can be used for location of telecommunications facilities.

**APPLICANT** shall mean any person that applies for a Tower Development Permit.

**APPLICATION** shall mean a process by which the owner of a tract of land within the zoning jurisdiction of the County submits a request to develop, construct, modify, or operate a tower upon such tract of land. The term application includes all written documentation, verbal statements, and representations, in whatever, formal forum, made by an applicant to the County concerning such request.

**CONFORMING COMMERCIAL EARTH STATION** shall mean a satellite dish which is two meters or less in diameter and is located in an area where commercial or industrial uses are generally permitted under this regulation.

**ENGINEER** shall mean any engineer qualified and licensed by any state or territory of the United States of America.

**OWNER** shall mean any person with a fee simple title or a leasehold exceeding 10 years in duration to any tract of land within the zoning jurisdiction of the County who desires to develop, construct, modify, or operate a tower upon such tract of land.

**PERSON** shall mean any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not for profit.

**SATELLITE DISH ANTENNA** shall mean an antenna consisting of a radiation element intended for transmitting or receiving television, radio, microwave, or radiation signals and supported by a structure with or without a reflective component to the radiating dish, usually circular in shape.

**STEALTH** shall mean any telecommunications facility, tower, or antenna which is designed to enhance compatibility with adjacent land uses, including, but not limited to, architecturally screened roof-mounted antennas, antennas integrated into architectural elements, and towers designed to look other than a tower, such as light poles, power poles and trees.

**TELECOMMUNICATIONS FACILITIES** shall mean any cables, wires, lines, wave guides, antennas, or any other equipment or facilities associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a tower or antenna support structure. However, telecommunications facilities shall not include:

- a. Any Conforming Commercial Earth Station antenna two meters or less in diameter which is located on real estate zoned Commercial, Flex or Industrial.
- b. Any earth station antenna or satellite dish antenna of one meter or less in diameter, regardless of zoning applicable to the location of the antenna.

**TOWER** shall mean a self-supporting lattice, guyed, or monopole structure that supports Telecommunications Facilities. The term Tower shall not include non-commercial amateur radio operator's equipment as licensed by the FCC or structure supporting an earth station antenna serving residential premises or dwelling units exclusively.

**TOWER DEVELOPMENT PERMIT** shall mean a permit issued by the County upon approval by the County Board of an application to develop a tower within the zoning jurisdiction of the County; which permit shall continue in full force and effect for so long as the tower to which it applies conforms to this Section. Upon issuance, a Tower Development Permit shall be deemed to run with the land during the permits duration and may be transferred, conveyed, and assigned by the applicant to assigns and successors-in-interest. For the purpose of these regulations a Tower Development Permit shall be a conditional use permit.

**TOWER OWNER** shall mean any person with an ownership interest of any nature in a proposed or existing tower following the issuance of a Tower Development Permit.

#### **8.01.03 Location of Towers and Construction Standards**

1. Towers shall be permitted conditional uses of land in only those zoning districts where specifically listed and authorized in this regulation.
2. No proposed tower shall be located within five miles of any existing tower, without approval of the Adams County Board of Supervisors.
3. No person shall develop, construct, modify or operate a tower upon any tract of land within the zoning jurisdiction of the County prior to approval of its application for a Tower Development Permit by the County Board and issuance of the permit by the County. Applicants shall submit their application for a Tower Development Permit to the Zoning Administrator and shall pay a filing fee in accordance with the County's fee schedule.
4. All towers, telecommunications facilities and antennas on which construction has commenced within the zoning jurisdiction of the County after the effective date of this regulation shall conform to the Building Codes and all other construction standards set forth by the County, federal, and state law and applicable American National Standards Institute (ANSI). Upon completion of construction of a tower and prior to the commencement of use, an engineer's certification that the tower is structurally sound and in conformance with all of the aforementioned applicable regulatory standards shall be filed with the Zoning Administrator.

#### **8.01.04 Application to develop a Tower**

Prior to commencement of development or construction of a tower, an application shall be submitted to the Zoning Administrator for a Tower Development Permit and shall include the following:

1. Name, address, and telephone number of the owner and if applicable, the lessee of the tract of land upon which the tower is to be located. Applicants shall include the owner of the tract of land and all persons having an ownership interest in the proposed tower. The application shall be executed by all applicants.
2. The legal description and address of the tract of land on which the tower is to be located.
3. The names, addresses and telephone numbers of all owners of other towers or useable antenna support structures within a one mile radius of the proposed tower, including publicly and privately owned towers and structures.
4. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or collocate the applicants telecommunications facilities on a tower or useable antenna support or written technical evidence from an engineer that the applicants telecommunications facilities cannot be installed or collocated on another tower or useable antenna support structure.

5. Written technical evidence from an engineer that the proposed tower will meet the established Building Code, and all other applicable construction standards set forth by the County Board and federal and state and ANSI standards.
6. Color photo simulations showing the proposed location of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the nearest residentially used and / or zoned property and nearest roadway, street or highway.
7. Descriptions and diagrams of the proposed tower, telecommunications facilities and/or antenna, manufacturers literature, appurtenances such as buildings, driveways, parking areas, and fences or other security enclosures with significant detail to allow persons reviewing the application to understand the kind and nature of the proposed facility.
8. Adams County shall require an appropriate space for its operational and emergency services communication equipment at no cost to the County as negotiated between the tower owner and the County.

#### **8.01.05 Tower Development Permit: Procedure**

After receipt of an application for a Tower Development Permit, the Zoning Administrator shall schedule a public hearing before the Planning Commission, following all statutory requirements for publication and notice, to consider such application. The Planning Commission shall receive testimony on the Tower Development Permit and shall make a recommendation to the County Board. Upon the completion of the Planning Commission Public Hearing the Zoning Administrator shall schedule a public hearing before the County Board, following all statutory requirements for publication and notice, to consider such application and the recommendation of the County Planning Commission. Notice, for each Public Hearing, shall be made at least one time and at least 10 days prior to such hearing. In addition, the Zoning Administrator shall cause a notice to be posted in a conspicuous place on the property on which action is pending. Such notice shall conform to the notice requirements in Section 5.01 of this regulation. The Planning Commission and County Board may approve the Tower Development Permit as requested in the pending application with any conditions or safeguards it deems reasonable and appropriate based upon the application and / or input received at the public hearings or deny the application. In all zoning districts in which towers are a permitted conditional use of land, the Tower Development Permit shall be deemed a conditional use permit for said tract of land.

#### **8.01.06 Setbacks and Separation or Buffer Requirements**

1. All towers up to 40 feet in height shall be setback on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of 40 feet in height shall be set back one additional foot for each foot of tower height in excess of 40 feet. The height of the tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.
2. Towers exceeding 100 feet in height may not be located in any residentially zoned district and must be separated from all residentially zoned districts and occupied structures other than those utilized by the tower owner, by a minimum of 200 feet or 100% of the height of the proposed tower, whichever is greater.
3. Towers of 100 feet or less in height may be located in residentially zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of 100% of the height of the tower.
4. Towers must meet the following minimum separation requirements from other towers:
  - a. Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed by a minimum of 750 feet.
  - b. Self-supporting lattice or guyed towers shall be separated from all other self-supporting lattice or guyed towers by a minimum of 1,500 feet.

#### **8.01.07 Structural Standards for Towers Adopted**

The *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, 1991 Edition (ANSI/EIA/TIA 222-E-1991) is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by regulation and set forth in this Article of the Zoning Regulation.

#### **8.01.08 Illumination and Security Fences**

1. Towers shall not be artificially lighted except as required by the Federal Aviation Administration (FAA).
  - a. No day running lights and shall be painted per FAA requirements.
  - b. In no case shall said tower be allowed to operate a strobe lighting system after sunset and before dawn.

2. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access. Monopole towers shall be designed and constructed in a manner which will preclude to the extent practical, unauthorized climbing of said structure.

#### **8.01.09 Exterior Finish**

Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, subject to review and approval by the Planning Commission and County Board as part of the application approval process. All towers that must be approved as a conditional use shall be stealth design unless stealth features are impractical or the cost of such features represents an undue burden on the applicant.

#### **8.01.10 Landscaping**

All tracts of land on which towers, antenna support structures, telecommunications facilities and/or antennas are located shall be subject to the landscaping requirements of the County.

#### **8.01.11 Maintenance, Repair or Modification of Existing Towers**

All towers constructed or under construction on the date of approval of this regulation may continue in existence as a non-conforming structure and may be maintained or repaired without complying with any of the requirements of this Section. Non-conforming structures or uses may not be enlarged or the degree of nonconformance increased without complying with this Section, including applying for and obtaining a Tower Development Permit. Any modification or reconstruction of a tower constructed or under construction on the date of approval of this regulation shall be required to comply with the requirements of this Section including applying for and obtaining a Tower Development Permit. Said application shall describe and specify all items which do not comply with this Section and may request subject to final review and approval of the County Board, an exemption from compliance as a condition of the Tower Development Permit.

#### **8.01.12 Inspections**

The County reserves the right to conduct inspection of towers, antenna support structures, telecommunications facilities and antenna upon reasonable notice to the tower owner or operator to determine compliance with this Section and to prevent structural and equipment failures and accidents which may cause damage, injuries or nuisances to the public. Inspections may be made to determine compliance with the County's Zoning Codes and any other construction standards set forth by the County, federal, and state law or applicable ANSI standards. Either an employee of the County's Zoning Office or a duly appointed independent representative of the County shall make inspections.

#### **8.01.13 Maintenance**

The towers, antenna support structures, telecommunications facilities and antennas shall at all times be kept and maintained in good condition, order and repair so that the same does not constitute a nuisance to or a danger to the life or property of any person or the public.

#### **8.01.14 Abandonment**

If any tower shall cease to be used for a period of one year, the Zoning Administrator shall notify the tower owner that the site will be subject to determination by the Zoning Administrator that the site has been abandoned. Upon issuance of written notice to show cause by the Zoning Administrator, the tower owner shall have 30 days to show preponderance of evidence that the tower has been in use or under repair during the period of apparent abandonment. In the event the tower owner fails to show that the tower has been in use or under repair during the relevant period, the Zoning Administrator shall issue a final determination of abandonment of the site and the tower owner shall have 75 days thereafter to dismantle and move the tower. In the event the tower is not dismantled and removed, the tower shall be declared a public nuisance by the Zoning Administrator, or his/her designee and a written request shall be directed to the County Attorney to proceed to abate said public nuisance pursuant to authority of the Revised Nebraska State Statutes and Adams County codes, and charge the costs thereof against the real estate on which the tower is located or the owner of record of the said real estate.

#### **8.01.15 Satellite Dish Antennas, Regulation**

Upon adoption of this regulation, installation of satellite dish antennas shall be permitted within the zoning jurisdiction of Adams County only upon compliance with the following criteria:

1. In residentially zoned districts, satellite dish antennas may not exceed a diameter of 10 feet.
2. Single family residences may not have more than one satellite dish antenna over three feet in diameter.

3. Multiple family residences with 10 or less dwelling units may have no more than one satellite dish antenna over three feet in diameter. Multiple family residences with more than 10 dwelling units may have no more than two satellite dish antennas over three feet in diameter.
4. In residential zoning districts, satellite dish antennas shall not be installed in the required front yard setback or side yard setback area.
5. All satellite dish antennas installed within the zoning jurisdiction of Adams County, upon adoption of this regulation, shall be of a neutral color such as black, gray, brown, or such color as will blend with the surrounding dominant color in order to camouflage the antenna.

### Section 8.02 Sand, Gravel, Mineral, Stone, Rock, Soil Extraction and Quarries

1. The application shall include a grading map showing contours, proposed excavation contours, and proposed final grade contours.
2. The applicant shall identify the effect of the extraction on the groundwater table of the adjoining properties.
3. The application shall identify proposed vehicle and equipment storage areas.
4. Erosion controls, including retention and sediment basins shall be provided during extraction to prevent a change in the character of runoff onto adjacent land.
5. The surface shall be maintained in such a manner that surface waters do not collect or pond, unless specifically approved. Underground drainage may be supplied if it connects to an existing drainage facility.
6. Topsoil shall be collected and stored for redistribution on the site at the termination of the operation;
7. Excavation shall be conducted in such a way as not to constitute a hazard to any persons, nor to the adjoining property. All cuts shall be returned to a slope of less than three to one (3-1) as soon as possible. Safety screening shall be required at the outer boundary of the site; visual screening will also be required where said boundary is adjacent to residential or recreational land.
8. Within one year after completion of the excavation on any portion of the site, the topography and soils shall be stabilized, and the land shall be graded, seeded, and sodded so as to prevent erosion and siltation, and to protect the health, safety, and general welfare of the public.

### Section 8.03 Small Wind Energy Systems

*Purpose:* It is the purpose of this regulation to promote the safe, effective and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity.

*Definitions:* The following are defined for the specific use of this section.

1. **Small Wind Energy System** shall mean a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily reduce on-site consumption of utility power.
2. **Tower** shall mean the vertical structures that support the electrical equipment or rotor blades.
3. **Tower Height** shall mean the height above grade of the first fixed portion of the tower, excluding the wind turbine itself.
4. **Total Height** shall mean the highest point, above ground level, reached by a rotor tip or any other part of the Wind Energy Conversion System.
5. **Fall Zone** shall mean the area, defined as the furthest distance from the tower base, in which a tower will collapse in the event of a structural failure.
6. **Feeder Line** shall mean 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 project distribution system, in the case of interconnection with the high voltage transmission systems the point of interconnection shall be the substation serving the wind energy conversion system.
7. **Rotor Diameter** shall mean the diameter of the circle described by the moving rotor blades.
8. **Transmission Line** shall mean the electrical power lines that carry voltages of at least 69,000 volts (69 kV) and are primarily used to carry electric energy over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.
9. **Wind Energy Conservation Systems** shall mean an electrical generating facility comprised of one or more wind turbines and accessory facilities, including but not limited to: power lines, transformers, and substations that operate by converting the kinetic energy of wind into electrical energy of blowing wind into electrical energy. The energy may be used on-site or distributed into the electrical grid.
10. **Wind Turbines** shall mean any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy using airfoils or similar devices to capture wind.

*Exemptions:* Small wind energy systems shall be permitted as an Exception within the Agricultural District. Zoning Permits are required.

*Requirements:* Small wind energy systems shall be permitted as an Accessory Use within any district where the use is listed and allowed. Certain requirements as set forth below shall be met:

1. Tower
  - a. The tower and foundation must be approved by a certified Engineer competent in disciplines of Wind Energy Conversion Systems.
2. Tower Height
  - a. For property sizes between ½ acre and one acre the tower height shall be limited to 80 feet.
  - b. For property sizes of one acre or more, there is no limitation on tower height, except as imposed by FAA regulations.
  - c. The height shall be determined by the fall zone requirement and shall not exceed one hundred (100) feet. FAA approval is required.
3. Noise/Sound
  - a. Small wind energy systems shall not exceed 60 dBA, as measured at the closest neighboring inhabited dwelling unit. An Acoustical Analysis that certifies that the noise requirements within the regulation can be met.
  - b. The noise level may be exceeded during short term events such as utility outages and/or severe wind storms.
4. Approved Wind Turbines
  - a. Small wind turbines must have been approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.
5. Compliance with Building and Zoning Codes
  - a. Applications for small wind energy systems shall be accomplished by standard drawings of the wind turbine structure, including the tower base, and footings.
  - b. An engineering analysis of the tower showing compliance with official building code of the governing body and/or the State of Nebraska and certified by a licensed professional engineer shall also be submitted.
  - c. Wet stamps shall not be required.
6. Compliance with FAA Regulations
  - a. Small wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.
7. Compliance with National Electrical Code
  - a. Permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
  - b. The manufacturer frequently supplies this analysis.
8. Utility Notification
  - a. No small wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator.
  - b. Off-grid systems shall be exempt from this requirement.

9. All towers shall adhere to the setbacks established in the following table:

	Wind Turbine – Non Commercial WECS	Meteorological Towers
Property Lines	One times the total height	One times the tower height.
Neighboring Dwelling Units*		One times the tower height.
Road Rights-of-Way**	One times the tower height.	One times the tower height.
Other Rights-of-Way	One times the tower height.	One times the tower height.
Wildlife Management Areas and State Recreational Areas	NA	600 feet
Wetlands, USFW Types III, IV, and V	NA	600 feet
Other structures adjacent to the applicant’s sites	NA	One times the tower height.
Other existing WECS not owned by the applicant.	NA	NA
River Bluffs	NA	NA

\* The setback for dwelling units shall be reciprocal in that no dwelling unit shall be constructed within the same distance required for a commercial/utility Wind Energy Conversion System.

\*\* The setback shall be measured from any future Rights-of-Way if a planned change or expanded right-of-Way is known.

10. Tower Setbacks

- a. No part of the wind system structure, including guy-wire anchors, may extend closer than 10 feet to the property lines of the installation site. Setback shall be the “Total Height” plus ten (10) feet.

11. Aesthetics

- a. Free Standing Towers (No towers with guyed wires)

12. Multiple Towers

- a. Multiple towers will be considered based on these same regulations.

13. Abandonment

- a. The owner of an inoperable turbine for a period of twelve (12) months will be notified by the zoning administration that they have six (6) months from the notice date to restore their small wind energy system to operating condition. If the tower is not in operating condition after that time, the owner of the tower will then have ninety (90) days to have it removed. If the owner fails to remove the wind tower within the allowable time, the county will have it removed at the owners expense and a lien will be filed against the property on which the small wind energy systems is located.

14. Application requirements

- a. Legal Description and address of project site.
- b. Tower Type, height, rotor diameter, and total height of wind turbine and means of interconnecting with the feeder lines.
- c. Site layout, including the location of property lines, wind turbine, electrical grid, and all related accessory structures. This site layout shall include distance and be drawn to scale.
- d. Certification from Engineer.
- e. Documentation of land ownership or legal control of property.
- f. The latitude and longitude of wind turbine.
- g. Location of any wetland, scenic, and natural acres within 1000 feet.
- h. An Acoustical Analysis certifying that the noise requirements within the regulations can be met.
- i. Evidence that there will be no interference with any commercial or public safety communication towers.
- j. All approved wind turbines are to be completed within two (2) years of the date of approval.

**Section 8.04 Commercial/Utility Grade Wind Energy Systems**

**8.04.01 Purpose:** It is the purpose of this regulation to promote the safe, effective and efficient use of commercial/utility grade wind energy conversion systems within Adams County.

**8.04.02 Definitions:** The following are defined for the specific use of this section.

- 1. **AGGREGATE PROJECT** shall mean projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the individual WECS

- within the 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.
2. **COMMERCIAL WECS** shall mean a wind energy conversion system of equal to or greater than 100 kW in total name plate generating capacity.
  3. **HUB HEIGHT** shall mean the distance from ground level as measured to the centerline of the rotor.
  4. **FALL ZONE** shall mean the area, defined as the furthest distance from the tower base, in which a guyed or tubular tower will collapse in the event of a structural failure. This area may be less than the total height of the structure.
  5. **FEEDER LINE** shall mean any power line that carries electrical power from one or more wind turbines to the point of interconnection with the project distribution system, in the case of interconnection with the high voltage transmission systems the point of interconnection shall be the substation serving the wind energy conversion system.
  6. **METEOROLOGICAL TOWER** shall mean, for purposes of this regulation, a tower which is erected primarily to measure wind speed and directions plus other data relevant to siting a Wind Energy Conversion System. Meteorological towers do not include towers and equipment used by airports, the Nebraska Department of Roads, or other applications to monitor weather conditions.
  7. **PROPERTY LINE** shall mean the boundary line of the area over which the entity applying for a Wind Energy Conversion System permit has legal control for the purpose of installing, maintaining and operating a Wind Energy Conversion System.
  8. **PUBLIC CONSERVATION LANDS** shall mean land owned in fee title by State or Federal agencies and managed specifically for conservation purposes, including but not limited to State Wildlife Management Areas, State Parks, federal Wildlife Refuges and Waterfowl Production Areas. For purposes of this regulation, public conservation lands will also include lands owned in fee title by non-profit conservation organizations, Public conservation lands will also include private lands upon which conservation easements have been sold to public agencies or non-profit conservation organizations.
  9. **ROTOR DIAMETER** shall mean the diameter of the circle described by the moving rotor blades.
  10. **SMALL WIND ENERGY SYSTEM** shall mean a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily reduce on-site consumption of utility power.
  11. **SUBSTATIONS** shall mean any electrical facility to convert electricity produced by wind turbines to a higher voltage for interconnection with high voltage transmission lines.
  12. **TOTAL HEIGHT** shall mean the highest point, above ground level, reached by a rotor tip or any other part of the Wind Energy Conversion System.
  13. **TOWER** shall mean the vertical structures, including the foundation, that support the electrical generator, rotor blades, or meteorological equipment.
  14. **TOWER HEIGHT** shall mean the total height of the Wind Energy Conversion System exclusive of the rotor blades.
  15. **TRANSMISSION LINE** shall mean the electrical power lines that carry voltages of at least 69,000 volts (69 KV) and are primarily used to carry electric energy over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.
  16. **WIND ENERGY CONVERSION SYSTEM** shall mean an electrical generating facility comprised of one or more wind turbines and accessory facilities, including but not limited to: power lines, transformers, substations and meteorological towers that operate by converting the kinetic energy of wind into electrical energy. The energy may be used on-site or distributed into the electrical grid.
  17. **WIND TURBINES** shall mean any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy using airfoils or similar devices to capture the wind.
- 8.04.03 Requirements:** Commercial/Utility Grade wind energy systems shall be permitted as a Conditional Use within any district where the use is listed and allowed. The following requirements and information shall be met and supplied:
1. The name(s) of project applicant.
  2. The name of the project owner.
  3. The legal description and address of the project.
  4. A description of the project of the project including: Number, type, name plate generating capacity, tower height, rotor diameter, and total height of all wind turbines and means of interconnecting with the electrical grid.
  5. Site layout, including the location of property lines, wind turbines, feeder lines, and all related accessory structures. This site layout shall include distances and be drawn to scale.
  6. Certification by an Engineer competent in disciplines of WEC's.
  7. Documentation of land ownership or legal control of the property.

8. The latitude and longitude of individual wind turbines; included with this shall be an area or zone in close proximity that meets all setbacks; where actual WEC will be considered.
9. A USGS topographical map, or map with similar data, of the property and surrounding area, including any other Wind Energy Conversion System, within 10 rotor distances of the proposed Wind Energy Conversion System not owned by the applicant.
10. Location of wetlands, scenic, and natural areas (including bluffs) within 1,320 feet of the proposed Wind Energy Conversion System.
11. An Acoustical Analysis that certifies that the noise requirements within this regulation can be met
12. The applicant shall supply the emergency management agency and/or fire departments with a basic emergency response plan.
13. FAA and FCC permit, if necessary. Applicant shall submit permit or evidence that the permit has been filed with the appropriate agency.

**8.04.04 Aggregated Projects:**

1. Aggregated projects may jointly submit a single application and be reviewed under joint proceedings, including notices, public hearings, reviews and as appropriate approvals.
2. Permits may be issued and recorded separately.
3. Joint projects will be assessed fees as one project.

**8.04.05 Setbacks:**

All towers shall adhere to the setbacks (measured from the edge of the tower) established in the following table:

	Wind Turbine – Commercial/Utility WECS	Meteorological Towers
Property Lines	150 feet from property lines; however, the setback may be less when two adjoining property owners are within the aggregate project.	One times the tower height.
Neighboring Dwelling Units*	1,000 feet	One times the tower height.
Road Rights-of-Way**	One times the tower height.	One times the tower height.
Other Rights-of-Way	One times the tower height.	One times the tower height.
Wildlife Management Areas and State Recreational Areas	600 feet***	600 feet***
Wetlands, USFW Types III, IV, and V	600 feet***	600 feet***
Other structures and cemeteries adjacent to the applicant’s sites	One times the tower height.	One times the tower height.
Other existing WECS not owned by the applicant.	6,000 lineal feet	NA
River Bluffs	1,320 feet	NA

\* The setback for dwelling units shall be reciprocal in that no dwelling unit shall be constructed within the same distance required for a commercial/utility Wind Energy Conversion System.

\*\* The setback shall be measured from any future Rights-of-Way if a planned change or expanded Right-of-Way is known. Such right-of-ways shall be verified with the Nebraska Department of Roads and County Roads Department.

\*\*\* Setback may be reduced to a distance of no less than 100 feet based on review of proposed distance and approval by Nebraska Game & Parks Commission, U.S. Fish and Wildlife, and Army Corps of Engineers. Such reduction shall not be less than 100 feet and be based on certified engineer reports showing no effects on the identified areas. Applicant shall submit report and approval or evidence that the study has been performed and the request for approval has been submitted to the appropriate agency prior to the issuance of a zoning permit. Such permit would be conditional and contingent upon such approval.

**8.04.06 Special Safety and Design Standards:** All towers shall adhere to the following safety and design standards:

1. Clearance of rotor blades or airfoils must maintain a minimum of 12 feet of clearance between their lowest point and the ground.
2. All Commercial/Utility WECS shall have a sign or signs posted on the tower, transformer and substation, warning of high voltage. Other signs shall be posted on the turbine with emergency contact information.

3. All wind turbines, which are a part of a commercial/utility WECS, shall be installed with a tubular, monopole type tower.
4. Height: The total height shall be determined by the fall zone requirement and shall not exceed four hundred (400) feet. Tower height shall not exceed 300 feet. FAA approval is required.
5. Consideration shall be given to painted aviation warnings on all towers more than 200 feet.
6. Color and finish: All wind turbines and towers that are part of a commercial/utility WECS shall be white, grey, or another non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be matte or non-reflective.
7. Lighting: Lighting, including lighting intensity and frequency of strobe, shall adhere to but not exceed requirements established by the FAA permits and regulations. Red strobe lights shall be used during nighttime illumination to reduce impacts on neighboring uses and migratory birds. Red pulsating incandescent lights should be avoided.
8. Other signage: All other signage shall comply with the sign regulations found in these regulations.
9. Feeder Lines: All communications and feeder lines associated with the project distribution system installed as part of a WECS shall be buried, where physically feasible. Where obstacles to the buried lines create a need to go above ground, these lines may be placed above ground only to miss the obstacle. All distribution and/or transmission lines outside of the project distribution system may be above ground.
10. Waste Disposal: 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.
11. Discontinuation and Decommissioning:
  - a. A WECS shall be considered a discontinued use after one year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the WECS to service. All WECS and accessory facilities shall be removed to four feet below ground level within 180 days of the discontinuation of use. The 180 days may be extended if proof of weather delays is provided.
  - b. Each Commercial/Utility WECS shall have a Decommissioning plan outlining the anticipated means and cost of removing WECS at the end of their serviceable life or upon being discontinued use. The cost estimates shall be made by a competent party; such as a Professional Engineer, a contractor capable of decommissioning or a person with suitable expertise or experience with decommissioning. The plan shall also identify the financial resources that will be available to pay for decommissioning and removal of the WECS and accessory facilities.
12. Noise: No Commercial/Utility WECS shall exceed 50 dBA at the nearest structure or use occupied by humans. Such structures or uses include dwelling units, churches, daycares, and the like, but do not include barns, sheds, or agricultural, commercial or industrial uses.
13. Interference: The applicant shall minimize or mitigate interference with any commercial or public safety electromagnetic communications, such as radio, telephone, microwaves, or television signals caused by any WECS. The applicant shall notify all communication tower operators within five miles of the proposed WECS location upon application to the county for permits.
14. Roads: Applicants shall:
  - a. Identify all county, municipal or township roads to be used for the purpose of transporting WECS, substation parts, cement, and/or equipment for construction, operation or maintenance of the WECS and obtain applicable weight and size permits from the impacted jurisdictions prior to construction.
  - b. Conduct a pre-construction survey, in coordination with the appropriate jurisdictions to determine existing road conditions. The survey shall include photographs and a written agreement to document the condition of the public road.
  - c. Be responsible for restoring the road(s) and bridges to preconstruction conditions.
15. Drainage System: The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation or maintenance of the WECS.

### **Section 8.05 Waste Disposal Sites and Landfills**

A Conditional Use Permit may be granted for any waste material disposal, garbage disposal or land fill operations in the designated zoning district; provided the following special conditions shall be considered:

1. The effects on the adjacent property, traffic, and
2. The public necessity and advantage.
3. The maintenance of access routes related to all weather conditions and droppings of rubbish and liter
4. The effects on underground water quality.

5. The immediate and long term effects on the environment and the public.
6. The concerns for public safety.
7. The application shall include documents to indicate conformance to all applicable governmental regulations and standards.
8. The application shall include affidavits or permits from the Environmental Protection Agency and/or the Nebraska Department of Environmental Quality, in the event an approval is required by these agencies.

#### **Section 8.06 Sanitary Requirements**

1. It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste system. For purposes of this Article, an approved system shall meet or be equivalent to criteria as defined by "Rules and Regulations for the Design, Operation and Maintenance of Septic Tank Systems in Nebraska," as published by the Nebraska Department of Environmental Quality (NDEQ).
2. Soil percolation tests shall be conducted in the area where the system will be located for those soils having severe limitations for such systems as identified by the Adams County Soil Survey and Adams County Comprehensive Plan.
3. A waste disposal system evaluation shall be required for septic systems serving all new residences. Evaluations shall be on forms furnished by the office of the Zoning Administrator.

#### **Section 8.07 Home Occupations and Home Based Businesses in Residential Districts**

*Intent:* A home occupation or home based business shall be permitted when said occupation or business is conducted on residentially used and/or zoned property and is considered customary, traditional, and incidental to the primary use of the premises as a residence, and shall not be construed as a business.

*Procedure:*

1. Home Occupations: An application for a home occupation, within residentially zoned areas shall be made to the Adams County Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met.
2. Home Based Businesses: An application for a home based business, within residentially zoned areas shall be made to the Adams County Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met.

*Permitted home occupations:*

1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons, and travel agents.
3. Child Nurseries or Child Care
4. Personal services, including Barber and Beauty Shops (limited to one chair), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
5. Instructional services, including music, dance, art and craft classes and tutoring.
6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines (limited to garage areas).
7. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
8. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.

*Prohibited home occupations:*

1. Kennels, stables, veterinarian clinics/hospitals.
2. Medical and dental clinics, hospitals.
3. Restaurants, clubs, drinking establishments.
4. Motor vehicle / small engine repair.
5. Undertaking and funeral parlors.
6. Adult Entertainment Uses

*Performance Standards for Home Occupations:*

1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.
2. The operator conducting the home occupation shall be the sole entrepreneur, and the operator shall not employ any other person other than a member of the immediate family residing on the premises.

3. No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.
4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home occupation.
5. Such home occupations shall be conducted entirely within the primary building or dwelling unit used as a residence.
6. Additional and/or separate entrance(s) that do not match the residential structural design shall not be constructed for the purpose of conducting the home occupation or home based business.
7. Additional off-street parking or loading facilities, including additional driveway construction, other than the requirements for the permitted residence, shall be permitted.
8. The display of goods and/or external evidence of the home occupation shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two sq. ft. in total surface area.
9. No retail sales are permitted from the site other than incidental sales related to services provided.
10. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
11. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
12. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebraska State Statutes.

*Permitted home based businesses:*

1. Workrooms for custom home furnishings work, carpentry work, and furniture repair.
2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons, and travel agents.
3. Personal services, including Barber and Beauty Shops (limited to two chairs), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
4. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines (limited to garage areas).
5. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
6. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.
7. Child Nurseries or Child Care

*Prohibited home based businesses:*

1. Kennels, stables, veterinarian clinics/hospitals.
2. Medical and dental clinics, hospitals.
3. Restaurants, clubs, drinking establishments.
4. Motor vehicle / small engine repair.
5. Undertaking and funeral parlors.
6. Adult Entertainment Uses

*Performance Standards for Home Based Businesses:*

1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home based business shall remain a resident in the dwelling unit.
2. The operator conducting the home based business shall be the sole entrepreneur. However, the operator may employ immediate family members residing on the premises, as well as, an additional two unrelated individuals for purposes of conducting business.
3. Structural additions, enlargements, or exterior alterations may be completed in order to provide space for the home based business. Any alterations and additions are limited to a one time expansion and shall be limited to 25 percent of the floor area of the main floor at the time of application. All alterations and additions shall meet all building and zoning criteria of Adams County.
4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home based business.
5. Such home based business shall be conducted entirely within the primary building or dwelling unit used as a residence. Home based businesses may also be located with an existing Accessory Building.

6. Home based businesses conducted within an Accessory Building shall be confined to the structure of the said Accessory Building. In addition, the applicant must prove that the Accessory Building meets all Life Safety Codes including electrical compliance for a commercial business.
7. All alterations and additions shall be completed in a manner that matches the existing structure and shall have a residential appearance to the exterior. All separate entrance(s) shall be discrete and match the residential design.
8. Additional off-street parking or loading facilities, beyond the parking provided for the residence, shall be provided and shall meet the following standards:
  - a. Two additional spaces for the unrelated employees;
  - b. Two additional spaces to be used for client/visitor parking;
  - c. The additional parking required in items (a) and (b) shall not be provided in any required Front, Side or Rear Yard setback;
  - d. All additional parking and loading spaces shall be screened using landscaping materials and opaque privacy fencing not more than six feet in height;
  - e. Applicant shall not relocate parking for the residence into any Front, Side or Rear Yard Setback in order to provide the additional parking.
  - f. All new off-street parking is encouraged to be toward the rear yard portion of the property and screened from view from the street.
9. The display of goods and/or external evidence of the home based business shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two sq. ft. in total surface area.
10. No retail sales are permitted from the site other than incidental sales related to services provided.
11. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
12. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
13. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebraska State Statutes.

*Revocation:*

1. Conditions. A home occupation and home based business permit granted in accordance with the provisions of this section may be terminated if the Zoning Administrator makes any of the following findings:
  - a. That any condition of the home occupation or home based business permit has been violated;
  - b. That the use has become detrimental to the public health or safety or is deemed to constitute a nuisance;
  - c. That the permit was obtained by misrepresentation or fraud;
  - d. That the use for which the permit was granted has ceased or has been suspended for six consecutive months or more; and
  - e. That the condition of the premises, or the district of which it is a part, has changed so that the use may no longer be justified under the purpose and intent of this section.
2. Appeal. Within five working days of a revocation, an appeal may be made to the Adams County Board of Adjustment. The Zoning Administrator within ten working days of the receipt of an appeal of his or her revocation actions, shall report his or her findings of fact and decision to the Adams County Board of Adjustment. The Adams County Board of Adjustment shall determine the facts and may revoke, modify or allow to remain unchanged the home occupation or home based business permit in accordance with the Board's final determination.
3. Nontransferable. A home occupation or home based business permit granted in accordance with the provisions of this article shall not be transferred, assigned, nor used by any person other than the permittee, nor shall such permit authorize such home occupation at any location other than the one for which the permit is granted.

**Section 8.08 Home Occupations and Home Based Businesses within the AG and TA Districts**

*Intent:* A home occupation or home based business shall be permitted when said occupation or business is conducted on agriculturally used and/or zoned property and is considered customary, traditional, and incidental to the primary use of the premises as a residence, and shall not be construed as a business.

*Procedure:*

1. Home Occupations: An application for a home occupation, within agriculturally zoned areas shall be made to the Adams County Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met.
2. Home Based Businesses: An application for a home based business, within agriculturally zoned areas shall be made to the Adams County Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met.

*Permitted home occupations:*

1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractor services, landscape design, surveyors, cleaning services, salespersons, and travel agents.
3. Child Nurseries or Child Care.
4. Personal services, including Barber and Beauty Shops (limited to one chair), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
5. Instructional services, including music, dance, art and craft classes and tutoring.
6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines, and motor vehicles (limited to no more than two at one time).
7. Offices and shops in association to one another, including motorized and non-motorized racing vehicles, construction services with equipment storage and maintenance, monument sales and engraving, freight hauling with equipment storage and maintenance (not including warehousing of freight), aerial spraying with equipment storage and maintenance, welding, and excavating services with equipment storage and maintenance.
8. Warehousing and storage of products associated with agri-businesses, including seed sales, fertilizer sales (as allowed by state and federal regulations), and herbicide and pesticide sales (as allowed by state and federal regulations).
9. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
10. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.

*Prohibited home occupations:*

1. Medical clinics and hospitals.
2. Restaurants, clubs, drinking establishments.
3. Undertaking and funeral parlors.
4. Adult Entertainment Uses

*Performance Standards for Home Occupations:*

1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.
2. The operator conducting the home occupation shall be the sole entrepreneur, and the operator shall not employ any other person other than a member of the immediate family residing on the premises.
3. No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.
4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home occupation when contained within the principal structure.
5. Home occupations may be located within an accessory structure including machine sheds, barns, and garages. Said accessory structure shall be required to meet all pertinent State codes for Life Safety including electrical wiring depending upon the nature of the business.
6. When a home occupation is located in an accessory structure there shall not be any additional storage allowed in the open. All storage shall be contained within appropriate facilities and out of site.
7. Home occupations focused on repairs and maintenance of vehicles and motors shall not be allowed to storage damaged, unlicensed, salvaged, vehicles or parts on site and outside the structure where said home occupations are taking place.
8. When storage of chemicals associated with agricultural businesses are stored on site, the storage shall comply with all state and Federal regulations and shall be kept in a place that is secured, dry and locked from general access.

9. Additional and/or separate entrance(s) that do not match the residential structural design shall not be constructed for the purpose of conducting the home occupation or home based business.
10. Additional off-street parking or loading facilities, including additional driveway construction, other than the requirements for the permitted residence, shall be permitted.
11. The display of goods and/or external evidence of the home occupation shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two sq. ft. in total surface area.
12. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
13. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
14. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebraska State Statutes.

*Permitted home based businesses:*

1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractor services, landscape design, surveyors, cleaning services, salespersons, and travel agents.
3. Child Nurseries or Child Care.
4. Personal services, including Barber and Beauty Shops (limited to one chair), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
5. Instructional services, including music, dance, art and craft classes and tutoring.
6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines, and motor vehicles (limited to no more than two at one time).
7. Offices and shops in association to one another, including motorized and non-motorized racing vehicles, construction services with equipment storage and maintenance, monument sales and engraving, freight hauling with equipment storage and maintenance (not including warehousing of freight), aerial spraying with equipment storage and maintenance, welding, and excavating services with equipment storage and maintenance.
8. Warehousing and storage of products associated with agri-businesses, including seed sales, fertilizer sales (as allowed by state and federal regulations), and herbicide and pesticide sales (as allowed by state and federal regulations).
9. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
10. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.

*Prohibited home based businesses:*

1. Medical clinics and hospitals.
2. Restaurants, clubs, drinking establishments.
3. Undertaking and funeral parlors.
4. Adult Entertainment Uses

*Performance Standards for Home Based Businesses:*

1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home based business shall remain a resident in the dwelling unit.
2. The operator conducting the home based business shall be the sole entrepreneur. However, the operator may employ immediate family members residing on the premises, as well as, an additional two unrelated individuals for purposes of conducting business.
3. Structural additions, enlargements, or exterior alterations may be completed in order to provide space for the home based business. Any alterations and additions are limited to a one time expansion and shall be limited to 25 percent of the floor area of the main floor at the time of application. All alterations and additions shall meet all building and zoning criteria of Adams County.
4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home based business when contained within the principal structure.

5. Home based businesses may be located within an accessory structure including machine sheds, barns, and garages. Said accessory structure shall be required to meet all pertinent State codes for Life Safety including electrical wiring depending upon the nature of the business.
6. When a home based business is located in an accessory structure there shall not be any additional storage allowed in the open. All storage shall be contained within appropriate facilities and out of site.
7. Home based businesses focused on repairs and maintenance of vehicles and motors shall not be allowed to storage damaged, unlicensed, salvaged, vehicles or parts on site and outside the structure where said home based business is taking place.
8. When storage of chemicals associated with agricultural businesses are stored on site, the storage shall comply with all state and Federal regulations and shall be kept in a place that is secured, dry and locked from general access.
9. All alterations and additions shall be completed in a manner that matches the existing structure and shall have a residential appearance to the exterior. All separate entrance(s) shall be discrete and match the residential design.
10. Additional off-street parking or loading facilities, beyond the parking provided for the residence, shall be provided and shall meet the following standards:
  - a. Two additional spaces for the unrelated employees;
  - b. Two additional spaces to be used for client/visitor parking;
  - c. The additional parking required in items (a) and (b) shall not be provided in any required Front, Side or Rear Yard setback;
  - d. All additional parking and loading spaces shall be screened using landscaping materials and opaque privacy fencing not more than six feet in height;
  - e. Applicant shall not relocate parking for the residence into any Front, Side or Rear Yard Setback in order to provide the additional parking.
  - f. All new off-street parking is encouraged to be toward the rear yard portion of the property and screened from view from the street.
11. The display of goods and/or external evidence of the home based business shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two sq. ft. in total surface area.
12. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
13. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
14. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Nebraska State Statutes.

*Revocation:*

1. Conditions. A home occupation and home based business permit granted in accordance with the provisions of this section may be terminated if the Zoning Administrator makes any of the following findings:
  - a. That any condition of the home occupation or home based business permit has been violated;
  - b. That the use has become detrimental to the public health or safety or is deemed to constitute a nuisance;
  - c. That the permit was obtained by misrepresentation or fraud;
  - d. That the use for which the permit was granted has ceased or has been suspended for six consecutive months or more; and
  - e. That the condition of the premises, or the district of which it is a part, has changed so that the use may no longer be justified under the purpose and intent of this section.
2. Appeal. Within five working days of a revocation, an appeal may be made to the Adams County Board of Adjustment. The Zoning Administrator within ten working days of the receipt of an appeal of his or her revocation actions, shall report his or her findings of fact and decision to the Adams County Board of Adjustment. The Adams County Board of Adjustment shall determine the facts and may revoke, modify or allow to remain unchanged the home occupation or home based business permit in accordance with the Board's final determination.
3. Nontransferable. A home occupation or home based business permit granted in accordance with the provisions of this article shall not be transferred, assigned, nor used by any person other than the permittee, nor shall such permit authorize such home occupation at any location other than the one for which the permit is granted.

**Section 8.09 Public Utility Facilities Lot Size Requirements**

Notwithstanding any other provision of these Regulations, none of the following public utility or public service uses shall be required to comply with the lot size requirements and bulk regulations of the zoning district in which they are located:

1. Electric and telephone substations and distribution systems.
2. Gas regulator stations.
3. Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the transmission of electricity, gas or water.
4. Pumping stations.
5. Radio, television and microwave transmitting or relay stations and towers, except as may be required to meet setback requirements.
6. Transformer station.
7. Water tower or standpipes.

**Section 8.10 Adult Entertainment****8.10.01 Intent**

The intent of this section is to provide for guidelines and criteria for the regulation, not the elimination of Adult Entertainment Establishments. The overall intent is to regulate the secondary effects of these uses within the community.

**8.10.02 Definitions**

The following definitions have been adopted by Adams County, and as amended from time to time:

**ADULT CABARET** shall mean a nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities or films, motion pictures, video cassettes, slides, or other photographic reproductions in which more than 10 percent of the total presentation time is devoted to the showing of material that is characterized by any emphasis upon the depiction of specified sexual activities or specified anatomical areas.

**ADULT COMPANIONSHIP ESTABLISHMENT** shall mean an establishment which provides the service of engaging in or listening to conversation, talk or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

**ADULT ESTABLISHMENT** shall mean any business offering its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities" or "specified anatomical areas," including, but without limitation, adult bookstores, adult motion picture theaters, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, and adult body painting studios.

**ADULT HOTEL OR MOTEL** shall mean a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."

**ADULT MASSAGE PARLOR, HEALTH CLUB** shall mean a massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

**ADULT MINI-MOTION PICTURE THEATER** shall mean a business premises within an enclosed building with a capacity for less than 50 persons used for presenting visual-media material if such business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

**ADULT MOTION PICTURE ARCADE** shall mean any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at

any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas."

**ADULT MOTION PICTURE THEATERS** shall mean a business premises within an enclosed building with a capacity of 50 or more persons used for presenting visual media material if said business as a prevailing practice excludes minors by virtue of age, or if said material is distinguished or characterized by an emphasis on the depiction of description of "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.

**ADULT NOVELTY BUSINESS** shall mean a business which has as a principal activity the sale of devices which simulate human genitals or devices, which are designed for sexual stimulation.

**ADULT SAUNA** shall mean a sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas."

**SPECIFIED ANATOMICAL AREAS** shall mean anatomical areas consisting of less than completely and opaquely covered human genitals, buttock, or female breast(s) below a point immediately above the top of the areola.

**SPECIFIED SEXUAL ACTIVITIES** shall mean activities consisting of the following:

1. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually-oriented acts of conduct: Anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty; or clearly depicted human genitals in the state of sexual stimulation, arousal, or tumescence; or
2. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation; or
3. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast(s); or
4. Situation involving a person or persons, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding, or other physical restraint or any such persons; or
5. Erotic or lewd touching, fondling, or other sexually-oriented contact with an animal by a human being; or
6. Human excretion, urination, menstruation, vaginal, or anal irrigation.

### **Section 8.10.03 Regulations**

- a. No adult business shall be closer than 1,000 feet to any similar use and no closer than 1,000 feet to a residential district/use, flex district, mixed use district, commercial or village development district, religious uses, educational uses and recreational uses. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult business to the point on the property line of such other adult business, residential district/use, religious use, educational uses and recreational use.
- b. Said businesses shall be screened along adjoining property lines as to prevent any direct visual contact of the adult business at the perimeter.
- c. Doors, curtains, and any other means of obstruction to the opening of all booths and other preview areas, including but not limited to Adult Novelty Businesses, Adult Motion Picture Arcades, Adult Mini-Motion Picture Theaters, and Adult Motion Picture Theaters shall be removed and kept off at all times during the execution of this Permit. Failure to comply with this condition shall result in revocation of the Conditional Use Permit.
- d. No adult business shall be open for business between the hours of 12 midnight and six a.m.
- e. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.
- f. Such use shall not impair an adequate supply of light and air to surrounding property,
- g. Such use shall not unduly increase congestion in the streets or public danger of fire and safety,
- h. Such use shall not diminish or impair established property values in adjoining or surrounding property,
- i. Such use shall be in accord with the intent, purpose and spirit of this Resolution and the Comprehensive Development Plan of Adams County.

- j. Applications for adult businesses under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a site plan defining the areas to be developed for buildings and structure, the areas to be developed for parking, driveways and points of ingress and egress, the location and height of walls, the location and type of landscaping, the location, size and number of signs and the manner of providing water supply and sewage treatment facilities.
- k. An adult business shall post a sign at the entrance of the premises which shall state the nature of the business and shall state that no one under the age of 18 of age is allowed on the premises. This Section shall not be construed to prohibit the owner from establishing an older age limitation for coming on the premises.
- l. Prohibited Activities of Adult Businesses:
  - i. No adult business shall employ any person under 18 years of age
  - ii. No adult business shall furnish any merchandise or services to any person who is under 18 years of age.
  - iii. No adult business shall be conducted in any manner that permits the observation of any model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct in or about the premises which is prohibited by this Resolution or any other laws of the State.
- m. No part of the interior of the adult business shall be visible from the pedestrian sidewalk, walkway, street, or other public or semi-public area.

### **Section 8.11 Performance Standards for Industrial Uses**

#### **1. Physical Appearance**

All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a road. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes, or similar equipment when in operable condition.

#### **2. Fire hazard**

No operation shall involve the use of highly flammable gasses, acid, liquids, grinding processes, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gasses when handled in accordance with other regulations of the Adams County.

#### **3. Noise**

No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent road at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line or right-of-way line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.

#### **4. Sewage and Liquid Wastes**

No operation shall be carried on which involves the discharge into a sewer, water course, or the ground, liquid waste of any radioactive or poisonous nature or chemical waste which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

#### **5. Air Contaminants**

- a. Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four minute period in each one-half hour. Light colored contaminants of such a capacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted
- b. Particulate mater of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths (0.2) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.

c. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause, or have a natural tendency to cause injury or damage to business, vegetation, or property.

6. **Odor**

The emission of odors that are generally agreed to be obnoxious to any considerable numbers of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of these regulations.

7. **Gasses**

The gasses sulphur dioxide and hydrogen sulphide shall not exceed five parts per million, carbon monoxide shall not exceed five parts per million. All measurements shall be taken at the zoning lot line.

8. **Vibration**

All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousandths (0.003) of an inch measured at the zoning lot line. The use of steam or broad hammers shall not be permitted in this zoning district.

9. **Glare and heat**

All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the zoning lot line. No heat from furnaces or processing equipment shall be sensed at the zoning lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.

**ARTICLE 9: ADMINISTRATION AND ENFORCEMENT****Section 9.01 Zoning Administrator**

The Director of the Adams County Regional Planning Department shall serve as the Zoning Administrator, as appointed by the County Board of Supervisors and shall administer and enforce these Regulations. The Zoning Administrator may be provided with the assistance of such other persons as the County Board of Supervisors may direct.

**Section 9.02 Zoning Permit Required**

It shall be unlawful to commence or do any excavating, erecting, constructing, reconstructing, enlarging, altering, or moving of any building or structure or to use or occupy or permit the use or occupancy of any building, land or premises, or construction or connection to water or sewer facilities or part thereof hereafter created, erected, change, converted, or wholly or partly altered or enlarged in its use or structure until a zoning permit shall have been issued therefore by the Zoning Administrator stating that the proposed use of the building or land conforms to these regulations.

The Zoning Administrator may issue a temporary zoning permit for uses in any district for the purpose of uses and buildings incidental and required in the construction of a principal permitted use in the district in which it is located and highway construction, provided that such use be of a temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than six months subject to conditions as will safeguard the public health, safety, and general welfare.

**Section 9.03 Application for Zoning Permit**

Written application on forms prescribed and furnished by the Zoning Administrator stating such information as may be required for the enforcement of these regulations shall be submitted and shall be accompanied by plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon or to be changed in its use, in whole or in part, the exact location, existing and intended use of each building or structure or part thereof, the number of families or housekeeping units the building is designed to accommodate and when no buildings are involved, the location of the present use and proposed use to be made of the lot, existing and proposed water and sanitary sewer facilities, as may be necessary to determine and provide for the enforcement of these regulations. One copy of such plans shall be returned to the owner when such plans shall have been approved by the Zoning Administrator together with such zoning permits as may be granted. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on actual survey. The lot and the location of the building thereon shall be staked out on the ground before construction is started.

The Zoning Administrator shall issue a written permit, or denial, thereof, with reasons in writing within 20 days from the date of the acceptance of the application. Those proposed uses requiring a zoning permit that are affected directly through these Regulations by another use currently in the conditional use process must yield until such use is permitted or denied.

Except where an extension has been obtained in writing from the Zoning Administrator, permits issued shall expire within 90 days if the work described in the permit has not begun or the use applied for has not been established and within one year should the work not have been completed.

**Section 9.04 Enforcement by the Zoning Administrator**

It shall be the duty of the Zoning Administrator to enforce these Regulations in accordance with its provisions. All departments, officials, and public employees of Adams County, which are vested with the duty or authority to issue permits or licenses, shall conform to the provisions of these regulations and shall issue no permit or license for any use, building or purpose, if the same would be in conflict with the provisions of these Regulations.

Any person, partnership, limited liability company, association, club, or corporation violating these regulations or of erecting, constructing, reconstructing, altering, or converting any structure without having first obtained a permit shall be guilty of a Class III misdemeanor. Each day such violation continues after notice of violation has been given to the offender may be considered a separate offense. In addition to other remedies, the County Board or the Zoning Administrator, as well as any owner or owners of real estate within the district affected by these regulations, may institute any appropriate action or proceedings to prevent such unlawful construction, erection, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct, or abate such violation, or to prevent the illegal act, conduct, business, or use in or about such premises. Any taxpayer or taxpayers in the county may

institute proceedings or compel specific performance by the Zoning Administrator, County Board or any other responsible officials of the County.

**Section 9.05      Certification of Occupancy**

No structure or land shall be hereafter used or the use changed thereof until a Certificate of Occupancy shall have been issued by the Zoning Administrator. A Certificate of Occupancy for a new building or for the alteration of an existing structure shall be applied for coincident with the application for a zoning permit and shall be issued within 10 days after the erection or alteration of such building is completed in conformity with these regulations.

No Certificate of Occupancy shall be issued for residential purposes for a partially completed or portion of a building. No structure shall be used as a temporary residence.

Application for a change of use of land or existing structure shall be made on forms provided by the Zoning Administrator and shall state the proposed use is in conformity with these regulations.

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**ARTICLE 10: BOARD OF ZONING ADJUSTMENT**
**Section 10.01 Members, Terms, and Meetings**

The County Board of Supervisors shall appoint a Board of Zoning Adjustment which shall consist of five 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 years and to be removable for cause by the appointed authority upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. One member only of the Board of Zoning Adjustment shall be appointed by the County Board from the county membership of the Planning Commission, and the loss of membership on the Planning Commission by such member shall also result in immediate loss of membership on the Board of Zoning Adjustment, and the appointment of another County Planning Commissioner to the Board of Zoning Adjustment.

The Board of Zoning Adjustment shall adopt rules necessary for the conduct of its affairs and in keeping with the provisions of this Resolution. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. 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 with the County Clerk and shall be a public record.

Appeals to the Board of Zoning Adjustment concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the governing body of the county affected by any decision of the County Building Inspector. Such appeals shall be taken within ten days after decision of the County Building Inspector by filing with the County Building Inspector and with the Board of Zoning Adjustment a notice of appeal specifying the grounds thereof. The County Building Inspector shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

The Board of Zoning Adjustment shall fix a time for the hearing of appeal, give public notice thereof in a newspaper of general circulation within the county at least one time ten days prior to such hearing, as well as due notice to the parties in interest, and decide the same within 45 days of the date of filing of an appeal. At the hearing, any party may appear in person or by agent or attorney.

An appeal stays all proceedings in furtherance of action appealed from, unless the County Building Inspector from whom the appeal is taken certifies to the Board of Zoning Adjustment after the notice of appeal is filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Adjustment, or by a court of record on application, on notice to the County Building Inspector from whom the appeal is taken and on due cause shown.

**Section 10.02 Board of Zoning Adjustment Powers**

The Board of Zoning Adjustment shall, subject to such appropriate conditions and safeguards as may be established by the County Board, have only the following powers:

1. To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision or refusal made by an administrative official or agency based on or made in the enforcement of any zoning regulation, or on regulation relating to the location or soundness of structures;
2. Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of adoption of the zoning regulations, 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 Resolution would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any zoning regulations, but no such variance shall be authorized unless the Board of Zoning Adjustment finds that:
  - a. the strict application of the Resolution would produce undue hardship;
  - b. such hardship is not shared generally by other properties in the same zoning district and 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.
3. No variance shall be authorized unless the Board finds 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 reasonably practicable the formulation of a general regulation to be adopted as an amendment to the zoning regulations.
4. In exercising the above-mentioned powers, the Board may, in conformity with the provisions of this Resolution, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as shall be proper, and to that end shall have the power of the officer or agency from whom the appeal is taken. The concurring votes of four 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.

**Section 10.03 Appeals from the Board of Zoning Adjustment**

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Zoning Adjustment or any officer, departments, board or bureau of the county may seek review of such decision by the district court for the county in the manner provided by the laws of the state and particularly by Chapter 23, Laws of Nebraska.

**Section 10.04 Duties of Board of Zoning Adjustment and Others**

1. It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the County Building Inspector, and that such questions shall be presented to the Board of Zoning Adjustment only on appeal from the decision of the County Building Inspector, and that recourse from the decision of the Board of Zoning Adjustment shall be to the courts as provided by law and particularly by Chapter 23, Laws of Nebraska.
2. It is further the intent of this Resolution that the duties of the County Board of Supervisors, as such, in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Resolution. Under this Resolution, the County Board of Supervisors shall have only the duties:
  - a. Of considering and adopting or rejecting proposed amendments of the repeal of this Resolution, as provided by law; and
  - b. Of establishing a schedule of fees and charges as adopted by separate resolution.

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**ARTICLE 11: AMENDMENTS****Section 11.01 Amendments**

1. The regulations, restrictions and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.
2. An amendment may be initiated by the County Board of Supervisors, by a motion of the Planning Commission, or by written petition of any property owner addressed to the County Board of Supervisors. The County Board of Supervisors shall act on such petitions within 90 days of receipt. Having once considered a petition, the County Board of Supervisors will not consider substantially the same petition for one year.
3. All proposed amendments (except those initiated by the Planning Commission) shall be submitted to the Planning Commission for study and recommendation. The Planning Commission shall study the proposals to determine:
  - a. The need and justification for the change.
  - b. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.
  - c. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
  - d. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.
4. Within 45 days from the date that any proposed amendment is referred to it (unless a longer period shall have been established by mutual agreement between the County Board of Commissioners and the Planning Commission in the particular case), the Planning Commission shall submit its report and recommendation to the County Board of Commissioners. The recommendation of the Planning Commission shall be advisory only and shall not be binding on the County Board of Supervisors. If the Planning Commission does not submit its report within the prescribed time, the County Board of Supervisors may proceed to act on the amendment without further awaiting the recommendations of the Planning Commission.

**Section 11.02 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 Sections 23-114 to 23-114.05, 23-168.01 to 23-168.04, 23-172, 23-174.02, 23-373, and 23-376, Reissue Revised Statutes of 1943 (in full), or this Regulation, or any regulation made pursuant to said sections, the appropriate authorities of the County 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.

**Section 11.03 Fines and Penalties**

Violation of the provisions of this regulation or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this regulation or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 per offense, with each day resulting in a separate offense, and in addition, shall pay all costs and expenses involved in the case.

**ARTICLE 12 LEGAL STATUS PROVISIONS**

**Section 12.01 Separability**

Should any article, section or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 12.02 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 this Resolution.

**Section 12.03 Repeal of Conflicting Resolutions**

All Resolutions or parts of Resolutions in conflict with this Resolution, or inconsistent with the provisions of this Resolution, are hereby repealed to the extent necessary to give this Resolution full force and effect.

**Section 12.04 Effective Date**

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

APPROVED AND ADOPTED by the Board of Supervisors of Adams County, Nebraska.

This \_\_\_\_\_ day of \_\_\_\_\_, 2010

(Seal)

ATTEST:

\_\_\_\_\_  
(COUNTY CLERK)

\_\_\_\_\_  
(CHAIR, COUNTY BOARD OF SUPERVISORS)