ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 501. "A-1" AGRICULTURAL DISTRICT

A. INTENT. It is the intent of this district to provide for agricultural and related uses

in a manner which will facilitate the possible conversion of the land in this district

to urban uses.

B. PERMITTED USES. In District "A-1" no building, structure, land or premises shall

be used and no building or structure shall be hereafter erected, constructed,

reconstructed, moved or altered, except for one or more of the following uses:

1. Farming, pasturing, truck gardening, orchards and greenhouse nurseries,

including the sale of products raised on the premises.

2. Horse stables and ranches.

3. Greenhouses and nurseries.

4. Publicly owned or operated parks, playgrounds, golf courses and recreational

uses.

5. Single-family dwellings.

6. Churches and other places of worship.

7. Public or private schools.

8. Accessory buildings and uses customarily incidental to those listed above.

9. Manufactured Homes in conformance with the provisions of Section 617 of these

Regulations.

10. Mobile Homes.

(Amended Ord. “A”, 2011)

C. CONDITIONAL USES. The following conditional uses may be permitted subject to

approval procedures outlined in Section 1105 of these regulations.

1. Cemeteries including mausoleums; provided mausoleums shall be at least two

hundred (200) feet from every street line and adjoining lot lines.

2. Hospitals and institutions of educational, religious, charitable, philanthropic

nature; provided such buildings shall not be located upon sites containing an

area of less than five (5) acres.

3. Airports and airfields.

4. Commercial transmitting towers.

5. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar

and/or Wind sources in conformance with “Net Metering” as per Nebraska State

Statutes 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or

“Small Wind Energy Conversion Systems (SWECS) shall also be in conformance

with the provisions of Section 616 of these Regulations.

(Amended Ord. “A”, 2011)

6. Commercial Wind Energy conversion Systems (CWECS) utilizing a single tower

application or multiple tower applications or “Wind Farm” held in single

ownership or in an association of multiple owners, in conformance with the

provisions of Section 616.5 of these Regulations. (Amended Ord. “A”, 2011)

7. Kennels-breeding and boarding.

a. All kennels shall be located at least 1,320 feet from a residential district.

b. The minimum lot size shall not be less than one acre.

c. No building or runs shall be located nearer than 75 feet to any property

lines.

d. The kennel shall be completely enclosed by fencing of sufficient height to

retain the dogs kept within said kennel. If necessary, fencing may be

required across the top of any such kennel in order to retain a dog within

the kennel. An enclosed ground area of 48 sq. feet per dog shall be provided.

8. Other publicly owned buildings and uses not specifically listed elsewhere in this

district.

9. Earth-sheltered residences may be constructed as a conditional use providing

the following conditions are met:

a. The living area shall be provided with exterior windows or sky lights which

have a glassed area of not less than ten percent (10%) of the floor area and

give direct visual access to natural light and open space.

b. Lot area, lot widths and setbacks for underground dwellings shall conform

to those established by the zoning district.

c. An outdoor space of no less than 500 square feet shall be provided

immediately outside one wall of the dwelling. The minimum width of the

space shall be 20' and the average grade elevation shall be no more than

two feet above or below the grade elevation of the floor dwelling.

d. All earth-covered structures shall be designed by a structural engineer and

plans shall be submitted signed and sealed by a licensed structural

engineer.

e. A site plan, elevations, cross sections and other necessary drawings shall be

submitted to ensure that the proposed structure is compatible with the

adjacent residents and the topography of the area. No site plan will be

approved that creates a storm drainage or runoff problem for an adjacent

property.

10. Privately owned parks, playgrounds or other outdoor recreational areas such as

campgrounds, youth camps, gun clubs, rodeo areas, archery, trap and skeet

shooting ranges and other similar uses.

11. Seasonal or temporary uses such as recreation camps or similar enterprises.

12. Telephone exchanges, electric substations or similar public utility uses.

13. The extraction of minerals or raw materials and the processing, treating or

storing of such minerals or materials.

14. Mobile Homes.

15. Mobile Offices and Mobile Warehouses

a. Blocking. As required by Village Ordinance.

b. Skirting. Wood sheeting products are permitted skirting materials for

Mobile Offices and Mobile Warehouses.

c. Anchoring. Anchoring devices shall be placed in accord with individual

insurance company requirements.

16. Self Service Storage Facilities.

D. INTENSITY OF USE REGULATIONS.

1. Minimum lot area: Three (3) acres for residential uses.

2. Minimum lot width: 150 feet of street or road frontage.

(Amended Ord. “A”, 2011)

E. HEIGHT REGULATIONS.

1. Maximum structure height: 35 feet, except that communication and electrical

structures, barns, silos and other agricultural structures may be of any

height.

F. YARD REGULATIONS.

1. Front yard:

a. The front yard shall be a minimum of twenty-five (25) feet in depth

measured from the front line.

2. Minimum side yards: 15 feet on each side of a zoning lot.

3. Minimum rear yard: 30 feet.