

## **RESOLUTION 2019 – 05**

### **CHANGES TO THE A-1 AND A-2 BOONE COUNTY ZONING REUGULATIONS.**

**A-1 Article 12, Section 2: Conditional Uses 2.3 C** Any residential type dwellings, provided the intensity of Use and all other requirements of this district are met. In no case are any residential type dwellings permitted on tracts without legal access to an improved road unless by a conditional use permit. Such tracts which include those that have lot or parcel boundaries on a minimum maintenance or undeveloped primitive road. The Condition Use Permit shall include the cost of improving the road by the applicant in accordance with the Nebraska Department of Roads, as a condition of the permit.

**Section 4. 4.1A:** a Five (5) sequential acre minimum for any parcel split which shall require a Conditional Use Permit including the right-of-way with the plat or lot split certificate and survey designating from which quarter (1/4) Section tract the parcel is being removed.

**A-2 ARTICLE 13: Section 1: 1.2** Any residential type dwellings, provided the intensity of Use and all other requirements of this district are met. In no case are any residential type dwellings permitted on tracts without legal access to an improved road unless by a conditional use permit. Such tracts which include those that have lot or parcel boundaries on a minimum maintenance or undeveloped primitive road. The Condition Use Permit shall include the cost of improving the road by the applicant in accordance with the Nebraska Department of Roads, as a condition of the permit.

#### **ADDITION TO**

##### **Section 1:**

- **1.10** Single-family dwellings will have no less than three (3) sequential acres.
- **1.11** The maximum dwelling density, both existing and new dwellings, is no more than four (4) dwelling units per one quarter (1/4) Section. The Plan or lot split shall designate from which quarter (1/4) Section the lot is being removed.
- **1.12** All driveways shall be adjacent to an improved county road or state highway.
- **1.13** All drives shall be arranged to provide adequate sight lines per State of Nebraska Department of Roads standards and approved by the County Highway Superintendent.
- **1.14** All lots shall meet standards for well and septic systems as established by the Nebraska Department of Health and Human Services and Environmental Quality.

#### **Section 4:**

- **4.1 Minimum Lot Area**
- **A. Single-family dwellings – Three (3) sequential acres including road right-of-way and at a density of no more than four (4) existing or new acreage or farmsteads per one-quarter (1/4) Section, except as herein exempted or on non-conforming lots of record.**
  - **(1) Should the lot be located within two (2) one-quarter (1/4) Sections, the plat or lot split certificate shall designate from which one-quarter (1/4) Section tract the lot is being removed.**
- **C. Seasonal dwellings – Three (3) sequential acres including road right-of-way.**
  - **EXEMPTIONS:**
- **B. Existing Farmsteads with single-family dwellings at the time of adoption of these regulations may be located on lots of:**
  - **B. (1) The lot created shall not be less than three (3) sequential acres including road right-of-way.**