

## **SECTION 1 - GENERAL**

### **1.1 SHORT TITLE**

This resolution shall be known and may be cited and referred to as the Zoning Regulations of Sarpy County.

### **1.2 CONFLICTS REPEALED**

All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

### **1.3 PUBLICATION**

This Resolution shall be published in book or pamphlet form or in legal newspaper published and in general circulation in Sarpy County, Nebraska and shall, in addition, be spread in the minutes of the proceedings of the County Board and, together with the map or maps being a part hereof, shall be filed with the County Clerk of Sarpy County, Nebraska.

### **1.4 WHEN EFFECTIVE**

This Resolution shall be in full force and in effect from and after its adoption, publication, and filing as provided by law.

### **1.5 PURPOSE**

These Zoning Regulations are consistent with a Comprehensive County Development Plan and designed for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Sarpy County, including, among others, such purposes as developing both urban and non-urban areas; lessening congestion in streets, roads, and highways; reducing the waste of excessive amounts of roads; securing safety from fire and other dangers; lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters; providing adequate light and air; preventing excessive concentration of population and excessive and wasteful scattering of population or settlement; 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; protecting the tax base; protecting property against blight and depreciation; securing economy in governmental expenditures; fostering the state's agriculture, recreation, and other industries; encouraging the most appropriate use of land in the county; and preserving, protecting, and enhancing historic buildings, places, and districts.

### **1.6 SCOPE OF REGULATIONS**

Except as provided by these Regulations, and except after obtaining a permit from the Director of Planning of Sarpy County, Nebraska, it shall be unlawful in that portion of Sarpy County which is outside the zoning jurisdictional limits granted to cities and villages and over which such cities and villages are exercising such zonal jurisdiction:

- 1.6.1 To erect or place any building or structure or part thereof upon any real estate within said Zoning District.
- 1.6.2 To rebuild, structurally alter, add to, or relocate any existing building or structure or part thereof.
- 1.6.3 To change the type of use of any land, building, or other structure to a use not permitted in the Zoning District of which it is a part.
- 1.6.4 To establish, re-establish, or expand any non-conforming use.
- 1.6.5 To reduce any lot dimension or plot area, in conjunction with any building or structure, to have a dimension or area less than required by these regulations.
- 1.6.6 To provide or make connection with water supply or sewage disposal facilities or electrical facilities.
- 1.6.7 To erect or alter any building or other structure:
  - (A) To exceed the height limitations;
  - (B) To accommodate or house a greater number of families than permitted
  - (C) To allow a structure to occupy a greater percentage of lot area than is permitted;
  - (D) To have narrower or smaller rear yards, front yards, side yards, or other open spaces than as herein required, or in any other manner contrary to the provisions of these regulations.
- 1.6.8 To relocate any building or structure or part thereof, from another County in Nebraska, from another State or County into Sarpy County, and upon any Real Estate within said Zoning District.
- 1.6.9 To erect or place any building or structure as an obstruction in any public street or County road.

**1.7 JURISDICTION AND APPLICATION OF DISTRICT REGULATIONS**

- 1.7.1 The requirements set by these regulations shall be applicable to all areas outside the corporate limits and any zoning jurisdiction of any city or village.
- 1.7.2 Every building hereafter erected or structurally altered shall be located on a lot as defined in these regulations. More than one single family residence may be erected on any one lot, provided that the lot is capable of being subdivided into separate lots each containing only one single family residence which would fully conform to the provisions of these regulations.