

**RESOLUTION 2018-110**

WHEREAS: On March 17, 2004 the Keith County Commissioners adopted by Resolution the Keith County, Nebraska Zoning and Subdivision Regulations;

WHEREAS: The Keith County Board of Commissioners may from time to time amend, change, modify or repeal the adopted Zoning Regulations according to law;

WHEREAS: The Keith County Planning Commission has determined the need to make amendment to Article 7, Section 4 and Section 5 for Residential- Rural District (RR) (amendment is attached hereto and incorporated herein);

WHEREAS: The Keith County Planning Commission has determined the need to make amendment to Article 8, Section 4 and Section 5 for Residential Rural Two District (RR2) (amendment is attached hereto and incorporated herein);

WHEREAS: The Keith County Planning Commission has garnered public input, and after due notice in the official county newspaper, did hold a public hearing on March 1, 2018 in the Keith County Courthouse on said recommendation.

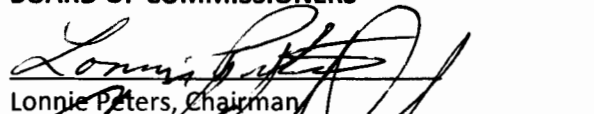
WHEREAS: The Keith County Planning Commission recommends to the Keith County Board of Commissioners the text amendment to Article 7, Section 4 and Section 5 for Residential- Rural District (RR), and text amendment to Article 8, Section 4 and Section 5 for Residential Rural Two District (RR2) of the Keith County, Nebraska Zoning and Subdivision Regulations of March 27, 2004.

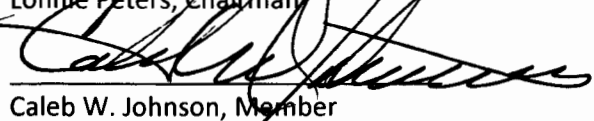
NOW THEREFORE BE IT RESOLVED, THAT

The Keith County Board of Commissioners hereby approves the text amendments to Article 7, Section 4 and Section 5 for Residential- Rural District (RR), and text amendments to Article 8, Section 4 and Section 5 for Residential Rural Two District (RR2) of the Keith County, Nebraska Zoning and Subdivision Regulations of March 27, 2004.

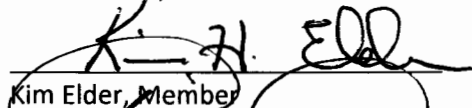
Dated this 21<sup>st</sup> day of March, 2018

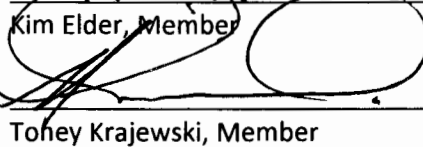
**KEITH COUNTY NEBRASKA  
BOARD OF COMMISSIONERS**

  
Lonnie Peters, Chairman

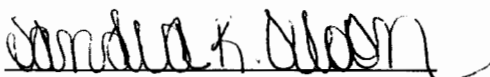
  
Caleb W. Johnson, Member

  
C.W. Baltzell, Member

  
Kim Elder, Member

  
Tohey Krajewski, Member

ATTEST:

  
Sandra K. Olson, Keith County Clerk

A Resolution for Text Amendment change of the March 17, 2004 adopted Keith County, Nebraska, Zoning and Subdivision Regulations, which shall amend Article 6 Residential-Rural District (RR), specific to lot size regulations and minimum area requirements.

**ARTICLE 2 – Authority**

C) The March 17, 2004 Regulations shall not apply to a change in the boundary between adjoining lands that does not create an additional substandard lot in Agriculture District (A), Residential Medium Density District (RM), Mixed Residential District (MRD), Tourist Service District (TS), Highway District (HD), Neighborhood Convenience Business District (NC), General Business District (GB), Light Industrial District (LI), Heavy Industrial District (HI), and Entryway Corridor Planned Development District (EPCD).

The Text Amendment applies only to a change in the boundary between adjoining lands that creates an additional substandard lot in Residential-Rural District (RR).

**ARTICLE 6 Residential – Rural District (RR)**

**Section 4 Minimum Area, Yard Setbacks and Height Requirements**

Lot area            a) 40,000 square feet with private/shared water system and private/shared wastewater system.  
                          b) 20,000 square feet with community/public water system or community/public wastewater system.

Average lot width  
    Interior Lot     a)     175 feet  
                          b)     100 feet  
    Corner Lot     a)     175 feet  
                          b)     100 feet  
Minimum lot width                    50 feet  
Minimum lot depth     a)     225 feet  
                          b)     200 feet

Front yard setback                    25 feet  
Rear yard setback  
    Principal building                20 feet  
    Accessory building                10 feet

Side yard setback  
  
    Interior lot                        10 feet  
    Corner lot                         25 feet  
Maximum building height            30 feet

**Section 5 General Provisions**

The use of land in this zoning district shall also conform to the parking, signing, and other provisions of this resolution.

The applicant may make application to the Planning Commission to replat a combination of lots existing prior to March 21, 2018. When joining by replat of existing lots (in their entirety), the following provisions shall apply:

- 1) The replat will contain two or more lots with a minimum combined lot size of 12,500 square feet.
- 2) The replat shall be platted on existing streets or roads.
- 3) Potable water and sewer facilities shall meet the requirement of the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services.
- 4) The replat will not increase erosion or create a flooding potential.
- 5) The replat will not be a detriment to the adjoining properties or to the character of the zoning district.

The Planning Commission who shall hear and review the matter, and within thirty-five days of the first hearing, do one of the following:

- 1) Recommend approval to the County Commissioners and reasons for the approval.
- 2) Recommend denial to the County Commissioners and reasons for said denial.
- 3) Table the matter for a specified period of time with the consent of the applicant for further study and review.

A Resolution for Text Amendment change of the March 17, 2004 adopted Keith County, Nebraska, Zoning and Subdivision Regulations, which shall amend Article 7 Residential Rural Two District (RR2), specific to lot size regulations and minimum area requirements.

**ARTICLE 2 – Authority**

C) The March 17, 2004 Regulations shall not apply to a change in the boundary between adjoining lands that does not create an additional substandard lot in Agriculture District (A), Residential Medium Density District (RM), Mixed Residential District (MRD), Tourist Service District (TS), Highway District (HD), Neighborhood Convenience Business District (NC), General Business District (GB), Light Industrial District (LI), Heavy Industrial District (HI), and Entryway Corridor Planned Development District (EPCD).

The Text Amendment applies only to a change in the boundary between adjoining lands that creates an additional substandard lot in Residential Rural Two District (RR2).

**ARTICLE 7 Residential Rural Two District (RR2)**

**Section 4 Minimum Area, Yard Setbacks and Height Requirements**

- Lot area
- a) 30,000 square feet with private/shared water system and private/shared wastewater system.
  - b) 20,000 square feet with either a community/public water system or community/public wastewater system.
  - c) 12,500 square feet with both a community/public water system and community/public wastewater system.

- Average lot width
- Interior Lot
    - a) 150 feet
    - b) 100 feet
    - c) 100 feet
  - Corner Lot
    - a) 150 feet
    - b) 100 feet
    - c) 100 feet
- Minimum lot width 50 feet
- Minimum lot depth
- a) 200 feet
  - b) 200 feet
  - c) 125 feet

- Front yard setback 25 feet
- Rear yard setback
- Principal building 20 feet
  - Accessory building 10 feet
- Side yard setback
- Interior lot 10 feet
  - Corner lot 25 feet
- Maximum building height 30 feet

**Section 5 General Provisions**

The use of land in this zoning district shall also conform to the parking, signing, and other provisions of this resolution.

The applicant may make application to the Planning Commission to replat a combination of lots existing lots prior to March 21, 2018. When joining by replat of existing lots (in their entirety), the following provisions shall apply:

- 1) The replat will contain two or more lots with a minimum combined lot size of 12,500 square feet.
- 2) The replat shall be platted on existing streets or roads.
- 3) Potable water and sewer facilities shall meet the requirement so the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services.
- 4) The replat will not increase erosion or create a flooding potential.
- 5) The replat will not be a detriment to the adjoining properties or to the character of the zoning district.

The Planning Commission who shall hear and review the matter, and within thirty-five days of the first hearing, do one of the following:

- 1) Recommend approval to the County Commissioners and reasons for the approval.
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- 3) Table the matter for a specified period of time with the consent of the applicant for further study and review.