

SECTION 8 - ESTABLISHMENT OF DISTRICTS

8.1 For the purpose of these Zoning Regulations, that portion of Sarpy County, Nebraska, which is outside the limits of any incorporated city or village, or is outside the zoning jurisdictional limits of any incorporated city or village, and over which such city or village is not exercising such jurisdiction, is hereby divided into the following districts:

8.1.1 **AG AGRICULTURAL FARMING DISTRICT**

Provides for use of land for general agricultural purposes such as farming and the usual buildings and structures; minimum area 20 acres; and, interim uses under special or conditional permits.

8.1.2 **AGD AGRICULTURAL DEVELOPMENT DISTRICT**

Provides for use of land for farming and agricultural-related activities such as elevators and storage, and terminals; minimum lot area of 10 acres; and, interim uses under special permits.

8.1.3 **AGR AGRICULTURAL RESIDENTIAL DISTRICT**

Provides for agricultural, low density, residential development; minimum lot area of 5 acres.

8.1.4 **RE2 RESIDENTIAL ESTATE II DISTRICT**

Provides for single family homes on a minimum of 2 acre lots.

8.1.5 **RE1 RESIDENTIAL ESTATE I DISTRICT**

Provides for single family homes on a minimum of 1 acre lots.

8.1.6 **RS-100 SINGLE FAMILY RESIDENTIAL DISTRICT**

Provides for single-family residential uses; minimum lot area of 10,000 square feet.

8.1.7 **RS-72 SINGLE FAMILY RESIDENTIAL DISTRICT**

Provides for single-family residential uses; minimum lot area of 7,200 square feet.

8.1.8 **RD-50 TWO-FAMILY RESIDENTIAL DISTRICT**

Provides for two-family residential uses; minimum lot area of 5,000 square feet per living unit.

8.1.9 **RG-35 GENERAL RESIDENTIAL DISTRICT**

Provides for multi-family residential uses; minimum lot area of 3,500 square feet per living unit.

8.1.10 **RG-15 GENERAL RESIDENTIAL DISTRICT**

Provides for multi-family residential uses; minimum lot area of 1,500 square feet per living unit.

8.1.11 **RMH MOBILE HOME RESIDENTIAL DISTRICT**

Provides mobile home parks placement of one or more mobile structures on a zoned lot.

8.1.12 BG GENERAL BUSINESS DISTRICT

Provides for a wide range of related business activities such as construction, repair, garages, building materials and similar establishments.

8.1.13 BGH HEAVY GENERAL BUSINESS DISTRICT

Provides for business establishments closely related to light industrial operations and for business and service establishments that require greater land area and highways or other arterials to do business.

8.1.14 IL LIGHT INDUSTRIAL DISTRICT

Provides for commercial and light industrial uses meeting comparatively rigid environmental specifications as to nuisance-free performance.

8.1.15 IGM GENERAL MANUFACTURING DISTRICT

Provides for the widest range of industrial and manufacturing activities which perform under environmental Protection Agency specification and are reasonably nuisance-free.

8.1.16 MU MIXED USE DISTRICT

Provides for accommodation of projects which combine several compatible land uses into an integrated development. The MU District may also be used to designate parts of the County which is appropriate for a mixture of residential, commercial, office, and accessory uses.

8.1.17 AP AIRPORT DISTRICT

Provides for airport facilities.

8.1.18 AA AIRPORT APPROACH ZONE DISTRICT

Provides an appending district for limited land uses and low density uses within the airport approach zones on either side of the centerline of the run-way extended.

8.1.19 PD PLANNED DEVELOPMENT DISTRICT

An appending or combining district designated to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.

8.1.20 PTD PLANNED TOWNHOUSE DEVELOPMENT

An appending district designated to provide for innovative platting of lots and sublots of residential uses.

8.1.21 FP FLOOD PLAIN DISTRICT

An appending district designated to provide for restrictive land use and construction within a designated flood plain.

8.1.22 CD CONSERVATION DEVELOPMENT OVERLAY DISTRICT

Provides for the use of conservation techniques by which new residential developments permanently designate a portion of the total parcel to open space conservation areas.

8.1.23 **HC HIGHWAY CORRIDOR OVERLAY DISTRICT**

Provides for the basic guidelines that promote quality design along the most visible and heavily traveled road corridors in the Sarpy County zoning jurisdiction: Highway 370, Highway 50, Interstate 80, Platteview Road, Highway 31, and Highway 75.

8.1.24 **BTA BUILD THROUGH ACREAGES**

It provides for the eventual transition of the previously developed acreage subdivision to higher densities when the extension of urban services occurs.