

VILLAGE OF SPRAGUE
LANCASTER COUNTY, NEBRASKA

ORDINANCE No. 2015-2

AN ORDINANCE to amend the Article 6 of the Zoning Ordinance

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SPRAGUE NEBRASKA:

AGX Preservation Lots

Minimum Lot Area

i) For purposes of determining minimum lot area, abutting County section line and one-half section line road right-of-way is included in the total area.

ii) AG Preservation Lots- The Planning Committee may approve AGX Preservation Lots and the general requirements of this subsection (a) are not required to be met under the following conditions:

a) the overall density on one dwelling unit per 20 acres shall be maintained. The subdivision shall have a minimum of 20.00 acres and a maximum of 80.00 acres with no more than 4 buildable parcels created;

b) buildable lots with onsite wastewater shall be equal to or greater than three (3) acres as provided by County Resolution 02-30. The Lincoln-Lancaster County Health Department may approve lots less than three (3) acres in size served by an onsite wastewater treatment system when as easement exists on adjacent land providing a minimum of three (3) acres;

c) the remaining land shall be placed in a outlot that occupies a minimum of 75% of the total area of the subdivision. This outlot shall be non-buildable except that agricultural structures shall be allowed;

d) lots shall be accessed by a single shared driveway, which shall be within a public access and utility easement, sixty (60) feet in width, then purpose of which is to act as local road right-of-way in the event the property, or adjacent parcels, should further subdivide in the future. An exception may be made for subdivisions which have frontage on more than one road when the frontage meets the minimum requirement and when a safe access point can be approved by the County Engineer;

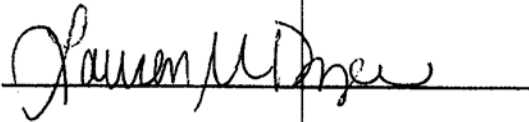
e) the subdivider agrees to dedicate the full fifty (50) foot right-of-way on County section line and one-half section line roads abutting the subdivision.

In such event, the yard requirements shall apply to the buildable lots. When less than 550' of frontage

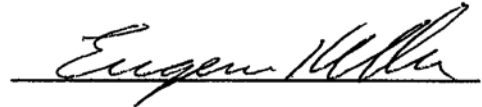
is available, minimum lot frontage may be adjusted by the Planning Committee. Design standards shall meet the requirements of the Subdivision Resolution.

The passage and adoption of the said ordinance having been concurred in by a majority of all the members of the Board of Trustees, the Chairman declared the ordinance adopted and signed and approved the ordinance and the Clerk attested the passage of approval of this same and affixed her signature thereto.

Enacted this 5th day of February, 2015.



Village Clerk



Chairman of the Board