

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LANCASTER COUNTY, NEBRASKA

COUNTY TEXT AMENDMENT NO. 19009:        )  
TEXT AMENDMENT TO THE LANCASTER        )  
COUNTY ZONING RESOLUTION, SECTION     )  
13.014 TO ADD CONDITIONS FOR            )  
CAMPGROUNDS AND SECTION 16.003 FOR     )  
SIGNS, AS PROVIDED IN ATTACHMENT A     )        RESOLUTION NO. R-20-0007

WHEREAS, pursuant to Neb. Rev. Stat. § 23-114, the Lancaster County Board of Commissioners (“Board”) is authorized to make amendments to the 1979 Zoning Resolution of Lancaster County, which are consistent with the County’s Comprehensive Plan and after receipt of specific recommendations from the Lincoln/Lancaster County Planning Commission (“Planning Commission”);

WHEREAS, Kent Seacrest on behalf of David and Jolene Queen (“Applicant”) has requested a text amendment to the Lancaster County Zoning Resolution, Section 13.014 to add conditions for campgrounds, and Section 16.003 for signs, as provided in Attachment “A,” attached hereto and incorporated by this reference;

WHEREAS, the Lincoln-Lancaster County Planning Department (“Department”) has recommended approval of this amendment concluding that the requested amendment would better define what a campground is, provide appropriate conditions, and establish a minimum number of sites for a facility. The proposed text amendment is also in conformance with the Comprehensive Plan by establishing conditions for campgrounds that help encourage recreational activities in the County, while still protecting the surrounding properties;

WHEREAS, on December 4, 2019, after the public hearing, the Planning Commission voted 5-3 to recommend approval of said text amendment;

WHEREAS, on January 21, 2020, the Board conducted a public hearing regarding said text amendment;

WHEREAS, on January 21, 2020, the Board during a public meeting voted to \_\_\_\_\_ the proposed text amendment;

NOW, THEREFORE, BE IT RESOLVED, by the Board, that the amendments to the Lancaster County Zoning Resolution, as provided in Attachment "A," are hereby \_\_\_\_\_.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, in the County-City Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY COMMISSIONERS OF LANCASTER COUNTY, NEBRASKA

Board withdrew  
1/28/2020

APPROVED AS TO FORM

\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Deputy County Attorney  
for PAT CONDON  
County Attorney

\_\_\_\_\_  
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\_\_\_\_\_

### 13.014. Campground

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Campground may be allowed by special permit in the AG zoning district under the following conditions:

a. The campground shall have a minimum of 40 campsites and shall be supplied with a water supply and sewage disposal facilities, including washing, toilets, and similar facilities, all of which meet all applicable codes and regulations.

b. A front yard of fifty (50) feet and side and rear yard of sixty (60) feet shall be maintained on the campground.

c. No campground may be occupied by the same person or persons for more than thirty (30) consecutive days.

However if the campground provides recreation and support facilities including but not limited to a swimming pool, convenience goods shop, and office up to thirty-five (35) percent of the campground campsites may be occupied by the same person or persons for no more than one hundred eighty (180) consecutive days in any calendar year.

d. Signs are allowed within the front yard setback.

e. The campground shall take access to and from a paved public road,

f. All campground operators shall keep accurate records as to the length of time a person stays in the campground, and shall make said records available to the County Attorney, Director of Building and Safety Department or the Director of the Planning Department upon request.

g. One dwelling unit or a campground site occupied by the owner or caretaker year round is permitted.

### 16.003. General Provisions

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No sign or part thereof shall be erected or maintained in any zoning district except in conformance with the provisions of this article.

a. No sign shall be erected or maintained in a required yard, except as otherwise provided, encroach upon or overhang any adjacent property, or any other land or public right-of-way.