

Section 4.15 LA Lake Area Overlay District

4.15.1 Intent:

Knox County has established this overlay for the purpose of guiding future development as a planned area. In addition, Knox County desires to ensure proper construction in key parts of the overlay area in order to protect the future value of construction of new structures as well as nearby existing structures.

GEOGRAPHIC AREA:

The LA Overlay District shall apply to those areas in the northern portions of Knox County near Lewis and Clark Lake from near Devils Point to the Gavins Point Dam. See the Future Land Use and Official Zoning Maps for actual location.

4.15.2 Permitted Uses:

The following principal uses are permitted in the LA District.

1. All permitted uses contained in the underlying base zoning district unless specifically noted in these regulations.

4.15.3 Conditional Uses:

The following uses are subject to any conditions listed in this Resolution and are subject to other conditions relating to the placement of said use on a specific tract of ground in the LA Overlay District as recommended by the Planning Commission and City Council and approved by the City Council.

1. All conditional uses contained in the underlying base zoning district unless specifically noted in these regulations.
2. Mixed uses within a development provided the development is accompanied by a Planned Unit Development.

4.15.4 Accessory Uses:

The following Accessory Uses are allowed as follows.

1. All accessory uses contained in the underlying base zoning district unless specifically noted in these regulations.

4.15.5 Special Criteria:

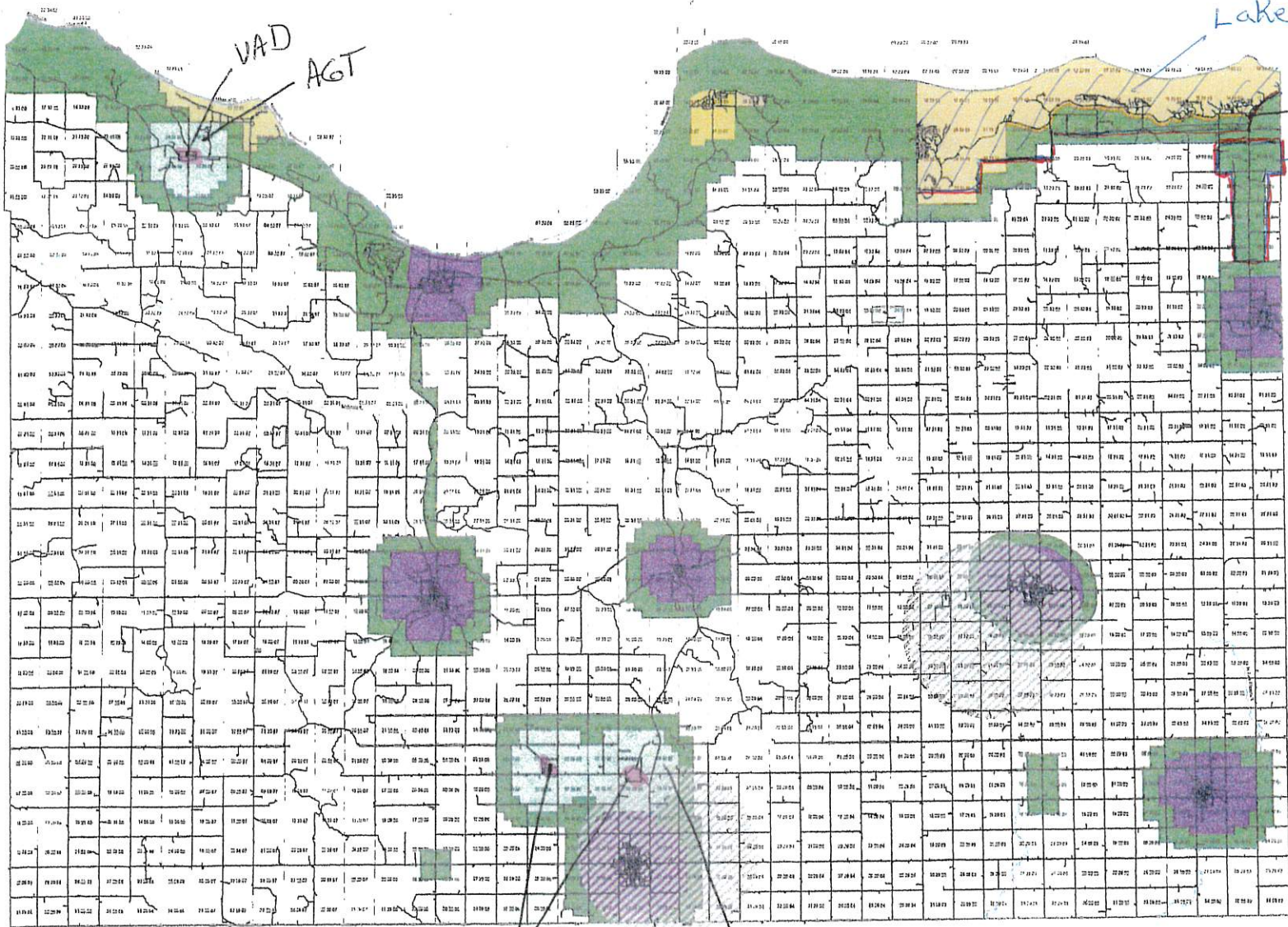
The following special criteria are established for the protection of specific future investments within the Knox County Lake Area.

1. Any new residential or commercial uses shall determine the existing slope and plasticity of the land.
 - a. If the existing slope is 20% to 29%, the applicant shall provide Knox County with engineering data indicating how the new structure will address the slope of the property.
 - b. If the plasticity is considered either medium or high, the applicant shall provide Knox County with engineering data of how the structure will address the existing soil conditions.
 - c. No structure shall be constructed on slopes of 30% or greater, unless suitable engineering designs can show:
 - i. The soil is not in a condition which promotes future landslides.
 - ii. The new structure will be engineered to be anchored to the slope and will not slide down the slope.
 - iii. The new structures construction and location will not jeopardize any existing structures down slope or adjacent to the new structure.
2. New commercial development located along the southern roads of the overlay district shall locate along the southern side of these roads and across from any existing residential developments.
3. New commercial uses may be allowed within some areas as a mixed use development; however, any mixed use development shall be processed as a planned unit development as found in this Resolution.
4. Mobile home and Recreational Vehicle Parks shall be located a minimum of 300 feet from any existing residential development. These facilities shall be screened from residential uses/developments and roadways by either natural landscape or newly planted vegetative screen.
5. New developments within this overlay district should determine with Knox County any roadway improvements needed, as well as the anticipated daily trips in and out of the development.

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6. Future developments shall identify how the development will develop centralized water and sanitary sewer systems. This is in lieu of allowing individual septic systems on every lot.
7. If a new centralized water system is not desirable, the developer/applicant shall show they have an agreement for hooking into a rural water district.
8. The minimum lot size within this overlay district shall be $\frac{1}{2}$ acre unless soil conditions dictate larger lots.
9. Developments, property owners, and the Homeowners Association shall be require to eliminate dead vegetation throughout the development.
10. New developments, as well as, developments going through replatting shall be required to have two points of ingress and egress.



Vardal, Winnetoon, and Bazille Mills have changed the extra territorial jurisdiction from VAD to AGT. This amendment is not intended to impact the zoning within the corporate limits of Vardal, Winnetoon, and Bazille Mills. (Amended 9-27-12)

This is to certify that this is the Official Zoning Map referred to in the Knox County, Nebraska, Resolution.
 This Official Zoning Map supersedes and replaces any and all other official zoning maps adopted prior to this date.
 Adopted on this _____ day of _____, 2012

 Chairman, Knox County Board of Supervisors

 Attest: City Clerk

Knox County, Nebraska

Official Zoning Map



This map was prepared using information from records developed and/or by other individuals, firms, counties, states, or public entities. Marvin Planning Consultants does not warrant the accuracy of the map or the information used to prepare the map. It was intended to be representative of real conditions and is not a title deed.

Zoning Districts

Zoning	Color/Pattern
AGP	White
RR	Yellow
RAR	Light Green
AH	Light Blue
VAD	Light Purple
AGT	Dark Green
LAR	Light Yellow
CC	Orange
City Jurisdiction	Dark Purple