

Proposed
Butler County, Nebraska,
Rural Community.

Zoning Districts.

August, 2026

ZONING DISTRICTS

1.1 AG-1 - AGRICULTURE DISTRICT

1. **INTENT:** This District is designated for general agriculture use and is intended to preserve and protect agriculture production from encroachment by incompatible uses.
2. **PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:
 1. General farming and ranching activities, excluding any expansion of existing or development of livestock confinement facilities/operations.
 2. Public Uses: Including fire stations, public elementary and high schools, public utilities and utility distribution systems;
 3. Bulk grain and produce storage, excluding commercial warehouses;
 4. Irrigation, flood, erosion and sediment control projects;
 5. Non-farm single family dwellings, farm and ranch dwellings on an improved all-weather county road (above minimum maintenance road), including one additional farm/ranch single/two family dwelling for the purpose of housing relatives or permanent agriculture workers;
 6. Churches, places of worship and cemeteries.
3. **PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted:
 1. Home occupations;
 2. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses;
 3. Roadside stands for the temporary sale of produce;
 4. Alternative energy systems utilizing biomass, geothermal, hydropower, solar energy systems less than 25 kW in conformance with “Net Metering” per Nebraska State Statutes §70-2001-2005, as amended.

4. **PERMITTED SPECIAL USES:** A building or premises may be used for the following purposes in the AG-1 Agriculture District if a special permit for such use has been obtained.
1. Airports and heliports including crop dusting strips;
 2. Sewage treatment plants for primary and secondary treatment; public and private sanitary landfills; gravel plants and asphalt or concrete batch plants;
 3. Agriculture service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis; agricultural grain product milling and processing; commercial grain warehouses, establishments engaged in performing services such as crop dusting, fruit picking, grain cleaning, harvesting and plowing; farm equipment services and repair;
 4. Broadcast towers and stations and wind generation systems, including Amateur Radio or land mobile communication towers in accordance with the David City Municipal Airport Zoning Regulations;
 5. Public and private recreational uses, including parks and playgrounds, campgrounds and riding stables;
 6. Auction/sale barns and yards;
 7. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agricultural chemicals;
 8. Mineral extraction, which shall include the following: oil wells, sand, dirt and/or gravel extraction and quarries;
 9. Pre-school and child care centers;
 10. Private elementary and high schools;
 11. Expansion of existing or development of new livestock confinement facilities/operations;
 12. Paunch waste disposal;
 13. Veterinary facilities;
 14. Dog breeding establishments and kennels;
 15. Public and private, including non-profit, charitable institutions; and
 16. Recreational motel-lodging;

17. Greenhouses and garden centers;
18. Bed and breakfast;
19. Manufacturing, commercial and/or Industrial operations, except salvage yards.

1.2 AGR - AGRICULTURAL RESIDENTIAL DISTRICT

- 1. INTENT:** This District is intended to provide for low-density, acreage and rural subdivision residential development in selected areas in close proximity to portions of the Platte River Corridor and northern Butler County Incorporated Communities. Generally these Districts are located near built-up areas within reasonable reach of fire protection and emergency services, and are located on gravel roads.
- 2. PERMITTED PRINCIPLES USES AND STRUCTURES:** The following shall be permitted as uses by right:
 1. General farming, including hobby farming or animal raising, excluding any expansion of existing or development of livestock confinement facilities/operations;
 2. Non-farm, single family dwellings, ranch and farm dwellings on an improved all weather county road (above minimum maintenance road), including ranch and farm dwellings; and one additional on farm/ranch single/two family dwellings for the purpose of housing relatives or permanent agriculture workers;
 3. Irrigation and flood control projects;
 4. Public parks and recreational areas;
 5. Community buildings and/or facilities owned and/or occupied by public agencies;
 6. Public and/or private schools; and
 7. Churches, places of worship, and cemeteries.
- 3. PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted:
 1. Home occupations;
 2. Accessory uses and structures normally appurtenant to the permitted uses and structures;
 3. Roadside stands for sale of agricultural produce;
 4. Alternative energy systems utilizing biomass, geothermal, hydropower, solar energy systems less than 25 kW in conformance with “Net Metering” per Nebraska State Statutes §70-2001-2005, as amended.

4. **PERMITTED SPECIAL USES:** A building or premises may be used for the following purposes in the AGR Agricultural Residential District if a special permit for such use has been obtained:
1. Agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services;
 2. Cemeteries, crematories, mausoleums and columbarium;
 3. Pre-school and child care centers;
 4. Radio and television towers and transmitters;
 5. Camp grounds;
 6. Wind generating systems;
 7. Solar energy systems 25 kW or less;
 8. Commercial kennels;
 9. Public and private charitable institutions;
 10. Greenhouses and nurseries;
 11. Animal clinics, animal hospitals and veterinarian services;
 12. Rural subdivisions with individual parcels may be reduced to one acre if they are in accordance with the Nebraska Environmental Quality - Title 124 and Department of Health and Human Services Regulations.

1.3 R-1 - RESIDENTIAL DISTRICT

1. **INTENT:** This District is intended for use in unincorporated communities of Loma and Edholm, to provide for low density residential uses consisting of single family and two family detached dwelling units and accessory structures.
2. **PERMITTED PRINCIPLE USES AND STRUCTURES:** The following shall be permitted as uses by right:
 1. Single family dwellings;
 2. Manufactured homes;
 3. Two-family dwellings;
 4. Nursery, primary and secondary education;
 5. Public parks, buildings and grounds;
 6. Child care homes;
 7. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public elementary and high schools, public utilities and utility distribution systems; and
 8. Places of worship such as churches and synagogues.
3. **PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted:
 1. Home occupations;
 2. Accessory uses and structures normally appurtenant to permitted uses and structures;
 3. Alternative energy systems utilizing biomass, geothermal, hydropower, solar energy systems less than 25 kW in conformance with “Net Metering” per Nebraska State Statutes §70-2001-2005, as amended.
4. **PERMITTED SPECIAL USES:** A building or premises may be used for the following purpose in the R-1 Residential District if a special permit for such use has been obtained:
 1. Medical clinics;
 2. Mortuaries;
 3. Child care center;

4. Museum and art galleries;
5. Nursing homes;
6. Public and private golf courses;
7. Retirement homes;
8. Bed and breakfast homes;

1.4 RC - RURAL CONSERVATION DISTRICT

1. **INTENT:** This District is intended for those areas which, because of limiting environmental characteristics such as major river and creek corridors, NRD- or State-protected lands, riparian habitats, flood-prone areas, or other factors, require the regulation of development in keeping with the conditions imposed by the natural environment.
2. **PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:
 1. Non-farm single family dwelling, ranch and farm dwellings on an improved all weather county road (above minimum maintenance road), and one additional on farm/ranch single/two family dwelling for the purpose of housing relatives or permanent agriculture workers.
 2. General farming and ranching activities, excluding any expansion of existing or development of livestock confinement facilities/operations.
 3. Flood, erosion and sediment control projects.
3. **PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted:
 1. Home occupations;
 2. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.
 3. Roadside stands for temporary sale of produce.
 4. Alternative energy systems utilizing biomass, geothermal, hydropower, solar energy systems less than 25 kW in conformance with “Net Metering” per Nebraska State Statutes §70-2001-2005, as amended.
4. **PERMITTED SPECIAL USES:** A building or premises may be used for the following purposes in the RC Rural Conservation District:
 1. Sewage disposal and water systems;
 2. Public and private uses including parks, playgrounds, golf courses, recreation uses, riding stables, public utilities, and utility distribution system;
 3. Bed and breakfast establishments;
 4. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and quarries;

5. Expansion of existing or development of new livestock confinement facilities/operations;
6. Broadcast towers and stations and wind generation systems, including Amateur Radio or land mobile communication towers in accordance with the David City Municipal Airport Zoning Regulations;
7. Commercial and Industrial Uses, without outside storage of materials and equipment.
8. Solar Energy Systems 25 kW or less.

1.5 HC - HIGHWAY CORRIDOR DISTRICT

1. **INTENT:** This District is established to provide space for a range of commercial, office, light industrial, and production facilities along major Butler County Highway Corridors including, U.S. Highway 81 between NE Highway 92 and 64, NE Highway 64 between U.S. Highway 81 and the Village of Octavia (excluding Village Corporate Limits and Planning Jurisdictions), NE Highway 92 between U.S. Highway 81 and the eastern border of Butler County and NE Highway 15 from NE Highway 92 to the southern border of the County. The Highway Corridor District is also intended to provide support uses, including complimentary office and retail use complementing the general land use pattern of the county and assisting the implementation of the adopted Initiatives of the Butler County Rural Community.
2. **PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted uses by right:
 1. Commercial use.
 - a. Commercial uses include: gas stations, general retail, restaurants, malls, lodges, motels, farm equipment sales, seed dealerships.
 2. Office buildings.
 - a. Office buildings uses include: medical, veterinary, professional, and service.
 3. Technology Parks.
 4. Public Schools and Community colleges, colleges, or other post-secondary education facilities.
 5. Private schools.
 6. Nonprofit religious, educational and philanthropic institutions.
 7. Farming and the sale of farm produce.
 8. Light Industrial use.
 - a. Light industrial uses include: warehousing and storage, distribution and logistics centers, manufacturing, assembly and packaging, small machine shops, repair facilities, gravel/sand/rock/aggregate extraction.

3. PERMITTED SPECIAL USES: The following uses are subject to any conditions listed in these regulations and are subject to other conditions relating to the placement of said use on a specific tract of ground in the HC District as recommended and approved by the Butler County Planning Commission:

1. Commercial uses, including shops, nightclubs, and commercial recreational activities.
2. Warehouse and distribution.
3. Storage facilities.
 - a. Self-storage and storage of recreational vehicles, automobiles, boats;
4. Truck stop facilities with complete truck services.
5. Trucking terminals.
6. Recreation Vehicle Park and campground.
7. Heliports and airports.
8. Production, manufacturing, assembly, processing, or transportation of goods and materials, except:
 - a. The refining, distillation, or manufacture of:
 - i. Acids or alcohols.
 - ii. Chemicals.
 - iii. Petroleum products.
 - iv. Cement, lime, gypsum, or plaster of Paris.
 - v. Fertilizer.
 - b. The operation of:
 - i. Blast furnaces, coke ovens, smelting or ore reduction works.
 - ii. Boiler works.
 - iii. Forges.
 - iv. Rolling mills.
 - v. Yeast plants.
 - vi. Production, manufacture, processing, or transportation of toxic, radioactive, flammable, or explosive materials.
 - vii. Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals or fowl rendering fat; distribution of bones, coals, or wood.
 - viii. Dumping or reduction of garbage, offal, or dead animals.
 - ix. Mining, quarrying, stone working, or rock crushing.
 - x. Extraction of sand, gravel, or soil.
 - xi. Alternative energy systems utilizing biomass, geothermal, hydropower, solar, and/or wind sources in conformance with “Net Metering” per Nebraska State Statutes §70-2001-2005, as amended.