

COUNTY ACCESSORY DWELLING UNITS
August 16, 2018

The Lancaster County Board of Commissioners directed the Planning Department in March 2018 to study the feasibility to consider more options for accessory dwelling units (ADUs) in the County. Planning staff created a working group which included County residents of various interests and backgrounds to discuss ADU's and draft conditions. The working group along with Planning staff held five meetings through May and June and held a public meeting on July 25th. As a result of those meetings the Planning Department is proposing the following conditions for ADUs, which generally matches the working group proposal, to the Planning Commission.

Please send any comments to: Tom Cajka at tcajka@lincoln.ne.gov

13.049 Accessory Dwelling Unit (ADU)

Accessory dwelling unit may be allowed by special permit in the AG zoning district under the following conditions:

1. The lot area shall be 20 acres or larger. 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.
2. The total square footage of the ADU shall not exceed the lesser of 800 square feet or 40% of the square footage of the principal dwelling, excluding garages and carports. The calculation for the principal dwelling shall be based on the floor area prior to the construction of the ADU.
3. No more than two (2) bedrooms are allowed in the ADU.
4. The owner is required to live on the property in either the principal dwelling or the ADU. The owner shall file a deed against the property stating that the accessory dwelling cannot be sold separately from the main house. The deed must be to the satisfaction of the County Attorney. This deed shall be filed prior to any building permit for the ADU.
5. The ADU must share the same access point to the public or private street as the principal dwelling.
6. The ADU must meet the same setbacks as the principal dwelling. The height of the ADU must meet the height limit of the district for a dwelling, but be no higher than the principal dwelling.

A detached ADU shall be located a distance no greater than 200 feet from the principal dwelling and must not be closer to the street right-of-way than the principal dwelling.

7. Must share utilities with principal dwelling unless owner can demonstrate a practical problem with sharing due to topography or other unique site considerations.

The County Board may adjust the conditions, with the exception of Conditions 4 and 5.

WORKING GROUP MEMBERS

Phil Tegler
Christy Joy
Bernie Heier
Dan Klein
Karen Brey
Meghan Sittler
Sara Hartzell