

Helpful Tips for Completing your Zoning (Building) Permit Application

Contractor Section: Please fill in the name of your head contractor. If you are doing the work yourself, simply mark it as “applicant”.

Property Section: List the address if different from the Applicant’s mailing address. If a new address is needed, please make a note of such and I will get one assigned for you. The parcel number can be found on your tax statement or @ antelope.gisworkshop.com

Structure Section: If the structure is one that is relocated, please include the name and location of the previous owner. Describe the structure (such as site built, mobile home, or metal shed, etc.) and how it will be used (such as a permanent or part-time home, shop, garage with a loft, or barn). The estimated construction cost does not include the cost of the land. If you are using used lumber, you will still have some minor costs that will need to be included.

If your structure will be located in a Floodplain, a Floodplain Development Permit will *also* be needed. (Floodplain Map: dnr.nebraska.gov/data)

Setbacks Section: The Zoning Administrator can fill in the required setbacks. The front setback is along the road—not necessarily the front of the structure. Some parcels may have more than one front. Please contact the Zoning Administrator for site specific setbacks. (See table below)

General Section: If you do not own the land that the structure will sit on, the *landowner will need to sign the application*. If there are any living quarters in the structure, please list how far it is from the nearest confined livestock (not on pasture) and wind towers within ½ mile.

Fees: Make your check payable to the Antelope County Treasurer.

Site Plan: Include an aerial photo, drawing, map, or survey which shows any existing structures, the new structure and dimensions, driveway, and approximate distances to the property lines. When the site is along a gravel road, your property line is the center of the road.

If you are building on a parcel that is less than 3 acres in size, you will need to show the septic system and have a septic installer sign below the site plan box.

Remember to sign and date the application!

Please allow approximately two weeks for approval of your application. Once the permit is approved, I will mail you a copy and you may begin construction. The permit is good for two years. Please email me at zoning@antelopcounty.org or call the office at (402) 887-4248, if you have any questions.

An Assessors Building Permit must also be completed and signed!

Megan Wingate, Antelope County Zoning Administrator

District	Front Setback	Rear Setback	Side Setback	Maximum Height	Maximum Lot Coverage
AGG Ag-General	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
AGT Ag-Transitional	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
AGR Ag-River Corridor	83' to center of road or 50' from ROW of any Highway	15'	15'	40' if designed for human habitation	20%
RCI Rural Commercial-Industrial	50' from the right-of-way	25'	15'	20' accessory structures 60'-all other structures	40%

Grain bins and agricultural structures shall meet the setbacks unless there are existing non-conforming agricultural structures with a lesser setback in which case the new structure can go no closer to the property line than the existing structure OR 50% of the required setback, whichever is greater.