

## Zoning (Building) Permit Application - FAQs

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

**PROPERTY:** List the address *only if it is different* from the Applicant’s mailing address. If a new address is needed, please make a note and a new one will be assigned for you. The legal description and parcel number can be found at [Beacon - Antelope County, NE - Search](#).

**STRUCTURE:** If the structure is *relocated*, please include the name of the previous owner and location. Describe the structure (e.g.: grain bin, shouse, metal shed) and how it will be used (e.g.: a permanent or part-time home, shop, garage with a loft, barn). The estimated construction cost does not include the cost of the land. If you are using a used structure or lumber, you will still have some minor costs that will need to be included.

**SETBACKS:** The Zoning Administrator will fill in the required distance. The *front setback is along the road*, not the front of the structure. Some parcels may have more than one front. Please contact the Zoning Administrator for site specific setbacks. (See table on page 2.)

**GENERAL:** *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 if any wind towers are within ½ mile.

**FEES:** Please make checks 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 the parcel is less than 3 acres**, you will need to show the septic system and have an NDWEE Certified Professional (septic installer) sign below the site plan box\*\*

## REMEMBER TO SIGN AND DATE THE APPLICATION!

**If the structure will be located in a Floodplain, a Floodplain Development Permit will ALSO be needed.** ([dnr.nebraska.gov/floodplain/interactive-maps](http://dnr.nebraska.gov/floodplain/interactive-maps))

Please allow approximately two weeks for approval of your application. Once the permit is approved, you may begin construction and a copy will be mailed out to you. The permit is valid for two years. If you have any questions, please email me at [Zoning@AntelopeCounty.Ne.Gov](mailto:Zoning@AntelopeCounty.Ne.Gov) or call (402)887-4248.

**An Assessors Building Permit must also be completed and signed!**

Megan Wingate  
Antelope County Zoning Administrator

# SETBACK REQUIREMENTS

| District                                  | Front Yard Setback                                   | Rear Yard Setback | Side Yard Setback | Maximum Height                                       | Maximum Lot Coverage |
|-------------------------------------------|------------------------------------------------------|-------------------|-------------------|------------------------------------------------------|----------------------|
| <b>AGG</b><br>Ag-General                  | 83' to center of road OR 50' from ROW of any Highway | 15'               | 15'               | 40' if designed for human habitation                 | 20%                  |
| <b>AGT</b><br>Ag-Transitional             | 83' to center of road OR 50' from ROW of any Highway | 15'               | 15'               | 40' if designed for human habitation                 | 20%                  |
| <b>AGR</b><br>Ag-River Corridor           | 83' to center of road OR 50' from ROW of any Highway | 15'               | 15'               | 40' if designed for human habitation                 | 20%                  |
| <b>RCI</b><br>Rural Commercial-Industrial | 50' from the ROW (Right-Of-Way)                      | 25'               | 15'               | 20' accessory structures<br>60'-all other structures | 40%                  |

The building setback lines shall be determined by measuring the horizontal distance from the property line to the furthest architectural projection of the existing or proposed structure **OR** where the centerline of a road is identified, said setback shall be from the centerline of the road to a point horizontally located at the required minimum distance.

Yard: Open space on a lot which is unoccupied and unobstructed from the ground to the sky, except for permitted obstructions.

Any side or rear yard in a residential district which is adjacent to any existing industrial or commercial use shall be no less than 25 feet and shall contain landscaping and planting suitable to provide effective screening.

Any yard for commercial or industrial use which is adjacent to any residential use or district shall be increased to 40 feet and shall contain landscaping and planting suitable to provide effective screening.

Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than 10 feet.

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.

All new non-farm residences shall locate no less than the corresponding distances provided in Section 8.09 from an LFO with more than 300 animal units located in any affected adjacent Zoning District.