

HOWARD COUNTY PLANNING & ZONING

**SETBACKS FOR
ZONING PERMIT REGULATIONS**

Leachfield – 25’ from property line

Well has to be 100’ from the leachfield

Check Floodplain Map (Need a Floodplain Development Permit if within)

<u>HOUSE/ BUILDING SETBACKS</u>	<u>A-1</u>	<u>A-2</u>	<u>A-3</u>
Farm Home—Feedlot-----	SEE ODOR FOOTPRINT		
Front Yard-----	45’ from property line	35’	35’
	70’ from intersection of property line	60’	70’
Side Yard-----	10’ from property line for residences and farm buildings	10’	10’
	25’ for other conditional uses	25’	25’
Rear Yard-----	40’ from property line	40’	40’
Residential Structure to another Residential Structure-----	25’	25’	25’
Railroad Track----- (measure from center of track)	50’	50’	50’
Grain Bins-----	45’ or As close to road as any Existing bin within 20’	not listed	not listed
<u>VILLAGE SETBACKS</u>	<u>LLR</u>	<u>R-1</u>	<u>C-1</u>
Cushing ----- see zoning regulations			
Front -----	25’	25’	0
	From intersection of property line	50’	
Sides -----	8’	8’	0-8’
			Abutting res.
Rear -----	0-25’	15’	5-15’
	Abutting res.		Abutting res.
Rear with alley parking -----	20’	20’	
Height -----		35’	45’

FEE FOR A ZONING PERMIT IS \$25.00.

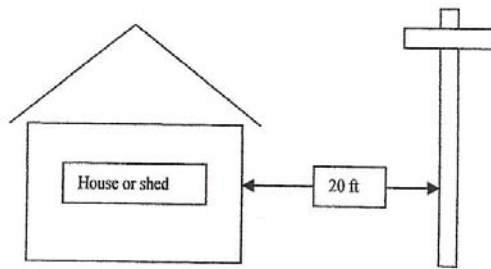
MAKE CHECK PAYABLE TO HOWARD COUNTY TREASURER

HOWARD GREELEY
RURAL PUBLIC POWER DISTRICT
422 HOWARD AVE, P O BOX 105
ST PAUL NE 68873-0105

PHONE (308) 754-4457
TOLL FREE: 800-280-4962
FAX: (308) 754-4230
hgrppd@charterinternet.com

Residential & Building Construction

Recommended Set Backs for Structures by Primary Power Lines
Voltage 750 to 22,000 volts
20ft from utility pole line

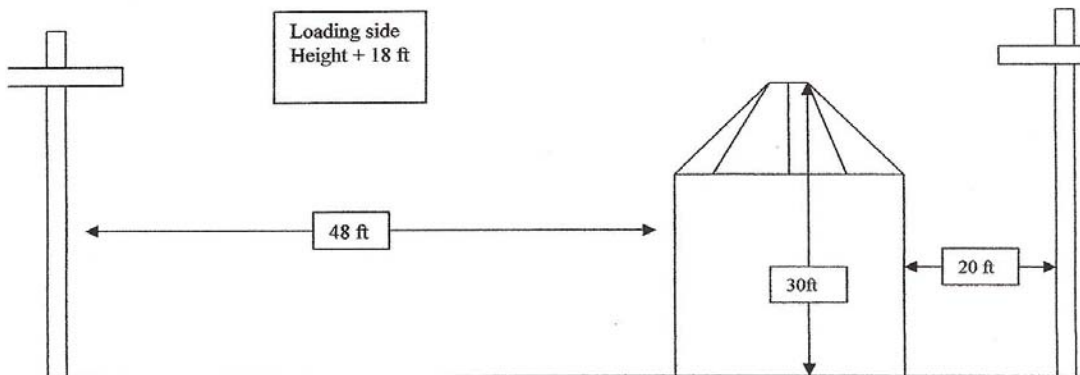


Grain Bin Construction

Recommended Set Backs for Structures by Primary Power Lines
Voltage 750 to 22,000 volts

On Non-loading side of grain bins—20ft from utility pole

On Loading side of grain bins—18ft + Total Height of bin

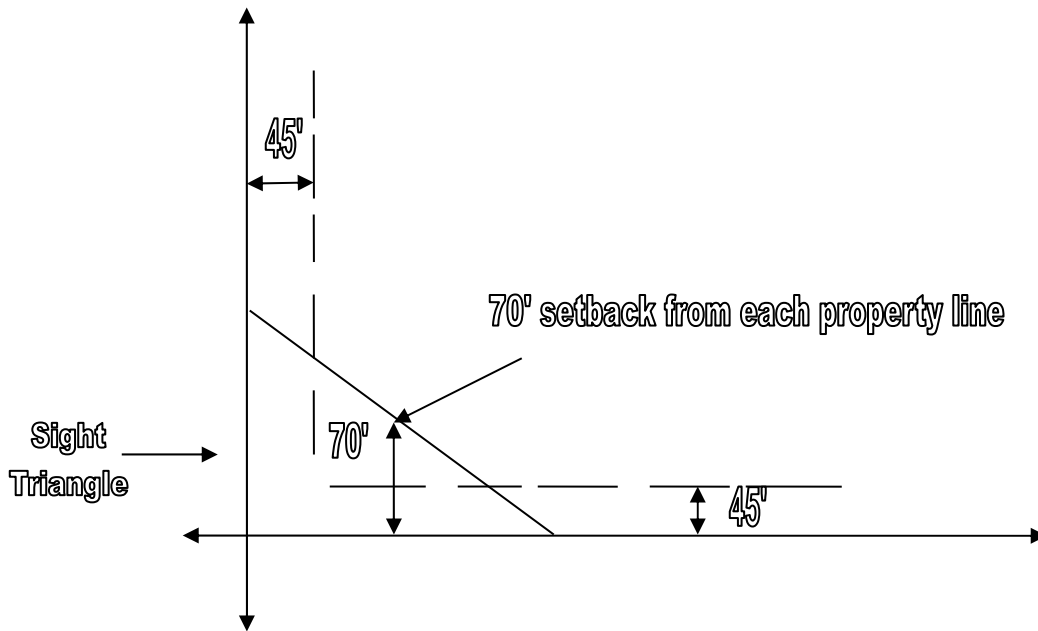


Howard County Setback from Intersections
All road intersections

Yard regulations in each category

Example in A1, page 105: Seventy (70) feet from the right-of-way at intersections. This forms a sight triangle which has the 70' point in the middle of the hypotenuse of an isosceles triangle (two equal sides) formed by the forty-five (45) foot setback and the hypotenuse.

<p>35' setback require a 60' line of site setback 25' setback require a 50' line of site setback.</p>



NOTICE

In accordance with Nebraska State statutes governing electrical licensing and inspections know as the Nebraska State Electrical Act, Sections 81-2101 through 81-2143, footings for new construction are required to be inspected by the state electrical inspector prior to being poured. Failure to do so will result in removal of footings. The person responsible for pouring footings without rough-in inspection will be responsible for all costs for removal and replacement of footings. This is required of all new or existing construction where new service equipment is installed for residential, commercial, industrial, or public use buildings. This is a requirement statewide, inside or outside of the city or village limits. For questions contact the State Electrical Division Office at (402) 471-3550 or a licensed electrician.

State Inspectors

Howard County does not have a building inspector to enforce the Nebraska State Building Codes. It is the responsibility of the owner to meet these codes. To help you, following is information regarding State Qualified Inspectors.

Electrical:

Howard County – Kim Farnstrom
437 Westridge Drive
Ord NE 68862
Phone: 308-728-7612
Cell: 308-750-1841

Howard Greeley PPD
422 Howard Ave, PO Box 105
St. Paul NE 68873
Phone: 308-754-4457
(On application permit)

Diggers Hotline: 811
www.ne1call.com

Plumbing:

Visit www.deq.ne.gov

If plumbing on area with less than 3 acres DEQ approval needed. 1-402-471-2186
Select Licenses & Certification tab→click Onsite Wastewater Program→click Search Options
Search by Professionals or Businesses by county.

State Roads Department:

Howard County – Frank Stepanek
Phone: 308-385-6265

County Roads Department:

Howard County – Janet Thomsen
Phone: 754-5364
roads@howard.nacone.org

Must have approval from Howard County Roads Department to put in a new driveway.

Must have approval from Ho. Co. Commissioners and Ho. Co. Roads to build a home on a minimum maintenance road.

Floodplain

NE Corps of Engineers 1-888-835-5971
Civil Engineer – for No Rise Certificate: 1-308-390-6278