

HOWARD COUNTY PLANNING & ZONING

SETBACKS FOR ZONING PERMIT REGULATIONS

Leach field – 25’ from property line

Well has to be 100’ from the leach field

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

House/Building Setbacks		A-1	A-2	A-3
Farm Home--Feedlot		SEE ODOR FOOTPRINT		
Front Yard	Measure from right of way -----	45’	35’	35’
Front Yard at an Intersection	-----	70’	60’	70’
Side Yard	From property line for residences and Farm	10’	10’	10’
Buildings	For other Conditional Uses -----	25’	25’	25’
Rear Yard	Measure from property line -----	40’	40’	40’
Residential Structure to another residential structure -----		25’	25’	25’
Railroad Track	Measure from center of track -----	50’	50’	50’
Grain Bins	-----	45’	--	--
Multi-Lot Subdivisions	-----	Check Covenants		
Village Setbacks		LLR	R-1	C-1
Cushing	See Zoning Regulations			
Front Yard	-----	25’	25’	25’
Front Yard at an Intersection	-----	--	--	50’
Side Yard	-----	8’	8’	0’-8’ Abutting Res.
Rear Yard	-----	0’-25’ Abutting res.	15’	5’-15’ Abutting res
Rear with alley parking	-----	20’	20’	
Height	-----	35’	35’	45’

All Structures if unattached must be 10’ away from other structures, accessory structures-see regulations.

FEE FOR A ZONING PERMIT IS \$25.00.

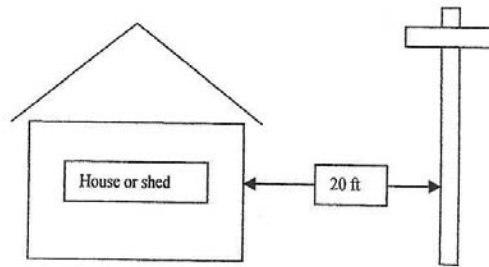
MAKE CHECK PAYABLE TO HOWARD COUNTY TREASURER

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

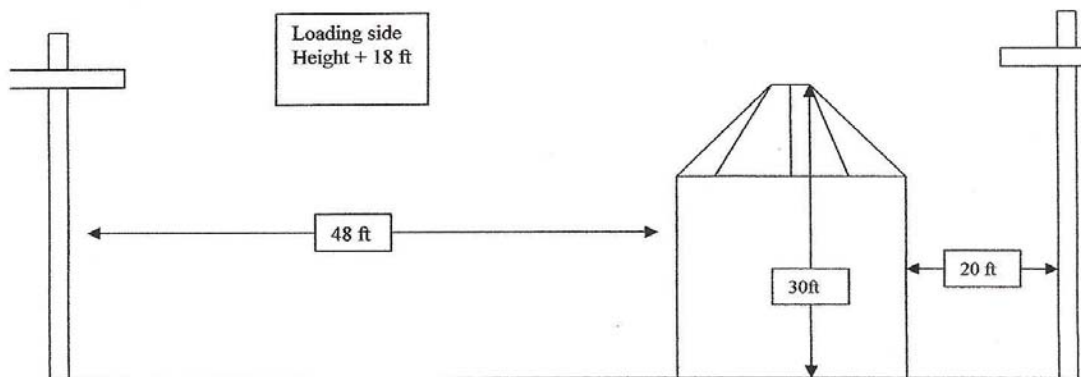


Grain Bin Construction

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



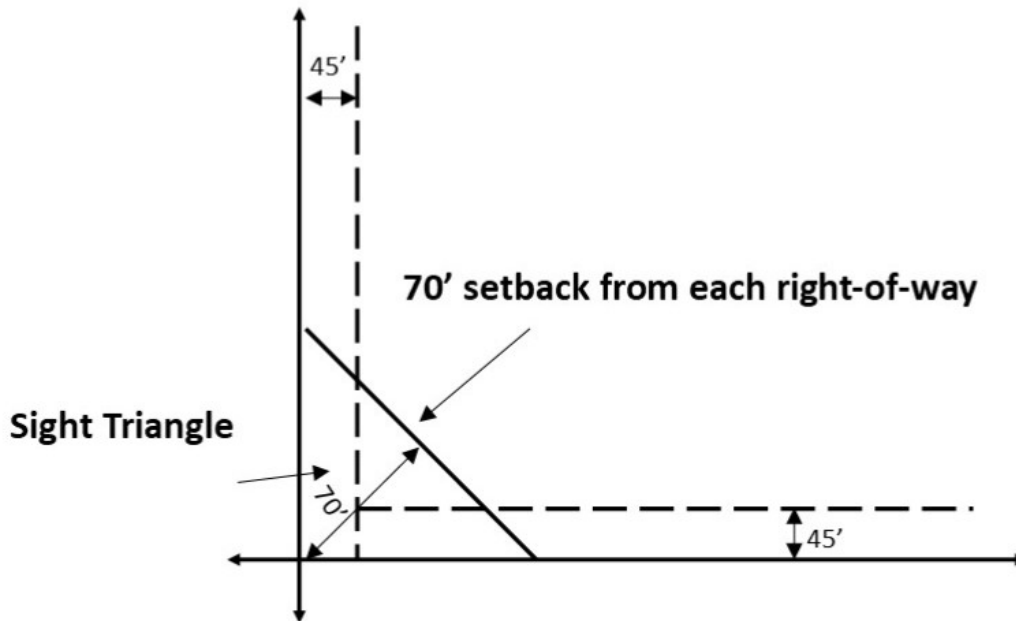
Howard County Setback from Intersections

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.

35' setback require a 60' line of site setback
25' setback require a 50' line of site setback.



NOTICE

In accordance with Nebraska State statutes governing electrical licensing and inspections known as the Nebraska State Electrical Act, Sections 81-2101 through 81-2144, footings for new construction are required to be inspected by the state electrical inspector prior to being poured. A rough-in inspection is required before any wiring is to be covered by building walls, ceilings or floors. Failure to request the inspection may result in removal of the covering to make an inspection possible. Inspection is required on all new wiring installed for single-family residential application when new service equipment is installed. This is a requirement statewide, inside or outside of the city or village limits. For questions contact the State Electrical District 6 Office at (402) 471-3550 or 308-750-1841 or the state office at 402-471-3550 if you are unable to reach Kim.

Website: www.electrical.nebraska.gov/statutes-rules

Before you Build

Do you need a professional Engineer or Architect? Visit www.ea.nebraska.gov/publications

402-471-2021

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
District 6 437 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 NDEE approval needed. 1-402-471-2185
- Select Licenses & Certification tab→click Onsite Wastewater Program→click Search Options Search by Professionals or Businesses by county.
- Septic Systems-NDEE

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

Any building materials and/or waste from building materials must be disposed of on owner's property. Examples would be but not limited to, concrete wash-out, excess insulation, siding, ect. **Waste will be considered littering and fines will be issued.**

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

Any work done by the river or creek beds, obtain a 404 Permit or letter stating not necessary