

APPLICATION FOR ZONING PERMIT
Denton, Nebraska

- Keep Permit on Premises during construction

Date of Application _____

Property Owner _____

Contractor _____

Address _____

Address _____

Phone No. _____

Phone No. _____

Legal Description of property: _____

Lot Size: _____

Signature by Property Owner denotes that all applicable building codes are to be followed and are the sole responsibility of contractor or property owner for the construction of the structure that such zoning permit is granted. A separate application is required for each structure.

Signature by Property Owner also denote permission granted to the Zoning Administrator to inspect the construction site in which zoning permit is granted at any time until structure is completed or until Certificate of Occupancy/Zoning Compliance is issued.

In consideration of the issuance of this permit, the applicant hereby certifies that the information in this application is true and correct, and hereby agrees to comply with the zoning, subdivision and floodplain regulations that are in effect. If in violation of regulations or through misrepresentation of facts, the zoning permit then becomes null and void and applicant may be subject to penalties established.

Signature of Property Owner _____

Notes: -Application of Zoning Permit is required before construction. Contact Zoning Administrator's Office if any questions.
-Permits shall expire within six months if the work described in the permit has not begun or the use applied for has not been established and within two years should the work not have been completed beyond one-fourth of its construction cost.

PROJECT INFORMATION

Proposed Structure _____ Proposed Use of Structure _____

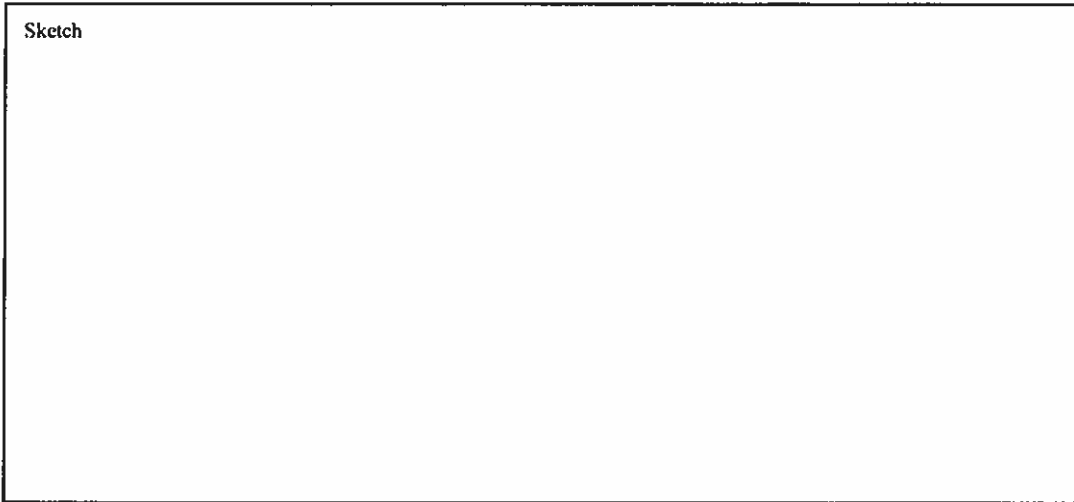
Is Structure to be erected/moved in/addition? (Please circle one)

Finished Height _____

Finished Sq. Ft. _____ (or
diameter if applicable)

Est. Cost of Project (labor and materials) \$ _____ Est. Period of Construction _____

Sketch



Additional Requirements for Submittal:

1. Flood Plain Development Permit (if located in Flood Plain).
2. Approval by Power District and DEQ for setback and area requirements.

Remarks:

OFFICE USE ONLY

Zoning Permit File No. _____

Zoning District _____ Flood District: Yes () No () Panel No. _____

If yes, has applicant been issued Flood Plain Development Permit? Yes () No ()

Does structure and use comply with Zoning District? Yes () No ()

Special Remarks

Permit is: _____ Approved _____ Approved Conditionally _____ Disapproved _____

Reason for denial _____

Date of Review _____

Zoning Administrator _____

the producer can meet a density of one acre for the first A.U. and one-half acre for each additional A.U.

18. Commercial wind energy systems on tracts of more than 10 acres, pursuant to Section 9.06.
19. Public campgrounds.
20. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
21. Bed and breakfast establishments.
22. Seasonal dwelling units.
23. Retail motor vehicle sales and service.
24. Mobile homes and single-family dwelling units on a farm or ranch provided they are used for relatives or farm workers associated with the farm operation.

5.05.04 *Temporary Uses:*

The following temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit

1. Temporary greenhouses.
2. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
3. Temporary structure for festivals or commercial events.

5.05.05 *Accessory Uses:*

1. Buildings and uses customarily incidental to the permitted and conditional uses.
2. Fences pursuant to Section 9.03
3. Home occupation, pursuant to Section 9.01.
4. Parking pursuant to Article 7.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Signs pursuant to Article 8.
7. Decks, gazeboes, elevated patios either attached or detached.
8. Family Child Care Home I
9. Small wind energy systems pursuant to Section 9.05.

5.05.06 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Coverage (%)
Permitted Uses	10	300	50 (2)	25	50	35	10
Conditional Uses	5 (1)	200	50 (2)	25	50	35	10
Accessory Buildings Structures	-	-	50 (2)	10	10	35	20

- (1) The minimum lot area is five acres; however, depending upon the size of the facilities and required setbacks the minimum lot area may be required to be greater.
- (2) If along county road or highway measure from street/road right-of-way.

5.05.07 *Other Applicable Provisions:*

- 1 The following uses shall be located a minimum of 1,000 feet from any adjacent residential, commercial, or public use, as measured from the nearest point on the lot line.
 - a. Commercial auction yards or barns.
 - b. Commercial production and husbandry of poultry, fish, and small animals.
 - c. Commercial feedlots.
 - d. Mining and extraction of natural resources.
 - e. Feed mills.
 - f. Auto wrecking yards, junk yards, salvage yards, and scrap processing yards.
 - g. Storage and distribution of anhydrous ammonia, fuel, fertilizer, and other chemicals.
- 2 No new residential, commercial, or public use shall be located nearer than 3,960 feet to any existing use listed in Section 5.05.07 (1).