CITY OF CREIGHTON
APPLICATION FOR BUILDING PERMIT

APPLICANT_____

ADDRESS_____ PHONE #_____

INSTRUCTIONS: Fill in the following information as completely as possible. Attach a scale drawing indicating the shape and dimension of the lot; shape, dimension and location of all existing or proposed buildings and location of any nearby street, highway or road. Permit fee must accompany the application. Determine what zoning district and proposed use you fall under (ask Zoning Administrator if unsure). Page 2 of permit gives a brief explanation of permitted uses within the various zoning districts. See Zoning Administrator for complete guidelines. **Application only good for 6 months.**

Fee Schedule:
Under 400 sq. ft. - $25.00
Over 400 sq. ft. - $50.00

This application is for: [ ] new construction [ ] alteration [ ] move*
*If a building is to be moved, said building must be inspected before the permit will be approved.

LOCATION OF LOT: _____

_____
(Street address and legal description: legal descriptions can be attained from the county courthouse or from your real estate tax statement. **A legal description must be included before permit will be processed)**

*Zoning District _____ Proposed/Intended Use _____
Estimated Cost _____Bldg. Dimensions _____
**Lot Width & Length _____ Side Wall Height_____ Total Bldg. Height _____
Bldg. Area Front Yard_____sq. ft. Rear Yard _____sq. ft. Side Yard _____sq. ft.
Frame Material _____Siding Material_____ Roofing Material_____
Name of Contractor _____ Contractor License #_____

*If the building is located in a flood plain as designated by its zoning district, the building must meet additional special flood plain regulations found in Section 5.14 of the zoning regulations. If building is located in a business district as designated by its zoning district, the building must meet fire codes and be approved by the State Fire Marshall; front of building must conform to other building fronts in the area.
**A survey of lot lines shall be required before a building permit is issued for any new residence or principal industrial and/or business structure.

APPROVAL OF THE UTILITY COMPANIES IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. In order to get approval by the utility companies, **CALL 811**.
Person Who Called_____ Date Called_____ Ref. # _____
Water /Sewer Signature: _____Date _____
Electricity Signature: _____ Date _____
Gas: Signature: _____ Date _____
Phone: Signature: _____ Date _____

Are you requesting **new** city utility service (water, sewer, garbage)? [ ] Yes [ ] No
(A request for **new** city utility service does not guarantee the service, and additional fees may apply. Requests are subject to separate City codes. See Zoning Administrator for further information)
I hereby certify that the above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact shall constitute sufficient grounds for revocation of the permit.
SIGNED_____Date_____

PERMIT FEE PAID_____ DATE PAID _____ RECEIVED BY_____

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

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Single-family detached residential	20,000	75	25(5)	10	25 (2)	35	40%
Single family attached residential (per unit)	6,600(3)	18 (4)	25 (5)	10 (4)	35 (2)	35	40%
Two family residential	5,500	75	25 (5)	6	25 (2)	35	40%
Other permitted uses	20,000	75	25 (5)	10	25 (2)	35	20%
Conditional uses	10,000	75	25	10	35 (2)	35	40%
Accessory uses	-	-	25	10	5	21	20%

(1) All accessory structures shall be located in the side or rear yard and shall not exceed 1,600 square feet for residential uses, or 20% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 45%.

5.06.07 *Miscellaneous Provisions:*

1. Supplementary regulations shall be complied with as defined herein
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided

Section 5.06 R-1 Low Density Residential District

5.06.01 *Intent:* The Low Density Residential District is intended to permit single-family and two family residential developments in areas with adequate public facilities and supporting uses.

5.06.02 *Permitted Uses:*

The following principal uses are permitted in the R-1 District

1. Single family detached dwellings
2. Single-family attached dwellings (maximum of two dwelling units per structure)
3. Townhouses
4. Two family dwelling units
5. Churches, temples, seminaries and convents, including residences for teachers and pastors
6. Private clubs or organizations not operated for profit
7. Public and private schools, colleges, and universities
8. Public Uses, including but not limited to recreational uses, fire stations, community centers, auditoriums, libraries or museums
9. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities

5.06.03 *Conditional Uses:*

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-1 District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Hospitals, clinics and institutions, including educational, religious and philanthropic institutions and convalescent homes
2. Private country clubs and golf courses, not including commercial miniature golf, located on not less than ten 10 acres
3. Bed and Breakfast, provided:
   a. The facility complies with all parking and sign regulations
   b. The facility complies with all life safety codes as established by the State of Nebraska
4. Three and four unit family dwellings, provided:
   a. Location shall be adjacent to arterial with driveway from side street
   b. Adjacent to an R-2 or Commercial District

3 Townhouses (three or more dwelling units per structure), provided:
   a. Location shall be adjacent to arterial with driveway from side street
   b. Adjacent to an R-2 or Commercial District

4 Public utility main transmission lines including substations, distribution centers, regulator stations, pumping, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses

7. Family Child Care Home II

5.06.04 *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. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work
2. Temporary structure for festivals or commercial events
3. Temporary signs as provided in Sections 8.04
4. Firework stands provided the criteria are met as established by the City

5.06.05 *Accessory Uses:*

1. Buildings and uses customarily incidental to the principal uses
2. Home occupation, pursuant to Section 9.01
3. Swimming pool, tennis court, and other recreational facilities in conjunction with a residence
4. Signs pursuant to Article 8
5. Parking for permitted uses pursuant to Article 7
6. Fences pursuant to Section 9.03
7. Decks, gazeboes, elevated patios either attached or detached
8. Family child care home I

2.03.361 **SCREENING** shall mean a structure of planting that conceals from view from public ways the area behind such structure or planting.

2.03.362 **SELECTIVE CLEARING** shall be the careful and planned removal or trees, shrubs, and plants using specific standards and protection measures.

2.03.363 **SELF-SERVICE STATION** shall mean an establishment where motor fuels are stored and dispensed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

2.03.364 **SELF-SERVICE STORAGE FACILITY** shall mean a building or group of buildings containing individual, compartmentalized, and controlled access stalls or lockers for storage.

2.03.365 **SEPARATE OWNERSHIP** shall mean ownership of a parcel of land by a person who does not own any of the land abutting such parcel.

2.03.366 **SERVICE STATIONS** shall mean buildings and premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories and where light maintenance activities such as engine tune-ups, lubrications, and washing may be conducted, but not including heavy maintenance and repair such as engine overhauls, painting, and body repair.

2.03.367 **SETBACK LINE, FRONT YARD** shall mean the line which defines the depth of the required front yard. Said setback line shall be parallel with the right-of-way line or highway setback line when one has been established.

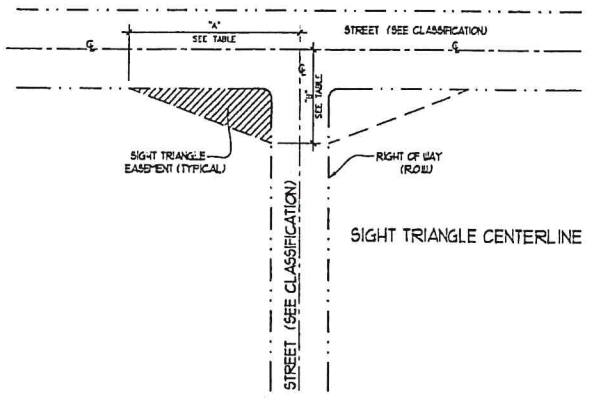
2.03.368 **SETBACK LINE, REAR YARD OR SIDE YARD** shall mean the line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed wherefrom by the perpendicular distance prescribed for the yard in the district.

2.03.369 **SHOPPING CENTER** shall mean a group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery that is separated from customer access, aesthetic considerations, and protection from the elements.

2.03.370 **SHOPPING CENTER, COMMERCIAL STRIP** shall mean a commercial development, usually one store deep, that fronts on a major street for a distance of one City block or more. Includes individual buildings on their own lots, with or without on-site parking and small linear shopping centers with shallow on-site parking in front of the stores.

2.03.371 **SHOPPING CENTER, OUTLET** shall mean a commercial development that consists mostly of manufacturers' outlet stores selling their own brands at a discounted price. This definition includes all forms of centers, such as strip style, enclosed mall style, and village clustered style centers.

2.03.372 **SHRUB** shall mean a multi-stemmed woody plant other than a tree.



Sight Triangle Diagram (60 feet)

2.03.373 **SIDEWALK CAFE** shall mean an area adjacent to a street level eating or drinking establishment located adjacent to the public pedestrian walkway and used exclusively for dining, drinking, and pedestrian circulation. The area may be separated from the public sidewalk by railings, fencing, or landscaping or a combination thereof.

2.03.374 **SIGHT TRIANGLE** is an area at a street intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision.

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

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Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Single-family detached residential	20,000	75	25(5)	10	25 (2)	35	40%
Single family attached residential (per unit)	6,600(3)	18 (4)	25 (5)	10 (4)	35 (2)	35	40%
Two family residential	5,500	75	25 (5)	6	25 (2)	35	40%
Other permitted uses	20,000	75	25 (5)	10	25 (2)	35	20%
Conditional uses	10,000	75	25	10	35 (2)	35	40%
Accessory uses	-	-	25	10	5	21	20%

(1) All accessory structures shall be located in the side or rear yard and shall not exceed 1,600 square feet for residential uses, or 20% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 45%.

5.06.07 *Miscellaneous Provisions:*

1. Supplementary regulations shall be complied with as defined herein
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided

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

5.07.06 *Height and Lot Requirements:* The height and minimum lot requirements shall be follows: R-2

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Single Family Detached (existing)	7,000	50	25 (6)	10	25 (3)	35	35%
Single Family Detached (future)	7,500	50	25 (6)	10	25 (3)	35	35%
Single Family Attached/Townhouse (per unit)	3,750	18 (5)	25 (6)	10 (1)	25 (3)	35	35%
Two Family	8,000	75	25 (6)	10	25 (3)	35	35%
Multiple Family	4,000 per unit	75	25 (6)	(2)	25 (3)	35	35%
Other Permitted Uses	10,000	80	25(6)	10	25 (3)	35	25%
Conditional Uses	10,000	100	25 (6)	10	25 (3)	35	10%
Accessory Uses	-	-	25	10	5	21	20% (4)

(1) The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lotline.
(2) For multi-family units shall be 10 feet if it is a three-story structure, and two feet additional side yard on each side shall be provided for each story in excess of three stories
(3) See Section 4.09.07 of this Ordinance
(4) All accessory structures shall be located in the side or rear yard and shall not exceed 1,600 square feet for residential uses, or 20% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 45%.

5.07.07 *Miscellaneous Provisions:*

1. Supplementary regulations shall be complied with as defined herein
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided

City of Creighton Zoning Districts

T-A Transitional Agriculture District

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 (%)
Single-family detached	5 (1)	150	70	25	65	35	10
Other permitted uses	5 (1)	150	70	25	65	35	10
Conditional uses	5	150	70	25	65	35	10
Accessory uses	-	-	100	25	65	35	5 (2)

(1) Three acre lot sizes are permitted in a subdivision of three lots or more
(2) Total not to exceed 1,500 square feet for non-agricultural uses where total lot coverage of all structures does no exceed 10%.

R-1 Low Density Residential District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Single-family detached residential	20,000	75	25 (5)	10	25 (2)	35	40%
Single-familt attached residential (per unit)	6,600 (3)	18 (4)	25 (5)	10 (4)	25 (2)	35	40%
Two family residnetial	5,500	75	25 (5)	6	25 (2)	35	40%
Other permitted uses	20,000	75	25 (5)	10	25 (2)	35	20%
Conditional uses	10,000	75	25	10	35 (2)	35	40%
Accessory uses	-	-	25	10	5	17	10% (1)

(1) All accessory structures shall be located in the side or rear yard, and shall not exceed 1,100 square feet for residential uses, or 15% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 40%.
(2) See Section 4.09.07 of this Ordinance.
(3) The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
(4) The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum 35 feet.
(5) When a residential building permit is applied for fronting on a street where all the existing houses fronting on that same street in the same city block (or within 200 feet in no street intervenes) have established a uniform front yard set-back greater than 25 feet, the applicant may no build closer to the front lot line than that established line of the existing houses.

R-2 Medium Density Residential District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Single-family detached (existing)	7,000	50	25 (6)	10	25 (3)	35	35%
Single-family detached (future)	7,500	50	25 (6)	10	25 (3)	35	35%
Single-familt attached/townhouse (per unit)	3,750	18 (5)	25 (6)	10 (1)	25 (3)	35	35%
Two family	8,000	75	25 (6)	10	25 (3)	35	35%
Multiple family	4,000 per unit	75	25 (6)	(2)	25 (3)	35	35%
Other permitted uses	10,000	80	25 (6)	10	25 (3)	35	25%
Conditional uses	10,000	100	25 (6)	10	25 (3)	35	10%
Accessory uses	-	-	25	10	5	17	10% (4)

(1) The side yard along the common wall shall be 0 feet. The common wall shall be along the adjoining lot line.
(2) For multi-family units shall be 10 feet if it is a three-story structure, and two feet additional side yard on each side shall be provided for each story in excess of three stories
(3) See Section 4.09.07 of this Ordinance
(4) All accessory structures shall be located in the side or rear yard, and shall not exceed 1,100 square feet for residential uses, or 15% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 40%.
(5) The minimum lot width only applies to the interior lots of a townhouse/single-family attached development. Exterior lots shall be a minimum 35 feet
(6) When a residential building permit is applied for fronting on a street where all the existing houses fronting on that same street in the same city block (or within 200 feet in no street intervenes) have established a uniform front yard set-back greater than 25 feet, the applicant may not build closer to the front lot line than that established line of the existing houses.

R-3 High Density Residential District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Single-family detached	7,000	50	25(2)	10	25 (4)	35	40%
Single-family, attached (2 units only)	3,500 per unit	50 per unit	25(2)	10 (1)	25 (4)	35	40% per unit
Two family Dwelling	8,000	75	25(2)	10	25 (4)	35	40%
Condominiums/Townhouses (more than 2 units)	2,500 per unit	18 per unit (3)	25(2)	8	35 (4)	35	40%
Multi-family Dwelling (per dwelling unit)	4,000	100	25(2)	(1)	25	35	40%
Other permitted and conditional uses	10,000	100	25	10	25	35	30%
Accessory uses	-	-	25	10	5	-	10% (5)

(1) Common wall shall have a zero lot line setback and shall be located on the property line separating both dwellings.
(2) When a residential building permit is applied for fronting on a street where all the existing houses fronting on that same street in the same city block (or within 200 feet in no street intervenes) have established a uniform front yard set-back greater than 25 feet, the applicant may no build closer to the front lot line than that established line of the existing houses
(3) The units on each end shall have a minimum lot width of 50 feet.
(4) See Section 4.09.07
(5) All accessory structures shall be located in the side or rear yard, and shall not exceed 1,100 square feet for residential uses, or 15% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 40%.

R-T Residential Transition District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Single-family Dwelling (2)	7,000	50	25(2)	7.5	25	35	35%
Two-Family Dwelling (2)	8,000	60	25(2)	7.5	25	45	40%
Single-family Attached (2)	6,000 per unit	45 per unit	25(2)	7.5	25	45	40%
Multi-Family Dwelling	4,000 per unit	75	25(2)	(3)	25	35	35%
Townhouses/Condominiums	3,500 per unit	50	25(2)	(3)	25	35	35%
Other permitted and conditional uses	7,000	50	25	10	25	35	25%
Accessory uses	-	-	25	10	5	17	10% (1)

(1) All accessory structures shall be located in the side or rear yard, and shall not exceed 1,100 square feet for residential uses, or 15% of lot size; provided that the maximum single lot coverage from any type of structure shall not exceed 40%.
(2) When a residential building permit is applied for fronting on a street where all the existing houses fronting on that same street in the same city block (or within 200 feet in no street intervenes) have established a uniform front yard set-back greater than 25 feet, the applicant may no build closer to the front lot line than that established line of the existing houses
(3) For multi-family units the side yard shall be 10 feet if it is a three-story structure, and two feet additional side yard on each side shall be provided for each story in excess of three stories

C-1 General Commercial District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet) (3/5)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Permitted Uses	3,500	25	20	(1)	(2)	35 (4)	80%
Conditional uses	3,500	25	20	(1)	(2)	35 (4)	80%
Accessory uses	-	-	20	(1)	(2)	35 (4)	40%

(1) None, except that when adjacent to any residential district, the side yard setback shall be 25 feet.
(2) None, except that when adjacent to any residential district, the rear yard setback shall be 25 feet, unless there is an alley between the two, in which case the rear yard setback shall be five feet.
(3) A front yard setback of 25 feet is required only when no parking is present in the front yard. If parking is located in the front yard then front yard setback is a minimum of 50 feet.
(4) Special provision: Any building over two stories in height permitted in Commercial District shall be so designed to provide for adequate light and air so that any part of such building above the second story shall be no closer than 20 feet perpendicular distance from the vertical extension of any lot boundary.
(5) Front yard setback by be reduced to less than 20 feet or the same setback as 50% or more of the buildings on the same block.

C-2 Highway Commercial District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet) (3/5)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Permitted Uses	10,000	100	25 (2)	10	20 (3)	45 (1)	70%
Conditional uses	10,000	100	25 (2)	10	20 (3)	45 (1)	70%
Accessory uses	-	-	25 (2)	10	20 (3)	-	10%

(1) The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district.
(2) 25 feet front yard setback required only when no parking is present in the front yard. If parking is located in the front yard, then front yard setback is equal to 50 feet.
(3) Refer to Section 4.09.07.

C-3 Downtown Commercial District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet) (3/5)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Permitted Uses	-	-	-	(1)	(2)	60	-
Conditional uses	-	-	-	(1)	(2)	60	-
Accessory uses	-	-	-	(1)	(2)	-	-

(1) None, except that when adjacent to any district requiring a side yard, the side yard setback shall be 10 feet.
(2) 10 feet, except that when adjacent to any residential district, the rear yard setback shall be 25 feet.

I-1 Industrial District

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

Use	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet) (3/5)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max Lot Coverage
Permitted Uses	10,000	75	25	25	15	45	30%
Conditional uses	10,000	75	25	25	15	45	30%
Accessory uses	-	-	25	25	15	45	20%

1. 25 feet setback required only when no parking is present in the front yard. If parking is located in the front yard, then front yard setback is equal to 50 feet.