



NON-AGRICULTURE Zoning Permit Application

☐ Madison County ☐ Pierce County

Permit No. _____
Received: _____
Zoning Classification: _____
Value: \$ _____

Applicant Information:

Name: _____ Email: _____
Address: _____ Phone: _____

Primary Contractor Information:

Name: _____ Email: _____
Address: _____ Phone: _____

Legal Description of Property: _____ Section: _____ Township: _____ Range: _____ Acres: _____
To Whom Should the Improvements be Assessed? _____

Construction Information:

Construction Use – *Select One:* ☐ Residential ☐ Accessory ☐ Commercial ☐ Industrial
Type of Construction – *Select One:* ☐ New Construction ☐ Addition to Existing Building ☐ Deck ☐ Other: _____
Describe Structure Use: _____
Dimensions of Structure: _____ x _____ Height of Structure: _____ Pitch of Roof: _____ Value of Structure: \$ _____
Date Construction will Start: _____ Finish: _____

Setbacks – Distance Structure will be From:

☐ Edge of Public Right of Way OR ☐ Center of Road: _____ Rear Property Line: _____ Side Property Line: _____
2nd Side Property Line: _____ Approximate Distance to the Nearest Animal Feeding Operation: _____
Approximate Distance to nearest structure: _____

Complete this Section for all New Residences, Industrial and Commercial Construction:

☐ Yes ☐ No Is this residence being constructed on less than 40 acres? *If "Yes", please answer the following:*
Date property was platted as a separate parcel: _____
Name of the lot split or subdivision: _____
Has a Conditional Use Permit been granted for this proposed use? ☐ Yes ☐ No

☐ Yes ☐ No Is there a home existing now on the property? *If "Yes", please answer the following:*
Will this residence replace the current residence on the same parcel? ☐ Yes ☐ No
If yes, will the old residence be removed? ☐ Yes ☐ No
Will the current residence be used as a secondary farm residence? ☐ Yes ☐ No
Are the existing services available? ☐ well ☐ community water ☐ septic ☐ community sewer

☐ Yes ☐ No Will this structure contain a business or home occupation? *If "Yes", please answer the following:*
Type of business to be conducted: _____
Has a Conditional Use Permit been granted for this proposed use? ☐ Yes ☐ No
Conditional Use Permit issued to: _____ Date: _____

☐ Yes ☐ No Does this structure need a 911 address?

Please draw below a site plan of the property including current structures and the proposed structure clearly labeled. The drawing must show the actual dimensions and shape of the lot, exact sizes of the proposed construction, and front, side, and rear setback measurements. If constructing a new residence, please include plans of the main floor as an attachment to this application. **Lack of relevant detail shall be cause to refer the application back to the applicant.**

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Application Agreement

The information contained within 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 the revocation of such permit even after issuance and/or construction of the structure applied for herein. Any alteration or change in plans either with or without intention on the applicant's part, made without the approval of the Zoning Administrator shall also constitute sufficient grounds for the revocation of such permit even after issuance and/or construction of the structure applied for herein.

I understand that I am responsible for contacting the Madison/Pierce County Planning Department to schedule an inspection prior to use of this structure.

I have read the Application Agreement and agree to the terms in which this permit is issued. I am also aware that changing the intended use, building location, or building footprint without notifying the Zoning Administrator could result to having any issued permit repealed and the building ordered removed or be subject to any late fees or being charged by the County Attorney as a Class III Misdemeanor.

Applicant Signature: _____ Date: _____

PLEASE NOTE: This application is not acceptable unless all required information is furnished, applicable fees paid, and the application is signed. This permit is valid for one (1) year from the approval date.

Fee Calculations	
Residential, Commercial & Industrial Construction	Accessory Construction
Building Footprint (including garage): _____ sq. ft.	Building Footprint : _____ sq. ft.
If less than 650 sq. feet: Total Fee Due: \$50. ⁰⁰	If less than 650 sq. feet: Total Fee Due: \$50. ⁰⁰
If 650 sq. feet or greater: _____ sq. ft. x \$0.20 = _____ + Inspection Fee \$50. ⁰⁰ Total Fee Due: _____	If 650 sq. feet or greater: _____ sq. ft. x \$0.02 = _____ + Inspection Fee \$50. ⁰⁰ Total Fee Due: _____
Please make checks payable to Madison or Pierce County Treasurer	

MADISON COUNTY JOINT PLANNING DEPARTMENT
 1112 BONITA DRIVE • NORFOLK, NE 68701
 PHONE: 402-370-3577 • FAX: 402-370-3581

PHONE: 402-329-4600

For Office Use Only

to be Completed by the Planning & Zoning Office

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Flood Plain Management:

Is this structure located within the floodway as determined by the Flood Insurance Study: Madison County, Nebraska, prepared by the Nebraska Natural Resources Commission, February 2005?

_____ Yes _____ No

Is this structure located within a 100-year flood plain as determined by the official maps provided by the Federal Emergency Management Agency?

_____ Yes _____ No

***Additional data may be needed from the applicant to process this application if the answer to either or both of the above questions is yes.

Zoning Regulations:

Does this structure meet the required setbacks and separation distances?

_____ Yes _____ No

Is the proposed structure in the Airport Hazard Zone?

_____ Yes _____ No

Is the proposed use of this structure permitted in this zoning district?

_____ Yes _____ No

Is a conditional use permit required for this use?

_____ Yes _____ No

Has a conditional use permit been issued for this use?

_____ Yes _____ No

If so, when does it expire? _____

Does this proposed structure require the addition or modification of a septic system, lagoon or well?

_____ Yes _____ No

Have all required permit fees been paid?

_____ Yes _____ No

Amount Paid: \$ _____ Receipt Number: _____

☐ Approved ☐ Denied

Signed: _____

Date: _____

Reasons for Denial: _____

***Denials may be appealed to the Madison or Pierce County Board of Adjustment within 15 days of the date of this decision.

CERTIFICATE OF ZONING COMPLIANCE

THIS PORTION IS TO BE FILLED OUT COMPLETELY BY THE APPLICANT (or may be filled out by the Zoning Administrator and signed by the Applicant). The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of inspection.

Name of Applicant: _____ Phone No: _____

Address: _____

Present Use of Property: _____

Proposed Use of Property: _____

Complete Legal Description of Property: _____

I hereby certify that I have the legal authority to file this application, that I have completed and examined this application and know the same to be true and correct. I further certify that all provisions of law and other regulations governing the type of construction and use proposed in this application have been complied with, whether or not specified in this application.

Signature of the Property Owner denotes that all applicable building codes have been followed and are the sole responsibility of the contractor or property owner for the construction of the structure that such Certificate of occupancy is granted

Signature of Applicant

Date of Application

THE FOLLOWING SECTION WILL BE FILLED OUT BY ZONING ADMINISTRATOR

CERTIFICATE OF ZONING COMPLIANCE APPLICATION NO. _____

Zoning District of Listed Property: _____

Does the structure and use comply with Zoning District? YES, or _____ NO

Certificate is: Approved _____ Approved Conditionally _____ Disapproved _____

1. Inspector's comments: _____
2. _____
3. Certificate of Zoning Compliance issued on _____
4. Copy of approved Certificate mailed to applicant on _____
4. If denied, reasons for denial: _____

Zoning Administrator

Date: _____

MADISON COUNTY JOINT PLANNING DEPARTMENT
Phone (402) 370-3577 Fax (402) 370-3581 1112 Bonita Dr. Norfolk, NE 68701
PIERCE COUNTY PLANNING DEPARTMENT
Phone (402) 329-4600 111 West Court Room 6 Pierce, NE 68767