

Village of Sutherland  
Site Plan and Land Use Permit

Approved     Denied

**APPLICATION**

Property Owner: \_\_\_\_\_

Street Address of Proposed Construction: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone (     ) \_\_\_\_\_ Home \_\_\_\_\_ Work/Cell (     ) \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present Zoning District (Please Check One):

- Residential     Suburban Residential  
 Commercial     Industrial  
 Other: \_\_\_\_\_

Type of Improvement:

- New Building     Addition  
 Alteration     Repair/Replacement  
 Other: \_\_\_\_\_

Type of Structure:

- House (Residence)     Garage  
 Storage     Addition  
 Commercial  
 Other: \_\_\_\_\_

A. Lot Size \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
                    Length            Width            Sq. Feet

B. Square Ft. of Existing Structure: \_\_\_\_\_

C. Square Ft. of Proposed Structure: \_\_\_\_\_

D. Maximum Proposed Structure Height: \_\_\_\_\_

E. Side Wall Height of Proposed Structure: \_\_\_\_\_

Intended Use of Structure:

- Permitted     Conditional Use

**If Conditional Use, attach approved permit**

Off Street Parking Required?     Yes     No

If yes, how many spaces required? \_\_\_\_\_

Cost of Proposed Construction: \$ \_\_\_\_\_

*Note: Please check with the Register of Deeds (Lincoln County Court House) for any restrictions or covenants for building in your area.*

**Please submit along with your application a site plan which shows the existing construction setbacks and the proposed setbacks.**

**\*\*\*If you have any questions, please contact the Village Office at 308-386-4721 or the Maintenance Shop at 308-386-6611.\*\*\***

Date Received by Utilities Superintendent: \_\_\_\_\_

Approved       Denied

Comments: \_\_\_\_\_

\_\_\_\_\_  
Utilities Superintendent

\_\_\_\_\_  
Date

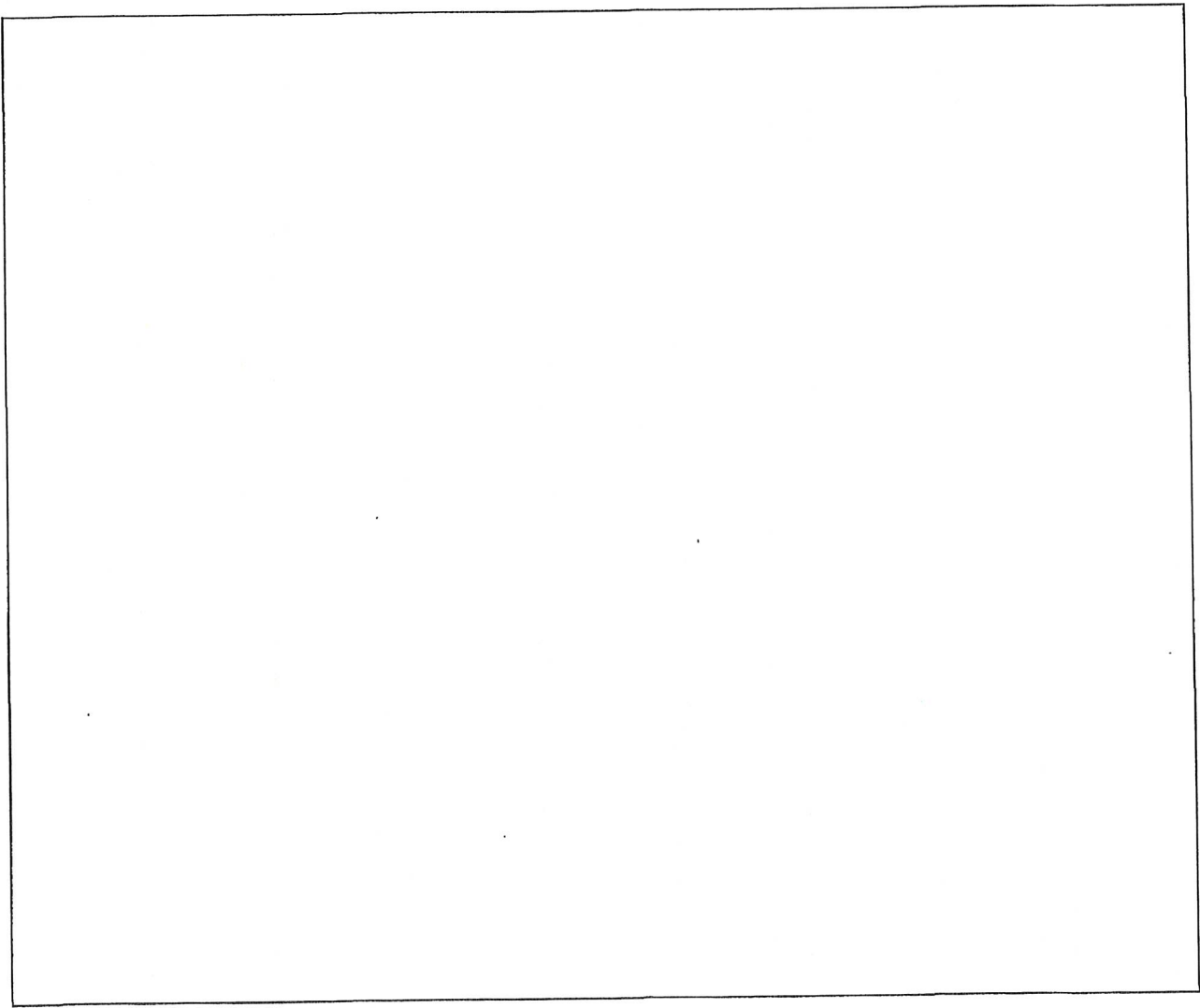
Date Received by Permit Inspector: \_\_\_\_\_

Approved       Denied

Comments: \_\_\_\_\_

\_\_\_\_\_  
Permit Inspector

\_\_\_\_\_  
Date



**Draw location of proposed plans with respects to lot lines and buildings located on lot. Note distance from lot lines.**

*The preceding information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, mis-statement or misrepresentation of fact, either with or without the intention on my part, such as might, if known, cause refusal of this application or any alteration or change in plans made without the approval of the Village of Sutherland subsequent to the issuance of the Site Plan and Land Use Permit shall constitute sufficient grounds for the revocation of such permit.*

**It is the responsibility of the signed applicant to verify the lot lines prior to inspection by the Permit Inspector.**

**Construction must begin within 90 (ninety) days after issuance of permit. If construction shall be discontinued for a period of 180 (one hundred eighty) days, this permit shall be void.**

\_\_\_\_\_ Signature of Applicant \_\_\_\_\_ Date

*All permits shall be issued by the Village of Sutherland Municipal Office. All permits shall be approved or denied by the Village Superintendent and Village Clerk within 10 (ten) full business days from the date of the application, or the application fee shall be refunded at the request of the applicant through the Governing Body. The applicant shall be notified of the approval, or the reason for denial within 10 (ten) full business days from the date of application.*

**For Office Use Only:**

Is property in a flood plain?    Yes    No    If yes, a Flood Plain Development Permit is required.

1<sup>st</sup> Elevation Check: Date: \_\_\_\_\_ By: \_\_\_\_\_  
2<sup>nd</sup> Elevation Check: Date: \_\_\_\_\_ By: \_\_\_\_\_



Application Received in Office: \_\_\_\_\_

Permit Fee: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Received By: \_\_\_\_\_

**PERMIT FEES:   Under 150 Sq. Ft.- No Charge        150.1 to 1,000 Sq. Ft.- \$100.00        1000.1 Sq. Ft. and Up- \$200.00**



Date Received by Village Clerk: \_\_\_\_\_

Approved                       Denied

Comments: \_\_\_\_\_

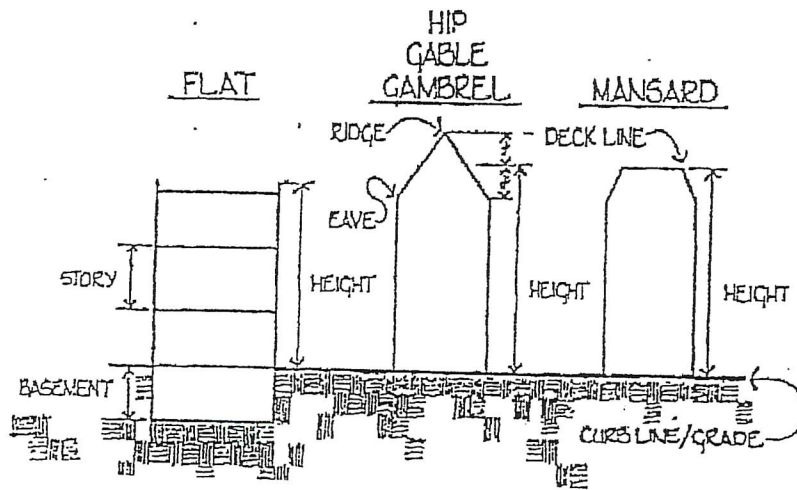
\_\_\_\_\_ Village Clerk \_\_\_\_\_ Date



Reviewed by Planning Commission Member: \_\_\_\_\_

Date: \_\_\_\_\_ Comments: \_\_\_\_\_

**BUILDING HEIGHT.** The vertical distance to the highest point of the roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, and gambrel roofs, measured from the curb level if the building is not more than 12 feet from the front lot line or from the grade in all other cases. (Amended Ord. "A", 2011)



ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 506. "R" RESIDENTIAL DISTRICT

- A. INTENT. The intent of this district is to provide low density residential development including those uses which reinforce residential neighborhoods.
- B. PERMITTED USES: In District "R" no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the following uses;
1. Single-family dwellings.
  2. Two-family dwellings.
  3. Multi-family dwellings of up to four (4) units.
  4. Public parks, playgrounds and schools.
  5. Day care homes.
  6. Churches.
  7. Accessory structures.
  8. Manufactured Homes in conformance with the provisions of Section 617 of these Regulations. (Amended Ord. "A", 2011)
- C. CONDITIONAL USES: The following conditional uses may be permitted subject to approved procedures outlined in Section 1105 of these regulations.
1. Single-family-attached subject to the following conditions:
    - a. The common wall between attached units shall be on the side lot line separating the two lots and shall not be subject to side yard requirements providing there are no doors, windows, vents or other openings in the common wall.
    - b. Not more than two units shall be attached in this district.
    - c. No units shall have a depth greater than four times its width.
    - d. Any exterior wall which is not a common wall must meet all yard requirements.
    - e. Each lot must have direct access to a public street.
    - f. The deed to each lot must include covenants requiring the proper and timely reconstruction of any damaged or destroyed dwellings.



- g. The application for such conditional use must include a plot plan with the general location of buildings, parking areas, driveways, fences and other structures, the location of easements and utility lines; the number and type of all dwelling units, and the property lines within the proposed development.
2. Bed & Breakfast, Boarding and Lodging Houses.
3. Condominiums.
4. Nursing, Convalescent Homes and Hospitals.
5. Non-profit institutions of an educational, philanthropic or charitable nature, except for penal or mental institutions.
6. Earth-sheltered residences may be constructed as a conditional use providing the following conditions are met:
  - a. The living area shall be provided with exterior windows or skylights which have a glassed area of not less than ten percent (10%) of the floor area and give direct visual access to natural light and open spaces.
  - b. Lot areas, lot widths and setbacks for underground dwellings shall conform to those established by the zoning district.
  - c. An outdoor space of no less than 500 square feet shall be provided immediately outside one wall of the dwelling. The minimum width of the space shall be twenty (20) feet and average grade elevation shall be no more than two (2) feet above the grade elevation of the floor of the dwelling.
  - d. All earth-covered structures shall be designed by a structural engineer and plans shall be submitted, signed and sealed by a licensed structural engineer.
  - e. A site plan, elevations, cross sections and other necessary drawings shall be submitted to ensure that the proposed structure is compatible with the adjacent residents and the topography of the area. No site plan will be approved that creates a storm drainage or runoff problem for an adjacent property.
7. Telephone exchanges, electrical substations or other similar public utilities.
8. Group homes.
9. Day care centers. See Section 1105.
10. Alternative energy systems utilizing Biomass, Geothermal, Hydropower, Solar and/or Wind sources in conformance with "Net Metering" as per Nebraska State Statutes 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or "Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of Section 616 of these Regulations. (Amended Ord. "A", 2011)
11. Multi-family Dwellings of five (5) units or more. (Amended Ord. "A", 2011)

D. INTENSITY OF USE REGULATIONS:

1. Minimum Lot Area: Single-family -- 7,500 square feet; Two-family, single-family attached and Multi-family -- 1,500 square feet per unit, minimum 7,500 square feet per lot.
2. Minimum Lot Width: 75 feet.

E. HEIGHT REGULATIONS:

1. Maximum structure height: 35 feet.

F. YARD REGULATIONS:

1. CONFORMING LOTS OF RECORD

- a. Front yard: 25 feet.
- b. Side yard: Not less than eight (8) feet, except provided for single-family attached.
- c. Rear yard: 15 feet.
- d. Corner Lots- The rear yard setback may be reduced to allow a buildable width of the principle structure of 35 feet which would include all architectural projections as long as the rear yard setback is not reduced to less than four (4) feet.

2. NONCONFORMING LOTS OF RECORD:

- a. Front yard: 25 feet.
- b. Side yard: 6 feet.
- c. Rear yard: 15 feet.

The rear yard setback may be reduced to allow a buildable width of the principle structure of 35 feet which would include all architectural projections as long as the rear yard setback is not reduced to less than four (4) feet.

3. NONCONFORMING STRUCTURES OF RECORD:

- a. Additions to nonconforming principal structures of record may use the minimum setback of the original principal structure in order to keep both the original and addition in harmony with each other as long as they do not interfere with the Public's Health, Safety and Welfare.
- b. Accessory structures must meet nonconforming lots of record.

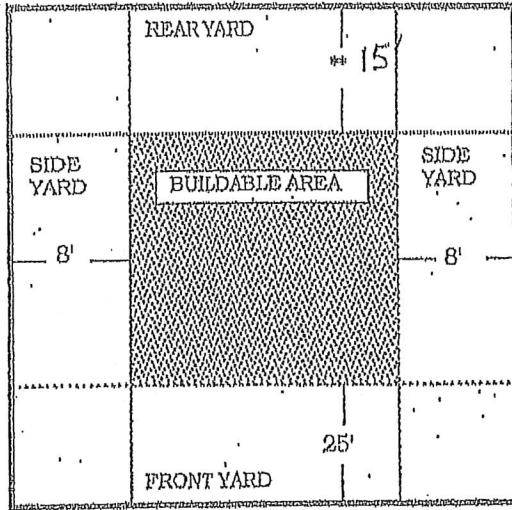
4. HANDICAPPED ACCESS:

- a. There shall be no setback requirements for handicapped access as long as the structure does not interfere with the Public's Health, Safety and Welfare.
- b. There shall be a no-fee Site Plan and Land Use Permit.

G. USE LIMITATIONS:

ANY NONCONFORMING MOBILE HOME LOT LEFT VACANT FOR A PERIOD OF SIX (6) MONTHS SHALL LOSE ITS MOBILE HOME LOT STATUS.

INTERIOR LOT

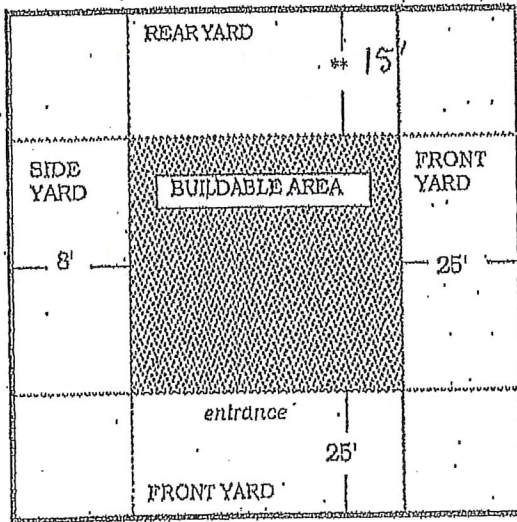


Principal Building	
Front Yard	25'
Side Yard	8'
** Rear Yard	15'

Accessory Building	
Front Yard	25'
Side Yard	4'
** Rear Yard	
with alley	4'
without alley	4'

Garage see page 6-1 of Zoning Regulations

CORNER LOT



Principal Building	
Front Yard	25'
Side Yard	8'
** Rear Yard	15'
" (opposite entrance)	
"	

Accessory Building	
Front Yard	25'
Side Yard	4'
** Rear Yard	
with alley	4'
without alley	4'

Garage see page 6-1 of Zoning Regulations

SEE SECTION 506 -- "F" ITEM #2 Nonconforming Lots of Record and  
 ITEM #8 Nonconforming Structures of Record.



## ADA Wheelchair Ramp Code, ADA Guidelines & ADA Compliant

### The Americans with Disabilities Act (ADA Guidelines)



ADA Handicapped Approved

The Americans with Disabilities Act (ADA) provides handicap wheelchair ramp specifications, codes, and handicap access guidelines that most businesses are required to meet. Most residential applications (please see our residential or light duty commercial **Pathway ADA wheelchair ramps**) do not need to meet ADA code and ADA guidelines, but they are a good reference point for recommended handicap ramp slope and length. Most businesses, churches, schools and other organizations must be in compliance with ADA ramp specifications and ADA requirements for handicapped wheelchair ramp access. Contact your local building inspector for additional ADA compliant ramp information and handicap ramp specs. This guideline is our interpretation. All our ramps are proudly made in the USA.

- **ADA Ramp Specifications Require a 1:12 ramp slope ratio which equals 4.8 degrees slope or one foot of wheelchair ramp for each inch of rise. For instance, a 30 inch rise requires a 30 foot handicap wheelchair ramp.**
- **ADA Guidelines Require a Minimum 5' x 5' Flat, unobstructed area at the top and bottom of the ramp.**
- **ADA Standards Require wheelchair ramps to have a Minimum width of 36 inches of clear space across the wheelchair ramp. Massachusetts and California ADA code now require 48 inches ramp width to be an ADA compliant ramp.**
- **ADA Code Compliance Require a Minimum Turn Platform size of 5' x 5'. California ADA ramp code now requires a minimum 6 foot (in the direction of travel) platform size.**
- **ADA Guidelines for Wheelchair Ramps allow a Maximum run of 30 feet of wheelchair ramp before a rest or turn platform.**
- **ADA Ramp Guidelines Require ADA Ramp handrails that are between 34" and 38" in height on both sides of the wheelchair ramps.**