

VILLAGE OF HERSHEY

BUILDING PERMIT GUIDELINES

MINIMUM LOT WIDTH

1. For all lots with an area of one (1) acre or larger, the minimum lot width shall be 150 feet or shall be a minimum of 100 feet when facing a cul-de-sac or curve on a minor loop street
2. For all lots with an area of 20,000 square feet or larger, but less than one (1) acre, the minimum lot width shall be 100 feet or shall be a minimum of 70 feet when facing a cul-de-sac turnaround or curve on a minor loop
3. For all lots with an area of less than 20,000 square feet, the minimum lot width shall be 50 feet for an interior lot and a corner lot or shall be a minimum of 45 feet when facing a cul-de-sac turnaround or curve in a minor loop street

SETBACK REQUIREMENTS

1. Minimum front and side yard setbacks contiguous to all County roads and State highways outside Municipal limits shall be 50 feet
2. Minimum yard setbacks contiguous to all other roads and streets:
 - a. Minimum front yard for all lots with an area of one (1) acre or larger, the minimum front yard shall be 30 feet from property line. For all lots with an area of less than one (1) acre, the minimum front yard shall be 25 feet from property line.
 - b. Minimum side yard: eight (8) feet on one side and eight (8) feet on the other side, except that on corner lots, the setback for all buildings shall be a minimum of 25 feet on the side abutting a street or 30 feet if the lot is one (1) acre or larger
 - c. Minimum rear yard: 10 feet
 - d. The entrance side of a garage or carport shall be set back at least 25 feet from the access street, except that in the case of an alley, the entrance shall be set back at least ten (10) feet from the rear lot line
 - e. On all lots with an area of one (1) acre or larger, the total coverage of all buildings shall not occupy more than 25% of the lot. On all lots with an area of less than one (1) acre, the total coverage of all buildings shall not occupy more than 40% of the lot area.
 - f. Maximum height for principle use and accessory uses shall be no more than 35 feet

SIGHT TRIANGLE

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 between a height of 2-1/2 feet and 10 feet above the grades of the bottom of the curb of the intersecting streets, measured from the point of intersection of the center-line of the streets, 90 feet in each direction along the center-line of the streets. At the intersection of major or arterial streets, the 90-foot distance shall be increased to 120 feet for each arterial leg of the intersection. On a corner lot in all districts except the "COM" Commercial District, development shall conform to the requirements of the site triangle as defined.

FLOODPLAIN REGULATIONS

If the development is in a floodplain, the following shall apply:

This permit is issued with the condition that the lowest floor (including basement floor) of any new or substantially improved residential building will be elevated at least one foot above the base flood elevation. If the proposed development is a nonresidential building, this permit is issued with the condition that the lowest floor (including basement) of a new or substantially improved nonresidential building will be elevated or floodproofed at least one foot above the base flood elevation. The Developer/Owner will provide certification by a registered Engineer, Architect, or Land Surveyor of the "as-built" lowest floor elevation (including basement) or floodproofed elevation of any new or substantially improved building covered by this permit.



Call Nebraska One Call system at 811 at least 2 business days prior to digging.