

New Residential R-2 Zoning Requirements – Setbacks – Easements-Ordinances **Westfield Acres – Hartington, NE**

Lot Width: Minimum 75 ft.

Lot Depth: Minimum 100 ft.

Front Yard Setback: Min. 30 ft. from front of house to the front of the city lot line. The city lot line is 33 ft. from the center of the street (19.5' from the street curb)

Side Yard Setback: Minimum 8 ft.

Rear Yard Setback: Minimum 25 ft.

Maximum House Height: 35 ft.

Sidewalk: Minimum/Maximum 10 ft. from the street

Easements: 10 ft. along the rear property line and 5 ft. along both sides of the property line

Storage Shed Setback: Must be placed in the rear of the lot minimally 15' inside of rear property line and 8' inside of side property line. Must not exceed 120' sq. ft. in size with a maximum height of 12'. A city building permit is required before construction of a shed begins.

Tree Ordinance: In planting a tree on the front city parkway, there must be 10' between the sidewalk and street curb and trees must be planted 3' from the sidewalk and 7' from the street curb. A clearance of 8' must be maintained over walk ways and 15' over street ways and no tree shall be planted closer than 50' from any street corner.

Sidewalk Specifications: Ten (10) ft. from the street curb with a width of 4' and a minimum thickness of 4" of concrete. If adjoining property has a sidewalk already installed, the sidewalks must line up together. Intersection/corner lots must be wheel chair accessible. The sidewalk will need to be installed within 6 months of the completion of home construction and a permit is required before installation begins.

Hook-Up Fees: Water - \$250.00 (Tap into water main/paid to the city)
Sewer - \$250.00 (Tap into sewer main/paid to the city)
Gas – TBD

Building Permit: A building permit must be presented to and approved by the Hartington City Council for any home or storage facility prior to the start of construction. Contact LeRoy Hansen, City Zoning Commissioner at 402-254-3980.