

City of Gretna

Guidelines & Requirements

Detached Garage (larger than 144 square feet)

Building permit fee is based on square footage

The City of Gretna requires all construction to comply with the 2018 International Residential Building Code, the 2017 National Electrical Code and the City of Gretna Zoning Code

Maximum size: 720 square feet for an R-1, R-2 or R-3 zoning.

Square footage of all sheds/accessory buildings/detached garages, taken together, shall not exceed the ground floor square foot or footprint of the principal building including attached garage(s), except in AG and TA districts.

Garage must be setback 5 ft. from the side lot line and 8 ft. from the rear lot line. In existing developed areas, the street side yard (corner lot) setback may conform to existing setbacks of existing structures along that street (15 ft.). In new developments, the street side yard setback shall be equal to the front yard setback (25 ft.). The minimum rear yard setback shall be increased to 15 ft. if the garage requires vehicular access from an alley.

Garage cannot be located in the side yard or front yard.

Sidewalls shall not exceed 10 ft. in height for a maximum height of 17 ft. from grade to peak.

Garage cannot be located closer than 6 ft. to the principal structure or any other building on its own property or any adjacent properties.

Location of proposed electrical outlets, switches and lighting fixtures, as well as the completion of the Electrical Permit Application must be submitted with the Building Permit Application and performed by a licensed electrical contractor. However, the homeowner currently residing at the property may perform all phases of the electrical wiring with the completion of an Electrical Permit Application. If the walls of the garage are not going to be finished or covered, electrical wiring must be in conduit to a height of at least eight foot and all plugs must be GFI protected.

Garage cannot be located within an easement or right-of-way (check with Sarpy County for the location of easements). It is the homeowners responsibility to identify existing easements, location of lot lines and, if applicable, covenant restrictions.

Call Diggers Hotline 1-800-331-5666 or 811 for buried utility locations before construction.

Inspections Required:

1. Footing Inspection - Once the footings are dug and before concrete is poured.
2. Rough-In Electrical – After all electric is roughed in and before rough framing and plumbing; enclosing or covering.
3. Rough-In Framing/Plumbing Inspection - After all framing, and plumbing, (if applicable) are "roughed-in", and before enclosing or covering.
4. Final Inspection - After the completion of the entire building.

Please allow a 24-hour notice when calling for an inspection.
The Building Inspections Office number is 402-332-3336, ext. 209.

Please be advised this informational sheet is a summary guideline and is not inclusive of all codes and regulations.

