



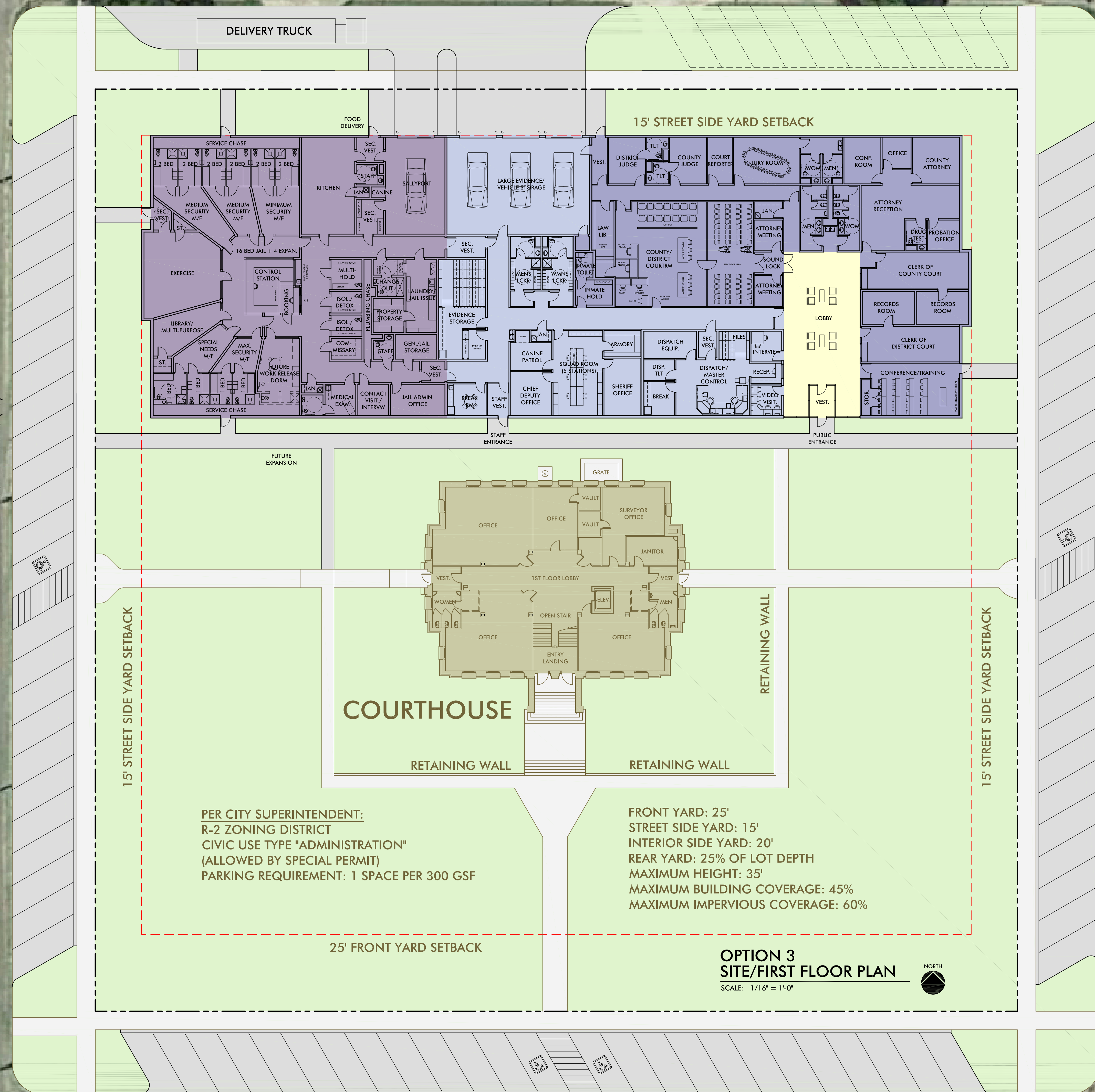
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N. SEWARD STREET

CURB PARKING (25)

W. 7TH AVENUE

OPTIONAL CURB PARKING (10)



15' STREET SIDE YARD SETBACK

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COURTHOUSE

PER CITY SUPERINTENDENT:  
R-2 ZONING DISTRICT  
CIVIC USE TYPE "ADMINISTRATION"  
(ALLOWED BY SPECIAL PERMIT)  
PARKING REQUIREMENT: 1 SPACE PER 300 GSF

FRONT YARD: 25'  
STREET SIDE YARD: 15'  
INTERIOR SIDE YARD: 20'  
REAR YARD: 25% OF LOT DEPTH  
MAXIMUM HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 45%  
MAXIMUM IMPERVIOUS COVERAGE: 60%

25' FRONT YARD SETBACK

OPTION 3  
SITE/FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



CURB PARKING (25)

W. 6TH AVENUE

N. CEDAR STREET

CURB PARKING (25)

**WEBSTER COUNTY JUSTICE CENTER**  
RED CLOUD, NEBRASKA 68970