



**BERKSHIRE
HATHAWAY**
HOMESERVICES
AMBASSADOR
REAL ESTATE



GIS / Zoning / Taxes / Flood / Plat Maps / Municipal Codes

Douglas County:

Assessor / GIS / Flood / Zoning:

<http://dcassessor.org/valuation-lookup>

Zoning:

Douglas County Zoning Regulations:

<https://www.dceservices.org/land-use-and-zoning/zoning-regulations>

- Article 4: Zoning Districts

Omaha Municipal Code:

<https://library.municode.com>

- Chapter 55: Zoning

Valley Zoning Ordinance:

<https://www.valleyne.org>

- Departments → Building & Zoning → Zoning → Zoning Regulations

Waterloo Municipal Code:

<https://www.waterloone.com/municipal-code>

Ralston Zoning Ordinance:

<https://www.cityofralston.com/planning-commission/pages/zoning-ordinance>

Plat Maps:

<https://www.dceengineer.org>

- Land Survey Records → Plat Search

Sarpy County:

Assessor:

https://apps.sarpy.gov/CaptureCZ/CAPortal/CAMA/CAPortal/CZ_MainPage.aspx

GIS Maps (All):

<https://gis.sarpy.gov>

Flood:

- 2nd Map - Sarpy Internet Map Service (SIMS)

Zoning:

- 1st Map – Zoning & Jurisdiction Finder

Sarpy County Regulations:

<https://www.sarpy.gov/237/Regulations>

Bellevue Zoning Ordinance:

<https://www.bellevue.net/departments/planning/overview>

Papillion Zoning Ordinance:

<https://www.papillion.org/269/Zoning-Ordinance---Chapter-205>

Gretna Guidelines & Requirements:

<https://www.gretnane.org/149/Guidelines-Requirements>

La Vista Zoning Ordinance:

<https://www.cityoflavista.org/621/Zoning-Ordinance>

- Article 5: Zoning Districts

Springfield Zoning Ordinance:

<https://www.springfieldne.org>

- Departments → Planning & Zoning → Zoning Regulations

Plat Maps:

1. Search Address
2. Zoom to Parcel
3. Find Data by Parcel Boundary (Other Options Below Open)
4. Find the Subdivision from the Neighborhood Label (Write down or remember Neighborhood Label) → Click Get Plat
5. On the Left Panel Find the Same Neighborhood Label → Click Get Image

Washington County:

Assessor / GIS / Flood / Zoning:

<https://washington.gworks.com>

1. Search Address
2. Export to PDF

Zoning:

Washington County:

- Must Call Planning & Zoning Department to get Zoning (402) 426-6872

Washington County Zoning Regulations:

[http://www.co.washington.ne.us/media/Washington_County_Zoning_Regulations_\(Regulations\).pdf](http://www.co.washington.ne.us/media/Washington_County_Zoning_Regulations_(Regulations).pdf)

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Blair:

- Must Call Building Department to get the Zoning (402) 426-6697

Blair Zoning Regulations:

<https://www.blairnebraska.org/1263/Zoning-Land-Use-Information>

- Current Zoning Map
- Zoning Regulations (In Overview Section)

<https://weblink.blairnebraska.org/WebLink/Welcome.aspx?dbid=0&repo=City-of-Blair>

1. Zoning Ordinance
2. Make the Name Tab Bigger (Grab Between Name & Page County Tabs)

Lancaster County:

Assessor:

Search by Address or Name: <https://orion.lancaster.ne.gov/Appraisal/PublicAccess>

GIS / Flood / Zoning

Search by Address: <https://maps.lincoln.ne.gov/default/index.html?viewer=GISViewer>

1. Search Address → Zoom in OR Click on Address in Left Menu
2. Assessor Property Details

Flood & Zoning:

1. Click on Layers & Corresponding Check Boxes

Lincoln Municipal Code & Lancaster County Zoning Regulations:

<https://online.encodeplus.com/regs/lincoln-ne/index.aspx>

1. Codes Menu at the top
2. For Lincoln: Make sure the house is within the city limits.
 - a. Click Lincoln Municipal Code → Title 27 Zoning & Open the +
 - b. Scroll to you Find the Correct Residential Zoning
3. Lancaster Zoning Regulations: Self-explanatory – just search for the corresponding zoning.

Plat Maps:

1. <https://www.lincoln.ne.gov/City/Departments/Planning-Department/Information-Technology/Sectional-Plat-Maps>
2. Click on the Link in #2 (see below) – I wanted to give you the step in case the link disappears 😊
3. <https://app.lincoln.ne.gov/asp/cnty/survey/default.aspx>
4. Click Subdivision/Block
5. Click on the Spyglass & Enter the name of the Legal Subdivision the home is in
 - a. The block number may narrow the search down
6. Click on Final Plats

Lincoln County:

Assessor / GIS / Flood / Zoning:

<https://lincoln.gworks.com>

Assessor:

1. Search Address
2. On the screen to the right or you can Click to Export to PDF

Flood & Zoning:

1. Click Planning/Zoning on the top Menu
2. If Zoning does not automatically show, Click all Boxes
3. Flood – Click Flood if not already checked. I highly recommend unchecking the Zoning Boxes.

North Platte Code of Ordinances:

https://codelibrary.amlegal.com/codes/northplatte/latest/northplatte_ne/0-0-0-7756

FEMA Flood Maps:

FEMA Preliminary Flood Maps (Douglas, Sarpy, & Cass Counties):

<https://papiofloodmaps.org/map-viewer/>

Nebraska Flood Maps (Includes Preliminary)

<https://gis.ne.gov/portal/apps/webappviewer/index.html?id=7bc8738d3d8f4e87823cc604543b7ddf>

Pottawattamie County:

Assessor:

<https://www.pottco.org>

Assessor / GIS / Flood / Zoning:

https://gis.pottcounty-ia.gov/Html5Viewer_4_14_5/Index.html?viewer=Public

Zoning:

Pottawattamie County Code:

https://www.pottcounty-ia.gov/about/county_code/

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Council Bluffs Municipal Code:

https://councilbluffs.municipalcodeonline.com/book?type=ordinances#name=Title_15_ZONING

Plat Maps:

1. Search Address
2. Zoom to Parcel (Write down Neighborhood Name & Lot Number)
3. View Additional Details
4. Click Plat

***Links Constantly Change. Usually, it is Best to Use the GIS Sites for the County and then Go from There. For Zoning Codes Search (Municipal Code, Ordinance, Regulations, Requirements, or Guidelines), they use these interchangeably. Unfortunately, not all GIS sites put in Flood Information.