

## **CHAPTER 10 – MUNICIPAL PLANNING**

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## **CHAPTER 10 – MUNICIPAL PLANNING**

### **Article 1 – General Provisions**

#### **SECTION 10-101: COMPREHENSIVE PLAN ADOPTED**

The comprehensive land use plan presented to the city on May 18, 2009 by the Wisner Planning Commission was approved and adopted. (Ord. No. 2009-1027, 6/15/09)

#### **SECTION 10-102: DESIGNATION OF EXTRATERRITORIAL JURISDICTION**

The territory located within one mile of the corporate limits of the city is hereby designated as the city's extraterritorial jurisdiction for the purpose of exercising the powers and duties granted by Neb. Rev. Stat. §§17-1002 and 17-1003 with respect to subdivisions and platting and Neb. Rev. Stat. §19-2402 with respect to extension of water or sanitary sewer service. The boundaries of the territory so designated shall be as shown on the official zoning map, a copy of which is on file and available for public inspection in the office of the city clerk. (Neb. Rev. Stat. §17-1002) (Ord. No. 2002-961, 6/3/02)

#### **SECTION 10-103: SUBDIVISIONS AND ADDITIONS PERMITTED**

The proprietor or proprietors of any land within the corporate limits of the city, or of any land within the area designated as the city's extraterritorial jurisdiction pursuant to Neb. Rev. Stat. §17-1002, may lay out such land into lots, blocks, streets, avenues, alleys, and other grounds under the name of “\_\_\_\_\_ Addition to the City of Wisner” and may subdivide, plat, or lay out any such land upon conformance to and compliance with the conditions in this code and state law. Said name of the subdivision or addition to be approved by the City Council. (Neb. Rev. Stat. §19-916) (Ord. No. 2002-962, 6/3/02)

#### **SECTION 10-104: SURVEY AND PLAT**

A. The owner or proprietor of any tract or parcel of land who shall subdivide the same into two or more parts for the purpose of laying out any addition to the city or any part thereof, or suburban lots, shall cause a plat of such subdivision to be made with references to known or permanent monuments, which shall accurately describe all subdivisions of such tract or parcel of land, numbering the same by progressive numbers, and giving the dimensions and length and breadth thereof, and the breadth and courses of all streets and alleys established therein.

B. The map or plat of land within the corporate limits of the city or of any land within the area designated as the city's extraterritorial jurisdiction pursuant to Neb. Rev. Stat. §17-1002 shall designate explicitly the land so laid out and particularly describe the lots, blocks, streets, avenues, alleys, and other grounds belonging to such addition. The lots shall be designated by numbers, and streets, avenues, and other grounds, by names or numbers. Such plat shall be acknowledged before some other officer authorized to take the acknowledgments of deeds and shall contain a dedication of the

streets, alleys, and public grounds therein to the use and benefit of the public, and have appended a survey made by some competent surveyor with a certificate attached, certifying that he or she has accurately surveyed such addition and that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds are well and accurately staked off and marked. When such map or plat is so made out, acknowledged, and certified, and has been approved by the City Council, the same shall be filed and recorded in the office of the register of deeds and county assessor. (Neb. Rev. Stat. §§17-415, 19-916) (Ord. No. 2002-963, 6/3/02)

## **SECTION 10-105: ADDITIONS; INCORPORATION INTO MUNICIPALITY**

All additions to the city laid out and previously located within its corporate boundaries shall remain a part of the city. All additions laid out adjoining or contiguous to the corporate limits may be included within the corporate limits and become a part of the city for all purposes whatsoever at such time as the addition is approved as provided in Neb. Rev. Stat. §19-916. If the City Council includes the addition within the corporate limits, the inhabitants of such addition shall be entitled to all the rights and privileges and shall be subject to all city laws, ordinances, rules, and regulations. (Neb. Rev. Stat. §19-916) (Ord. No. 2002-964, 6/3/02)

## Article 2 – Zoning

### SECTION 10-201: REGULATIONS ADOPTED

For the purpose of setting minimum standards to promote the public health, safety, morals, convenience, order, prosperity and general welfare of the community; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements, the zoning regulations for the City of Wisner, Nebraska, as adopted by Ord. No. 2000-887 on February 21, 2000, including any amendments thereto as may be made from time to time, are hereby adopted by reference as if set forth in full herein and shall be kept on file in the office of the city clerk and available for inspection by any member of the public during regular office hours. (Ord. No. 2000-887, 2/21/00)

### SECTION 10-202: ZONING MAP ADOPTED

The location and boundaries of the districts designated in the Zoning Regulations are hereby established as shown on a map entitled "Zoning Map of Wisner" dated October 2015 and signed by the mayor and city clerk. The zoning map and all notations thereon are hereby made a part of this ordinance. The signed copy of the zoning map containing the zoning districts designated at the time of adoption of this ordinance shall be maintained without change in the office of the city clerk.



## **Article 3 – Penal Provision**

### **SECTION 10-301: VIOLATION; PENALTY**

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, set forth at full length herein or incorporated by reference, shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.