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CHAPTER 10 – MUNICIPAL PLANNING

Article 1 – Zoning Regulations

SECTION 10-101: ZONING REGULATIONS; ADOPTED

A. There are hereby adopted and incorporated by reference a zoning ordinance and the accompanying zoning map dated October 22, 2007, for the City of Creighton.

B. The zoning ordinance shall be published in pamphlet form, to which shall be attached a published copy of Ordinance 731, with zoning district maps, marked or stamped "Official Copy as Adopted by Ordinance 731." At least three copies of said zoning ordinance shall be filed with the city clerk, to be open to inspection and available to the public during office hours.

C. The area of jurisdiction shall be all land within the corporate limits of the City of Creighton and all land within one mile of the corporate limits of the city.
(Am. by Ord. Nos. 611, 7/9/98; 731, 10/22/07)

Article 2 – Subdivision Regulations

SECTION 10-201: ADOPTED BY REFERENCE

There are hereby adopted and incorporated by reference updated and amended Subdivision Regulations for the city, published in pamphlet form. One copy of said Subdivision Regulations shall be filed with the city clerk, to be open to inspection and available to the public during office hours. (Ord. No. 680, 5/9/02) (Am. by Ord. No. 732, 10/22/07)

SECTION 10-202: 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. 680, 5/9/02)

SECTION 10-203: 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 Creighton” and may subdivide, plat, or lay out any such land upon conformance to and compliance with the conditions in this code and state law. (Neb. Rev. Stat. §19-916) (Ord. No. 681, 5/9/02)

SECTION 10-204: ADDITIONS; INCORPORATION INTO CITY

All additions to the city laid out and previously located within the corporate boundaries of the city 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 the laws, ordinances, rules, and regulations of the city. (Neb. Rev. Stat. §19-916) (Ord. No. 682, 5/9/02)

SECTION 10-205: 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. (Neb. Rev. Stat. §17-415)

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; streets, avenues, and other grounds shall be designated 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. Said plat shall have appended to it a survey made by a 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 offices of the register of deeds and county assessor.
(Neb. Rev. Stat. §19-916) (Ord. No. 683, 5/9/02)

Article 3 – Penal Provisions

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.

SECTION 10-302: ABATEMENT OF NUISANCE

Whenever a nuisance exists as defined in this chapter, the city may proceed by a suit in equity to enjoin and abate the same in the manner provided by law. Whenever, in any action, it is established that a nuisance exists, the court may, together with the fine or penalty imposed, enter an order of abatement as a part of the judgment in the case.
(Neb. Rev. Stat. §18-1720, 18-1722)