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CHAPTER 10 – MUNICIPAL PLANNING

Article 1 – Zoning and Subdivision Regulations

SECTION 10-101: ADOPTED AND INCORPORATED BY REFERENCE

There is hereby adopted and incorporated by reference for the City of Fort Calhoun, Nebraska, a comprehensive code of zoning and subdivision regulations, the shortened title of which shall be “The City of Fort Calhoun Zoning Ordinance and Subdivision Regulations,” prepared and published in code form. A copy of said zoning and subdivision regulations in code form with zoning district maps, marked or stamped "Official Copy as Adopted by Ordinance No. 761," to which shall be attached a published copy of the said ordinance, shall be filed with the city clerk to be open to inspection and available to the public during office hours. (Ord. Nos. 459, 1/15/96; 761, 2/19/20)

SECTION 10-102: OFFICIAL ZONING MAP

The location, size, shape and boundaries of the zones to which the provisions of the text of this article are applicable shall be indicated on a map or atlas of maps entitled "Official Zoning Map" and “Future Land Use Map,” incorporated herein and by this reference made a part hereof and so certified by the city clerk together with the text. Such map or atlas shall be maintained by the city clerk. Such official zoning district map or atlas shall include the legal description of the land involved, including appropriate adjacent public rights of way on public property, and such amendments shall be promptly and permanently noted on the face of the maps in the custody of the city clerk.

SECTION 10-103: PLANNING JURISDICTION

The areas of jurisdiction shall be all land within the corporate limits of the City of Fort Calhoun and all areas within the planning jurisdiction, defined as all land within one mile of the corporate limits of the city, also known as the Extra-Territorial Jurisdiction (“ETJ”), or such other distance as may be provided by Nebraska statutes.

SECTION 10-104: AMENDMENTS

The City Council may amend these regulations from time to time; provided, any such amendment shall not become effective until a public hearing and a recommendation from the Planning Commission is received and a public hearing by the City Council has been held, as provided by law.

Article 2 – Comprehensive Development Plan

SECTION 10-201: ADOPTED AND INCORPORATED BY REFERENCE

The revised Comprehensive Development Plan prepared and submitted by JEO Consulting Group, dated March 2017, is hereby adopted and incorporated by reference as the official Comprehensive Development Plan of the city. (Ord. No. 722, 3/20/17)

Article 3 – Downtown Design Guidelines

SECTION 10-301: ADOPTED AND INCORPORATED BY REFERENCE

The Downtown Design Guidelines, as prepared and published by the Fort Calhoun Land Use Committee, were adopted by the City Council on January 18, 2010 and are hereby incorporated by reference. One copy of said guidelines, marked or stamped "Official Copy as Adopted by Ordinance No. 631," to which shall be attached a published copy of the said ordinance, shall be filed with the city clerk to be open to inspection and available to the public during office hours. (Ord. No. 631, 1/18/10)

Article 4 – Penal Provision

SECTION 10-401: VIOLATION; PENALTY

Any person, whether as owner, proprietor, or as the agent, attorney, or representative of any owner or proprietor of land who shall plat or subdivide any tract of land within the corporate limits of the city or adjoining and contiguous to the same, except as herein authorized, or who shall sell, transfer, deed or convey, contract, or agree to sell, transfer, or offer for sale any lot or piece of ground in any addition or subdivision of three or more parts within said corporate limits or adjoining and contiguous thereto without having first obtained the acceptance and approval of the plat or map thereof by the City Council, and any person who shall violate or who shall fail, neglect, or refuse to comply with any of the provisions hereinbefore as now existing or as hereafter amended shall, upon conviction, be fined in any sum not exceeding \$500.00. (Neb. Rev. Stat. §17-426)