

## Chapter 11

### MUNICIPAL PLANNING

#### Article 1. Comprehensive Plan

**§11-101** **COMPREHENSIVE PLAN; ADOPTED.** In order to accommodate anticipated long-range future growth, the Comprehensive Plan for the City of David City, Nebraska, as prepared by Olsson Associates, dated August 2005, is adopted by Ordinance No. 1012. Such Plan consists of maps, graphs, and text. Copies of the Plan are kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.

## Article 2. Zoning Regulations

§11-201 **ZONING REGULATIONS; ADOPTED.** For the purpose of setting minimum standards to promote the public health, safety, morals, and general welfare of the community, to prevent the overcrowding of land; to avoid undue concentration of population; and other public requirements, the General Plan / Zoning Regulations for the City of David City, Nebraska, have been adopted by Ordinance No. 616, dated October 10, 1984, as prepared by The Clark Enersen Partners, Inc.. A copy of the General Plan shall be kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.

### Article 3. Subdivision Regulations

- §11-301 SUBDIVISION REGULATIONS; ADOPTED.** To provide for harmonious development of the municipality and its environs; for the integration of new subdivision streets with other existing or planned streets or with other features of the Comprehensive Plan; for adequate open spaces for traffic, recreation, light and air; for the distribution of population and traffic in a manner which will tend to create conditions favorable to health, safety, convenience, or prosperity; to insure conformance of subdivision plans with the capital improvement program of the Municipality; and, to secure equitable handling of all subdivision plats by providing uniform procedures and standards for observance by Subdividers and the Planning Commission and Governing Body, the Subdivision Regulations for the City of David City, Nebraska, have been adopted by Ordinance No. 909, dated June 25, 2001, as prepared by Stahr & Associates. A copy of the adopted Subdivision Regulations shall be kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.
- §11-302 IMPROPER SUBDIVISIONS; WAIVER OF OBJECTIONS.** Pursuant to the authority granted the City Council in Neb. Rev. Stat. §76-2,110 (Reissue 2003), the City Council does hereby waive notice to the City of, or any objections it may have to, any and all conveyances purporting to subdivide real estate within, and one (1) mile beyond, the corporate limits of the City of David City, Nebraska, which are filed of record in the office of the County Clerk of Butler County, Nebraska, where such conveyances, or the recording thereof, have failed to comply with any requirement relating to subdivision approval. All such conveyances are hereby validated.

#### **Article 4. Conflicts**

**§11-401** **CONFLICTS.** Where the provisions adopted by this Chapter conflict with one another or with the provisions of Chapter 9 of this Municipal Code, the most restrictive or stringent provisions shall govern.

## Article 5. Penal Provisions

**§11-501** **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 one hundred (\$100.00) dollars for each offense. A new violation shall be deemed to have been committed every twenty-four (24) hours of such failure to comply.

Section 3. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage as provided by law.

Passed and approved this 11<sup>th</sup> day of January, 2006.

Mayor Stephen Smith

City Clerk Joan E. Kovar