

## **CHAPTER 10 – MUNICIPAL PLANNING AND ZONING**

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## **CHAPTER 10 – MUNICIPAL PLANNING AND ZONING**

### **Article 1 – Regulations and Maps Adopted**

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

In order to accommodate anticipated long-range future growth, a revised Comprehensive Development Plan for the City of Gretna was adopted by Ord. No. 1051 on December 16, 2014. An amended Future Land Use Map was adopted by Ord. No. 882 on January 3, 2006. One copy of the adopted plan shall be kept on file with the city clerk and available for inspection by any member of the public during office hours. (Neb. Rev. Stat. §19-903) (Ord. Nos. 575, 5/20/97; 882, 1/3/06; 946, 3/3/09; 1051, 12/16/14)

#### **SECTION 10-102: ZONING 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, and 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 Gretna as prepared by JEO Consulting Group, Inc. and published in pamphlet form, were adopted by the City Council by Ord. No. 908 on May 1, 2007. Three copies of the adopted Zoning Regulations shall be kept on file with the city clerk and available for inspection by any member of the public during office hours. (Ord. Nos. 884, 4/4/06; 908, 5/1/07)

#### **SECTION 10-103: SUBDIVISION REGULATIONS ADOPTED**

To provide for harmonious development of the City 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 City; and, to secure equi-

table handling of all subdivision plats by providing uniform procedures and standards for observance by subdividers and the Planning Commission and City Council, the Subdivision Regulations for the City of Gretna as prepared by JEO Consulting Group, Inc. and published in pamphlet form were adopted by the City Council by Ord. No. 908 on May 1, 2007. Three copies of the adopted Subdivision Regulations shall be kept on file with the city clerk and available for inspection by any member of the public during office hours. (Ord. Nos. 884, 4/4/06; 908, 5/1/07)

#### **SECTION 10-104: OFFICIAL ZONING MAP ADOPTED**

The official Zoning Map for the City of Gretna was adopted by Ord. No. 914 on September 4, 2007. The map shall be posted in a prominent place within the City for purposes of review by the citizens of the community. (Ord. No. 914, 9/4/07)

### **Article 2 – Penal Provision**

#### **SECTION 10-201: 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.