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CHAPTER 10 – MUNICIPAL PLANNING

Article 1 – Comprehensive Plan

SECTION 10-101: ADOPTED

In order to accommodate anticipated long-range future growth, the Comprehensive Development Plan for the City of Blue Hill, Nebraska, as prepared by Bruce Gilmore and Associates of Columbus, Nebraska, was adopted on August 11, 2015. 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. (Ord. No. 667, 08/11/15)

Article 2 – Zoning Regulations

SECTION 10-201: 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 Blue Hill, as prepared by the Division of Community Affairs, Nebraska Department of Economic Development, and published in pamphlet form, have been adopted by Ord. No. 699, May 8, 2018. One copy 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. 180, 4/6/71; 699, 5/8/18)

SECTION 10-202: MANUFACTURED HOMES; STANDARDS

A. A manufactured home may be used as a residential structure in any zone in which residential uses are permitted if such manufactured home bears an appropriate seal which indicates that it was constructed in accordance with the standards of the Uniform Standard Code for Manufactured Homes and Recreational Vehicles, the Nebraska Uniform Standards for Modular Housing Units Act, or the United States Department of Housing and Urban Development.

B. Manufactured homes permitted pursuant to this section shall be located and installed according to the following standards which are applicable to site-built, single-family dwellings:

1. The home shall be located and installed on a permanent perimeter foundation;
2. The home shall be installed with permanent utility connections;
3. The home shall comply with all setback and lot requirements of the residential zone in which it is located; and
4. The home shall comply with the minimum square footage requirements of the residential zone in which it is located.

C. Manufactured homes shall also meet the following standards:

1. The home shall have no less than 900 square feet of floor area;
2. The home shall have no less than an 18-foot exterior width;
3. The roof shall be pitched with a minimum vertical rise of 2½ inches for each 12 inches of horizontal run;
4. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;

5. The home shall have a non-reflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
6. The home shall have wheels, axles, transporting lights, and removable towing apparatus removed.

D. Nothing in this section shall be deemed to supersede any valid restrictive covenants of record.

E. For purposes of this section, “manufactured home” shall mean (1) a factory-built structure which is to be used as a place for human habitation, not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, not having permanently attached to its body or frame any wheels or axles, and bearing a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards, 24 CFR 3280 et seq. promulgated by the United States Department of Housing and Urban Development, or (2) a modular housing unit as defined in Neb. Rev. Stat. §71-1557, bearing a seal in accordance with the Nebraska Uniform Standards for Modular Housing Units Act. (Neb. Rev. Stat. §19-902) (Ord. Nos. 419, 3/7/95; 529, 5/4/99)

Article 3 – General Provisions

SECTION 10-301: 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. 404, 6/7/94) (Am. by Ord. No. 573, 7/9/02)

SECTION 10-302: 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 Blue Hill 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. 574, 7/9/02)

SECTION 10-303: 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. 575, 7/9/02)

SECTION 10-304: 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 plat 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 section 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 approved by the City Council, the same shall be filed and recorded in the offices of the county register of deeds and county assessor.

(Neb. Rev. Stat. §19-916) (Ord. No. 576, 7/9/02)

Article 4 – Penal Provision

SECTION 10-401: VIOLATIONS; 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.