

## Title XVII Chapter 151 Municipal Planning

### **170.151.50 Municipal Limits; Defined**

All additions, lots, lands, subdivisions, and parcels of ground included within the official Municipal Map, and plat on file at the office of the County Register of Deeds, having been by act or ordinance of the Governing Body or by law duly annexed to or made a part of this Municipality, or having been by the act, authority, acquiescence, consent, platting, and dedication of their respective owners, created wither as the original town site or as additions to the Municipality are hereby declared to be within the corporate limits of the Municipality. Lawfully constituted additions or changes in said Municipal Limits shall be indicated upon said maps and plat by the Governing Body after such addition or change has been completed in accordance with the ordinances of this Municipality and the laws of the State of Nebraska.

### **170.151.51 Original Plats**

Each and all plats, lots, blocks, additions, subdivisions, outlots, and parcels of ground included within the corporate limits of the Municipality, and not vacated of record prior to the enactment of this chapter, including the Original Plat of the Municipality, are hereby accepted, approved, and confirmed as valid, and each and all of said lots, blocks, additions, subdivisions and outlots as heretofore platted and recorded in the office of the County Register of Deeds, and not heretofore vacated, and all other parcels of ground, included within said corporate limits, are hereby declared to be within said Municipality and an integral part thereof.

### **170.151.52 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. RS 17-1002 and 17-1003 with respect to subdivisions and platting and Neb. RS 19-2402 with respect to extension of water and 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.

### **170.151.53 Additions; Incorporation Into Municipality**

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. RS 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.

#### **170.151.54 Comprehensive Plan; Adopted by Reference**

The Comprehensive Development Plan for the City of Stanton, Nebraska, as prepared by JEO, Johnson - Erickson - O'Brien & Associates, Inc., and adopted pursuant to state statutory procedure is hereby adopted by reference in addition to all amendments thereto. Three (3) copies of the adopted Plan shall be kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.

#### **170.151.55 Zoning Regulations; Adopted By Reference**

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 Stanton, Nebraska, as prepared by JEO, Johnson - Erickson - O'Brien & Associates, Inc.; published in pamphlet form and adopted by Ordinance No. 563, July 7, 1998, are hereby adopted by reference in addition to all amendments thereto. Three (3) copies of the adopted Zoning Regulations shall be kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.

Flood Insurance Rate Map Number 31167CIND0A with an effective date of September 30, 2004 is hereby adopted by reference and included in Section 3:14 Flood Plain Overlay District of the Zoning Regulations listed above. Section 3-14E4 is amended to read as follows:

4. New construction, subdivision proposals, substantial improvements, prefabricated buildings, placement of manufactured homes and other developments shall require:
  - a. Design or anchorage to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic or hydrostatic loads, including the effects of buoyancy.
  - b. New or replacement water supply systems and / or sanitary sewerage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination.
  - c. Construction with materials resistant to flood damage, utilizing methods and practices that minimize flood damages, and with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and / or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
  - d. All utility and sanitary facilities be elevated or floodproofed up to the regulatory flood protection elevation.

**170.151.56 Subdivision Regulations; Adopted by Reference**

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 sub-dividers and the Planning Commission and Governing Body, the Subdivision Regulations for the City of Stanton, Nebraska, as prepared by JEO, Johnson - Erickson - O'Brien & Associates, Inc.; published in pamphlet form and adopted by Ordinance No. 564, July 7, 1998, are hereby adopted by reference in addition to all amendments thereto. Three (3) copies 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.

**170.151.57 Wellhead Protection Plan; Adopted by Reference**

The Wellhead Protection Program Plan for the City of Stanton, Nebraska, as approved by Nebraska Department of Environmental Quality and adopted pursuant to state statutory procedure is hereby adopted by reference in addition to all amendments thereto. One (1) copy of the adopted Plan shall be kept on file with the Municipal Clerk and available for inspection by any member of the public during office hours.  
Added by Ordinance 823 – December 6, 2011