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## CHAPTER VIII

## MUNICIPAL PLANNING

### ARTICLE I - MUNICIPAL LIMITS

#### SECTION 8-101: 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 Village Board or by law duly annexed to or made a part of this Village, or having been by the act, authority, acquiescence, consent, platting and dedication of their respective owners, created either as the original townsite or as additions to the Village, are hereby declared to be within the corporate limits of the Village. Lawfully constituted additions or changes in said municipal limits shall be indicated upon said maps and plat by the city engineer after such addition or change has been completed in accordance with the ordinances of this village and the laws of the State of Nebraska.

#### SECTION 8-102: ORIGINAL PLATS

All plats, lots, blocks, additions, subdivisions, outlots and parcels of ground included within the corporate limits of the Village and not vacated of record prior to the enactment of this chapter, including the Original Plat of the Village, are hereby accepted, approved and confirmed as valid, 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 village and an integral part thereof.



## ARTICLE II – SUBDIVISION REGULATIONS

### SECTION 8-201: INCORPORATED BY REFERENCE

To provide for harmonious development of the Village 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, air; for the distribution of population and traffic in a manner which will tend to create conditions favorable to health, safety, convenience or prosperity; and insure conformance of subdivision plans with capital improvements programs of the Village; and to secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance by subdivides and the Hall County Regional Planning Commission and the Village Board, the Subdivision Regulations for the Village as prepared by the Village and adopted by Ordinance No. 350, adopted in 2004, including any amendments thereto as may be made therein from time to time, are hereby incorporated by reference herein as if set out in full. One copy of the subdivision regulations shall be kept on file with the village clerk and available for public inspection during regular office hours.

Source: Neb. Rev. Stat. §18-132, 19-922



## ARTICLE III – ZONING REGULATIONS

### SECTION 8-301: 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 of Cairo, Nebraska, 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, sewage, schools, parks and other public improvements, the Zoning Ordinances of the Village of Cairo, presented and prepared by said village are hereby adopted. The adoption of such zoning ordinances shall include any amendments thereto as may be made from time to time. Said zoning ordinances, as well as such amendments, are hereby incorporated by reference in this ordinance as if set out in full. One copy of the Zoning Ordinances shall be maintained by the village clerk at the village office and available for public inspection during regular office hours.

### SECTION 8-302: OFFICIAL ZONING MAP

The Village and certain properties within and up to one mile in all directions of its corporate limits are hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory material and documentation, is hereby adopted by reference and declared to be part of the Zoning Ordinances of the Village of Cairo and further declared to be part of this ordinance. The official zoning map shall be identified by the signature of the mayor, attested to by the village clerk and bearing the seal of the Village.

The official zoning map, together with all changes, amendments or additions thereto, shall be maintained in the office of the village clerk and available for public inspection during regular office hours.





## ARTICLE IV - PENAL PROVISION

### SECTION 8-401: VIOLATION; PENALTY

Any person, whether as owner or 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 Village or adjoining or 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 or contiguous thereto, without having first obtained the acceptance and approval of the plat or map thereof by the Village Board, 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.

