

## GENERAL PROVISIONS

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# 1 ARTICLE ONE

## GENERAL PROVISIONS

### 101 Title

This title of the Chadron Municipal Code shall be known as the Zoning Regulations of the City of Chadron.

### 102 Jurisdiction

The provisions of this chapter shall be applicable to all property within the corporate limits of the City of Chadron and its extra-territorial jurisdiction as provided by Chapter 19, Article 9, Sections 19-901 through 19-929 and Chapter 16, Article 9, Sections 16-901 through 16-904, Revised Statutes of Nebraska, 1943.

### 103 Purpose

The purposes of the Zoning Regulations of the City of Chadron are to:

- a. Serve the public health, safety, and general welfare of the city and its jurisdiction.
- b. Classify property in a manner that reflects its suitability for specific uses.
- c. Provide for sound, attractive development within the city and its jurisdiction.
- d. Encourage compatibility of adjacent land uses.
- e. Protect environmentally sensitive areas.
- f. Further the objectives of the Comprehensive Development Plan of the City of Chadron.

### 104 Consistency with Comprehensive Development Plan

The City of Chadron intends that these Zoning Regulations and any amendments to them shall be consistent with the City's Comprehensive Development Plan. It is the City's intent to amend these regulations whenever such action is deemed necessary to keep regulatory provisions in conformance with the Comprehensive Development Plan.

### 105 Conflicting Provisions

The Zoning Regulations shall be held to provide the minimum requirements necessary for the promotion of the public health, safety, and welfare. If any provision of the Zoning Regulations conflicts with any other provision of the Zoning Regulations, any other Ordinance of the City of Chadron, or any applicable State or Federal law, the more restrictive provision shall apply.

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### **106 Relief from Other Provisions**

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

### **107 Severability of Provision**

If any chapter, section, clause, or phrase of these Zoning Regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

### **108 Publication**

These Regulations shall be published in book or pamphlet form and shall, together with the maps being a part hereof, shall be filed with the City Clerk of the City of Chadron, Nebraska.