

CHAPTER 11

MUNICIPAL PLANNING

ARTICLE 1. MUNICIPAL LIMITS

11-101 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 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 either as the original townsite 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 changes have been completed in accordance with the ordinances of this Municipality and the laws of the State of Nebraska.

11-102 MUNICIPAL LIMITS; 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.

11-103- SUBDIVISION REGULATIONS, INCORPORATED BY REFERENCE.

(1) 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, 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 improvement programs for the Municipality; and to secure equitable handling of all subdivisions plans by providing uniform procedures and standards for observance by subdivides and the Planning Commission and Governing Body, the Subdivision Regulations for the Village of Brady, are hereby adopted. Said Subdivision Regulations are hereby incorporated by reference in this ordinance as if set out in full. One (1) copy of the Subdivision Regulations shall be kept on file with the Municipal Clerk and available for public inspection during regular office hours. (Ref. 18-132, 19-922 RS Neb.)

(2) For the purpose of setting minimum standards to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the community of Brady, Nebraska and to lesson 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 undo concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools,

parks, and other public improvements, the zoning regulations of the Village of Brady, presented and prepared by said Village are hereby adopted. Said zoning regulations are hereby incorporated by reference in this ordinance, as if set out in full. One (1) copy of the zoning regulations shall be maintained by the municipal clerk at the Village office and available for public inspection during regular office hours. (Ref. 18-132, 19-922RS Neb.)

(3) The Village of Brady, Nebraska 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.