



ZONING ORDINANCE

ARTICLE ONE BASIC PROVISIONS

ARTICLE ONE – BASIC PROVISIONS

101 Title

This Ordinance shall be known as the Zoning Ordinance of the City of Beatrice.

102 Jurisdiction

The provisions of this Ordinance shall be applicable to lands within the corporate limits of the City of Beatrice and the territory located within two (2) miles beyond and adjacent to the corporate limits of the City of Beatrice.

103 Purpose

The purposes of the Zoning Ordinance 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 for the City of Beatrice.

104 Consistency with Comprehensive Development Plan

The City of Beatrice intends that this Zoning Ordinance and any amendments to it shall be consistent with the City's Comprehensive Development Plan. Should this Ordinance become inconsistent with the adopted Comprehensive Development Plan because of subsequent amendments to that plan, it is the City's intent to amend this ordinance to bring it into conformance with the plan.

105 Conflicting Provisions

The Zoning Ordinance 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 Ordinance conflicts with any other provision of the Zoning Ordinance, any other Ordinance of the City of Beatrice, or any applicable State or Federal law, the more restrictive provision shall apply.

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 use permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

107 Severability of Provisions

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