

ARTICLE 3: DISTRICTS AND OFFICIAL MAP

Section 3.01 Districts

In order to regulate and restrict the height, location, size and type of buildings, structures and uses allowed on land in the City and the area within the prescribed extraterritorial jurisdiction of the City as allowed under Nebraska Revised Statutes and the City is hereby divided into districts.

Section 3.02 Provision for Official Zoning Map

3.02.01 The City is hereby divided into districts, as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 3.02 of Ordinance No. _____ of the City of Ashland, Nebraska", together with the date of the adoption of this Ordinance.

If, in accordance with the provisions of this Ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council.

3.02.02 In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted _____ Ordinance No. _____ of the City of Ashland, Nebraska."

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

s to size and type of landscape plant materials, pavements, and other major site improvements.

- E. The property owner shall submit the tentative construction time schedule (phasing plan), the description of the intended means of financing any proposed common areas or common improvements, statements covering ownership and maintenance of common easements or other common areas, such as open space or recreational facilities, documents for incorporation of Home Owners organization, restrictive covenants, and any other document that may assist the city in reviewing the application. Such construction schedule shall be substantially completed as approved in this section. If, in the opinion of the planning commission or city council, sufficient development has not been commenced or completed, a public hearing to consider removing all or a portion of the UDO may be initiated. The applicant shall be given notice and may present a request for extending the construction time schedule.
- F. The developer shall be required to complete all development in each phase prior to starting construction on subsequent phases including such elements as roads, utilities, and landscaping. Each phase shall provide a balance of permitted uses and shall not contain a majority of uses not otherwise permitted. This may be waived where sufficient phases have been completed to reduce potential impacts on adjacent properties.
- G. These plans, construction schedule, the site development plans, drawings, calculations, and other documents, shall form the basis for issuance of a building permit in conformity therewith.
- H. Any major change in the development plan which may increase the number of dwelling units or establishments, the number of parking stalls, the size or number of structures, and which is a substantial change from the plans and documents approved by the City Council, in the opinion of the Building Inspector, may require a resubmission for approval of the application for rezoning. Any minor changes or adjustments or decrease in the number of dwelling units, common facilities and recreation facilities may be approved by the Building Inspector without resubmission.