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## **CHAPTER 10 – MUNICIPAL PLANNING**

### **Article 1 – Comprehensive Plan**

#### **SECTION 10-101: ADOPTED BY REFERENCE**

In order to accommodate anticipated long-range future growth, the Comprehensive Development Plan for the Village, as prepared by RDG Martin Shukert, Inc., was adopted by the Village Board on September 29, 1992. One copy of the adopted plan shall be kept on file with the village clerk and available for inspection by any member of the public during office hours.



## **Article 2 – Zoning Regulations**

### **SECTION 10-201: 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; 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, sewerage, schools, parks, and other public requirements, the Zoning Regulations for the Village, as prepared by RDG Martin Shukert, Inc. and published in pamphlet form were adopted by the Village Board on September 29, 1992. One copy of the adopted Zoning Regulations shall be kept on file with the village clerk and available for inspection by any member of the public during office hours.



## **Article 3 – Village Limits**

### **SECTION 10-301: DEFINED**

All additions, lots, lands, subdivisions, and parcels of ground included within the official village 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 the Village or having been by the act, authority, acquiescence, consent, platting, and dedication of their respective owners, created either as the original town site or as additions to the Village, are hereby declared to be within the corporate limits of the Village. Lawfully constituted additions or changes in the village limits shall be indicated upon the map and plat by the village engineer after such addition or change has been completed in accordance with the ordinances of the Village and the laws of the State of Nebraska.

### **SECTION 10-302: ORIGINAL PLATS**

Each and 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 each and all of such 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 the corporate limits are hereby declared to be within the Village and an integral part thereof.





## **Article 4 – Subdivision Regulations**

### **SECTION 10-401: SUBDIVISIONS AND ADDITIONS; PROCEDURE**

A. The owner of any tract of land within the corporate limits of the Village or within one mile contiguous thereto may lay out the land into lots, blocks, streets, avenues, and alleys as an addition to the Village upon conformance to and compliance with the conditions in this article.

B. The owner of any lot within the corporate limits of the Village wishing to subdivide such lot may obtain an application for same from the village clerk. The completed application with a copy of an official survey record attached must be submitted to the village clerk. Thereafter, the Village Board shall vote on the application, which will be approved upon a majority vote. Approval of the application will be effective upon payment of the filing fee and filing with the county register of deeds.

(Neb. Rev. Stat. §17-405, 17-426, 17-1002)

### **SECTION 10-402: APPROVAL BY VILLAGE BOARD**

No owner of any real property located within the Village or an area within one mile of the corporate limits shall be permitted to subdivide, plat, or lay out such real property in building lots, streets, or other portions of the same intended to be dedicated for public use or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto without first having obtained the approval thereof of the Village Board. No plat or instrument affecting the subdivision of real property within the Village or an area within one mile of the corporate limits shall be recorded or have any force and effect unless the same is approved by the Village Board. The sale or offering for sale and the construction of buildings and other improvements on any lots or parts of real property not subdivided, platted, or laid out as required by state law and these regulations is prohibited. (Neb. Rev. Stat. §17-1002, 17-1003, 19-916, 19-919)

### **SECTION 10-403: DESIGN OF NEW STREETS**

Any person proposing the subdivision of land into lots and streets shall properly integrate the proposed streets with the existing system of streets and highways. Streets and alleys laid out in any addition to or in any suburban development of the Village shall be continuous with and correspond in direction and width to the streets and alleys of the Village to which they are an addition. No subdivision shall prevent the extension of the present village streets from entering the subdivision without the express consent of the Village Board. Cul-de-sac streets shall not exceed 300 feet in length. The terminating end of a cul-de-sac street shall have a turn-around with a minimum platted radius of 50 feet. Where desired, collector streets may be proposed for future extension beyond the proposed subdivision and only those accepted collector streets may be laid out as dead-end streets. Street grade and curve design shall conform to the minimum design standards of the Board of Public Roads Classifications and Standards for Village Streets. Consideration shall be given to smooth flow

of traffic, both automotive and pedestrian. (Neb. Rev. Stat. §17-418, 17-1003)

**SECTION 10-404: DESIGN OF NEW BLOCKS AND LOTS**

Blocks in any new proposed subdivision for residential purposes shall not exceed 600 feet in length. Minimum lot dimensions shall conform to the requirements of the village Zoning Regulations. Where a subdivision of land is proposed to be not served by a public sewer, lot dimensions and areas shall carry the recommendation or approval of the State Department of Health and Human Services Regulation and Licensure.

**SECTION 10-405: PRE-APPLICATION PROCEDURE**

Before submitting a request to the Village Board for approval of plat, the owner or proprietor proposing the subdivision, platting, or laying out of such real property shall first attend a pre-application consultation with the board and present at that time plans and sketches putting forth proposals for future streets and utilities. (Neb. Rev. Stat. §19-919)

**SECTION 10-406: SURVEY AND PLAT**

The owner or proprietor of any tract or parcel of land within the corporate limits desiring to subdivide or lay out the tract of land as an addition to this village shall cause the same to be accurately surveyed and an accurate map or plat thereof made with reference to known or permanent monuments and the map or plat shall explicitly describe the land so laid out. The tract shall be designated as "\_\_\_\_\_ Addition to the Village of Greenwood, Nebraska." The lots and blocks shall be designated by numbers and the streets and avenues by names coinciding with the streets and avenues of the Village of which they form continuations. The plat shall show the length and depth of the lots and the width and course of all streets, avenues, and alleys, together with an accurate plat of all lots, blocks, and streets. (Neb. Rev. Stat. §17-405, 17-1001, 17-1003)

**SECTION 10-407: SURVEYOR'S CERTIFICATE**

The map or plat shall be accompanied by a certificate from the surveyor making the survey and plat that he accurately surveyed the tract and that the lots, blocks, streets, avenues, and alleys are accurately shown upon the map or plat. (Neb. Rev. Stat. §17-405, 17-1003)

**SECTION 10-408: DEDICATION**

The map or plat shall have written thereon or attached thereto a dedication to the Village for the use of the public of all streets, avenues, alleys, parks, squares, and commons and all land set apart for public use or dedicated to charitable, religious, and educational purposes as therein mentioned and described. Such dedication shall be signed by the owner of the tract of land and shall be duly acknowledged as re-

quired by law. (Neb. Rev. Stat. §17-405, 17-417, 17-1003)

#### **SECTION 10-409: CONDITIONAL APPROVAL OF PRELIMINARY PLAT; PROCEDURE**

The owner or proprietor requesting conditional approval of a preliminary plat shall submit to the village clerk five copies of the preliminary plat and supplemental material, together with the application for conditional approval, such application to be in a form specified by the village clerk.

#### **SECTION 10-410: FEE**

A plat review fee shall be assessed the owner. Payment of the fee shall accompany the application for conditional approval. A schedule of fees may be established by the Village Board.

#### **SECTION 10-411: PREPARATION OF PRELIMINARY PLAT**

Preliminary plats shall be prepared at a suitable scale with at least the following information clearly presented:

- A. Name, location, acreage, owner, and designer of the proposed subdivision;
- B. Present zoning classification;
- C. Date, north point, and graphic scale;
- D. Location of property lines, roads, and existing utility service lines;
- E. Names of adjoining properties or subdivisions;
- F. Proposed utility system;
- G. Names of new streets;
- H. Dimensions, lot lines, and building setback lines;
- I. Location of proposed culverts and other drainage provisions;
- J. Contours at suitable intervals to indicate drainage;
- K. Proposed improvements and grading; and
- L. Proposed easements, dedications, and reservations of land.

#### **SECTION 10-412: PLAT SPECIFICATIONS; CONDITIONAL APPROVAL**

The owner shall indicate by letter when improvements as required will be provided and the projected date that entrance into the village utility system will be required. Any proposed restrictive covenants for the land shall accompany the letter. Following the receipt of the advice of the Planning Commission, review of the preliminary plat, and negotiations with the subdivider, the Village Board may grant conditional approval of the preliminary plat. Such conditional approval shall not constitute approval of the final plat but shall be construed to be a guide for the preparation of the final plat, which will be subject to further consideration by the Planning Commission and Village Board.

**SECTION 10-413: APPROVAL OF PLAT; PAYMENT OF TAXES AND ASSESSMENTS**

A. Before any such map or plat shall have any validity, it must first be submitted to and be approved and accepted by the Village Board. Where the County has both adopted a Comprehensive Development Plan and is enforcing Subdivision Regulations and the proposed subdivision plat both contemplates public streets or improvements and lies partially or totally within the extraterritorial subdivision jurisdiction being exercised by the County, then the Planning Commission shall be given four weeks to officially comment on the appropriateness of the design and improvements proposed in the plat. The review period for the commission shall run concurrently with subdivision review activities of the Village after the commission receives all available material for a proposed subdivision plat. The map or plat must have such acceptance and approval endorsed thereon.

B. Before any such map or plat shall have any validity, it must first be submitted to and be approved and accepted by the Village Board and must have such acceptance and approval endorsed thereon. Before any such map or plat shall be considered, approved, or accepted, the owner or proprietor shall pay or cause to be paid all taxes, special taxes, and special assessments due thereon and shall produce a certificate showing that all such taxes and assessments have been paid or cancelled. (Neb. Rev. Stat. §17-405, 17-1002, 19-902)

**SECTION 10-414: PREPARATION OF FINAL PLAT**

The final plat shall be prepared at a suitable scale on reproducible Mylar and shall clearly present the following:

- A. North arrow;
- B. Graphic scale;
- C. Streets, street widths, and street names;
- D. Lots, numbered and dimensioned;
- E. Bearings or azimuths on all lot and boundary lines, such bearing or azimuths to be directly related to the standard subdivisional lines of the section in which the plat lies;
- F. General location of all intersecting 40-acre lines;
- G. Location, dimension, and purpose of any easement;
- H. Purpose for which sites are dedicated or reserved;

I. Curve schedules for lot lines following the arcs of curves indicating (1) curve radius; (2) arc length; (3) chord length; (4) central angle; and (5) bearing or azimuth of long chord;

J. Curve schedules for centerlines of streets following the arcs of curves indicating (1) curve radius; (2) central angle; and (3) arc length;

K. Certification of accuracy of survey and plat by surveyor;

L. Certification signed and acknowledged by all parties holding title or having any title interest in the land subdivided and consenting to the preparation and recording of the plat as submitted and dedicating streets and roads and other lands to the public use and ownership;

M. Certification of the county treasurer that all current taxes on the subject real property are paid;

N. Certification of approval of plat as prepared for signature of the chairperson of the Village Board, to be attested by the village clerk.

#### **SECTION 10-415: DOCUMENTS TO ACCOMPANY FINAL PLAT**

When submitted, the final plat shall have as attachments:

A. Detailed construction plans of all improvements;

B. An agreement between the owner and the Village which shall establish the completion dates of all required improvements and shall specify the amount of performance bond to be filed prior to receiving approval of plat, or a certificate of completion of all required improvement;

C. Protective covenants in form for recording.

#### **SECTION 10-416: RECORDING OF PLAT**

If a majority of the Village Board votes in favor of such annexation, an ordinance shall be prepared and passed by the board declaring the annexation of such territory to the corporate limits of the Village and extending the limits thereof accordingly, whichever is appropriate. An accurate map or plat of such territory and the dedication as hereinbefore described, certified by the engineer or surveyor and acknowledged and approved as provided by law in such cases, shall at once be filed and recorded by the owner or proprietor of such land in the office of the register of deeds of the county, together with a certified copy of the ordinance granting approval or declaring such annexation, under the seal of the Village. (Neb. Rev. Stat. §17-405, 17-416, 17-417, 17-1002)

**SECTION 10-417: REQUIRED IMPROVEMENTS; MONUMENTS**

Any approved subdivision shall be laid out with concrete monuments at least 36 inches long and 4 inches square with a suitable center point. A concrete monument shall be set at each street intersection and at all boundary corners of the platted area. Iron pin or pipe monuments 3/4 inch in diameter and 24 inches long or suitable concrete markers shall be placed at all points on boundary lines where there is a change of direction and at all lot corners.

**SECTION 10-418: REQUIRED IMPROVEMENTS; UTILITIES AND STREETS**

New subdivisions shall be improved with street grading, storm sewer, or other drainage improvements, approved water distribution and sewer collection and disposal systems, underground electrical distribution system, and paved streets. Standards for improvements shall require the express approval of the Village Board. Temporary power shall be provided at the developer's expense. Other improvements may be required by the board.

**SECTION 10-419: ADDITIONS APPROVED AND INCORPORATED**

All additions to this village which have heretofore been approved and accepted or which may hereafter be laid out in accordance with the provisions in this article and accepted and approved shall be and become incorporated in this village for all purposes whatsoever, and inhabitants of such additions shall be entitled to all the rights and privileges and be subject to all the laws and regulations of the Village. (Neb. Rev. Stat. §17-405, 17-405.04, 17-416, 17-417, 17-1002, 19-902)

## Article 5 – Administrative Subdivisions

### SECTION 10-501: WHEN PERMITTED

An administrative subdivision may be granted in the following circumstances:

A. The farmstead of an existing farm may be approved as an administrative subdivision if:

1. The farmstead contains a habitable residential building in continuous existence since before 1992;
2. The use of the farmstead shall not substantially change after approval of the administrative subdivision;
3. The farmstead is bounded by identifiable landmark boundaries in existence since before 1992, such as hedgerows, shelterbelts, fences and corners;
4. The boundaries of the lot enclosing the farmstead containing the habitable residential building shall follow the identifiable landmark boundaries;
5. The farmstead containing the habitable residential building shall contain at least four acres;
6. The existing farm remaining after the subdivision shall contain at least ten acres;
7. The existing farm lies outside the village corporate limits but within its one mile regulatory jurisdiction; and

B. The administrative subdivision will otherwise be in substantial compliance with the Greenwood Comprehensive Plan and applicable village zoning and other ordinances.

C. Administrative lot splits, lot combinations and boundary adjustment which result in lots divided or combined into not more than two lots without having to re-plat said lot, provided that the resulting lots shall not again be divided or combined without re-platting and provided the conditions set forth in this article are met.

### SECTION 10-502: APPLICATION

An application for an administrative subdivision must be submitted to the village clerk in a form approved by the Village, together with a fee of \$100.00. The application must be made and signed by a person having a recorded property interest in the farm. The application, together with a short form plat and any other supplemental in-

formation required by the zoning administrator, will be submitted to the zoning administrator for review and approval.

### **SECTION 10-503: ADMINISTRATIVE PLAT**

A. The application must be accompanied by an administrative plat, which must be prepared and certified by a licensed professional engineer or surveyor in accordance with generally accepted professional standards and show or be accompanied by:

1. Location and dimensions of the proposed administrative plat;
2. Legal description of the final administrative plat;
3. Driveways, entrances or proposed access to the property;
4. Any of these things which are in or adjacent to the property: public or private roads, easements, rights of way, political subdivision boundary lines, corners, section lines and monuments;
5. Showing of existing structures, uses and landmark boundaries;
6. Zoning;
7. Adjacent zoning;
8. A certificate signed in the presence of a notary by each person having a recorded property interest in the property, consenting to the administrative subdivision;
9. Signature blocks: for acknowledgement by notary; for review from the Cass County surveyor; for approval or certification signed by the county treasurer, stating that there are no regular or special taxes due or delinquent against the platted land; for approval by village official approving the subdivision; for village zoning administrator;
10. A statement from the county treasurer showing there are no tax liens against the land within the proposed subdivision or any part thereof and that all special assessments installment payments are current as applied to the said property; and that all taxes are paid in full on all real property.

### **SECTION 10-504: REQUIREMENTS FOR ZONING ADMINISTRATOR**

The zoning administrator must review the application and short form plat and grant or deny the application or require additional information. If the zoning administrator determines that the proposed administrative subdivision is in compliance with this ordinance, he or she shall grant the application by signing the application and the short form plat and issue a subdivision compliance certificate. The administrative subdivision shall become effective upon filing the fully executed short form plat with the county register of deeds, together with all applicable fees.

### **SECTION 10-505: DISAPPROVAL; WHEN**

A. Disapproval of administrative plat shall be based on the following guidelines:



1. A new street or alley is needed or proposed;
2. Vacation of streets, alleys, setback lines, access control or easements are required or proposed.
3. Such action will result in significant increases in service requirements (i.e. utilities, schools, traffic control, streets, etc.) or will interfere with maintaining existing service levels (i.e. curb cuts, repaving, etc.)
4. All easement requirements have not been satisfied.
5. Such action taken during an administrative plat will result in a tract without direct access to a street.
6. The lot has been previously split.

B. No administrative plats shall be approved unless all required public improvements have been installed, no new dedication of public right-of-way or easements is involved and such subdivision complies with the ordinance requirements concerning minimum areas and dimensions of such lots, as well as setbacks.



## **Article 6 – Uniform Numbering System**

### **SECTION 10-601: STREET NAMES**

A. There is hereby established a uniform system of street naming in the Village, and all streets, avenues and other dedicated public ways shall be named in accordance with the provisions of this article.

B. All streets and other public ways running in the same direction and having a deviation of not more than 125 feet shall carry the same name unless special circumstances make such a plan impracticable or not feasible.

C. No street established or named after the adoption of this article shall bear a name in a language in conflict with its destination.

D. The Village Board may adopt further designations or any additional rules and regulations which may be required from time to time upon recommendations of the Planning Commission, by amending this article.

### **SECTION 10-602: PLAN**

For the purpose of clarifying and systematizing the present street naming pattern in the Village and to implement the application of the matters set forth herein, the following plan is hereby adopted:

A. The Planning Commission is hereby authorized to prepare and present to the Village Board a complete plan for the naming of all streets, avenues, and public ways within said Village. The commission shall follow the general plan set forth in Section 10-610 (New Numbers) and such other rules as are herein set forth.

B. If said commission shall find an existing street now carrying more than one name, it shall recommend that said street shall bear the name under which it currently travels the longest distance both inside and outside of the village limits unless the circumstances indicate that another and different name would be desirable. Said commission, if it sees fit, may hold public hearings at which interested property owners may express their views concerning the changing of the name or names of any street.

### **SECTION 10-603: SUBDIVISION PLATS**

Every subdivision plan submitted to the Village Board for approval after the effective date of this article shall bear upon its face the report of the Planning Commission of the proper names of any and all streets, avenues and public ways hereafter dedicated to public use within the jurisdiction of the board.

**SECTION 10-604: NUMBERING GENERALLY**

There is hereby established a uniform system for numbering buildings fronting on all streets, avenues and public ways in the Village, and all houses and other buildings shall be numbered in accordance with the provisions of this section.

A. North Street shall constitute the base line for numbering buildings along all streets running northerly and southerly, and Grand Street as hereinafter named and established shall constitute the base line for numbering buildings along all streets running easterly and westerly.

B. Each building north of North Street and facing a street running in a northerly direction shall carry a number and address indicating its location north of said base street.

C. Each building south of North Street and facing a street running in a southerly direction shall carry a number and address indicating its location south of said base street.

D. Each building east of Grand Street and facing a street running in an easterly direction shall carry a number and address indicating its location east of said base street.

E. Each building west of Grand Street and facing a street running in a westerly direction shall carry a number and address indicating its location west of said base street.

F. All buildings on diagonal streets shall be numbered the same as buildings on northerly and southerly streets if the diagonal runs more from the north to the south. The same rule shall apply on easterly and westerly streets if the diagonal runs more from the east to the west. All buildings on diagonal streets having a deviation of exactly 45° shall be numbered the same as buildings on northerly and southerly streets.

**SECTION 10-605: SPACE ALLOWED; NUMBERS ASSIGNED**

A. The space of distance allowed each number shall be 11 feet. To find a number, measure from the centerline of street, commencing with the first number of the block, and count one number for each 11 feet until opposite the door, and the number of these 11 feet shall be the number for the door of the building.

B. All buildings on the north or east side of each street running from the base street shall bear even numbers. All buildings on the south or west side of each street running from the base street shall bear odd numbers.

C. Where any building has more than one entrance serving separate occu-

pants, a separate number shall be assigned to each entrance serving a separate occupant, providing said building occupies a lot, parcel, or tract having a frontage equal to 11 feet for each such entrance. If the building is not located on a lot, parcel, or tract which would permit the assignment of one number to each such entrance, numerals and letters shall be used as set forth in Section 10-606 (Suffixes).

#### **SECTION 10-606: SUFFIXES**

Where only one number can be assigned to any house or building, the owner, occupant, or agent of such house or building who shall desire distinctive numbers for the upper and lower portion of any house or building fronting on any street, such owner, occupant, or agent shall use the suffix A, B, C, etc. as may be required.

#### **SECTION 10-607: BUILDINGS FACING STREETS NOT EXTENDED**

All buildings facing streets not extending through to the base line shall be assigned the same relative numbers as if the said street was extended to said base line.

#### **SECTION 10-608: DIRECTION OF STREETS**

A. In addition to the numbers placed on each house or other building as heretofore provided, all streets, avenues and other public ways within the Village are hereby given directional symbols according to their distance and direction from the two base streets set forth in Section 10-604 (Numbering Generally).

B. All streets approximately perpendicular to and north of North Street are given the direction "north." All streets approximately perpendicular to and west of Grand Street are given the direction "west."

#### **SECTION 10-609: RECORDS; PLAT BOOK**

For the purpose of facilitating correct numbers, a plat book of all streets, avenues, and public ways within the Village with the proper numbers of all houses or other buildings fronting upon all streets, avenues, or public ways shall be kept on file in the office of the village clerk and shall be open to public inspection during office hours. Duplicate copies of such plats shall be furnished to the engineer, building inspector and Planning Commission by the Village Board or its designated representative.

#### **SECTION 10-610: NEW NUMBERS**

In order to preserve the continuity and uniformity of numbers of the houses, buildings and structures in the Village, whenever any house, building, or structure shall be erected or located therein after the establishment of a uniform system of house and building numbering has been completed, it shall be the duty of the owner to procure the correct number or numbers as designated from the Village Board or its designated representative for the said property and to immediately fasten the said number

or numbers so assigned upon said building as provided in this article. No building permit shall be issued for any house, building or structure until the owner has procured from the Village Board or its designated representative the official number for the premises. Final approval of any structure erected, repaired, altered or modified after the effective date of this article shall be withheld by the Village Board or building inspector until permanent and proper numbers have been affixed to said structure.

**SECTION 10-611: CONFLICTS**

It shall be the duty of the Village Board or its designated representative to inform any party applying for the number or numbers belonging to or embraced within the limits of any said lot or property as provided in this article that in the case of conflict as to the proper number to be assigned to any building, the board or its designated representative shall determine the number of such building.

**SECTION 10-612: STREET NAMING AND RENAMING**

The Village Board by resolution may change, rename or name an existing or newly established street within the village limits at any time after the adoption of this article upon recommendation of the Planning Commission.

**SECTION 10-613: SURVEY, NUMBERS, PLACEMENT**

A. *Survey.* The Village Board shall cause the necessary survey to be made and completed within three months from the date of the adoption of this article, and thereafter there shall be assigned to each house and other residential or commercial building located on any street, avenue, or public way in the Village its respective number under the uniform system provided for in this article according to said survey. When the said survey shall have been completed and each house or building has been assigned its respective number or numbers, the owner, occupant or agent shall place or cause to be placed upon each house or building controlled by him or her the number or numbers assigned under the uniform system as provided in this article.

B. *Numbers.* Such number or numbers shall be placed on existing buildings on or before the effective date of this article. The cost of the number or numbers shall be paid for by the property owner. Replacement numbers shall be procured and paid for by the owner. The numbers used shall be not less than 3 inches in height and shall be made of a durable and clearly visible material. If the proper number is not placed on an existing building on or before the effective date of this article, it shall be the duty of the Village Board or its designated representative to install the proper number or numbers on said premises and to make a charge for each number so installed, which said charge shall become a lien against the premises on which said building is located and shall be added to the village real estate tax on said premises for the ensuing year.

C. *Placement.* The numbers shall be conspicuously placed immediately on, above, or at the side of the proper door of each building so that the number can be seen plainly from the street line. Whenever any building is situated more than 50 feet from the street line, the numbers shall be placed near the walk, driveway or common entrance to such building upon a gate post, fence, tree, post, or other appropriate place so as to be easily discernible from the sidewalk.

**SECTION 10-614: EFFECTIVE DATE**

This article and all house and building numbers assigned under the provisions hereof and all street numbers and names established by said article shall become effective three months from the date the Village Board shall by resolution accept and ratify the recommendations made by the Planning Commission for the names of all streets, avenues, and public ways within the Village and shall determine that the Village Board or its designated representative has completed the survey required by Section 10-613 (Survey, Numbers, Placement) of this article.





## Article 7 – Penal Provision

### SECTION 10-701: VIOLATION; PENALTY

A. Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, set forth at full length herein or incorporated by reference, shall be deemed guilty of an offense and upon conviction thereof shall be fined not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.

B. Any person, whether as owner, 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 and 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 and 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.