

Chapter 11

**ZONING REGULATIONS**

Article 4. Comprehensive Plan

[*Editor's Note:* For provisions on zoning, see Chapter 11, Article 1.]

**§11-401 COMPREHENSIVE PLAN; ADOPTED BY REFERENCE.**

(A) The Village of Bertrand is hereby authorized to make, adopt, amend, extend, and carry out the Phelps County Development Plan as provided by law.

(B) The Legislature of the State of Nebraska has delegated the responsibility to local government units to adopt zoning regulations designed to protect the public health, safety, and general welfare. The Legislature has further assigned the responsibility to adopt, administer, , and enforce regulations to the Village with zoning jurisdiction over the zoning corporate limits of the Village and within one (1) mile outside the corporate limits of the Village area.

(C) Except to the extent provided or referred to herein, the Village of Bertrand adopts the Zoning Regulations of the Phelps Count Comprehensive Plan of 1999 and as amended in May, 2009, in their entirety. The Regulations are set forth in Article 11, attached hereto and incorporated by reference as if fully set forth herein.

(D) Notwithstanding the Village's adoption of the Zoning Regulations, the Village retains the full authority to approve and issue zoning permits, building permits, occupancy certificates, and related permits and certificates within the corporate limits of the Village and within one (1) mile outside the corporate limits of the Village; and the Village retains the full authority to create, amend, and enforce zoning regulations, building codes, and related ordinances, rules, and regulations within the corporate limits of the Village and within one (1) mile outside the corporate limits of the Village. To the extent any provisions of the Comprehensive Plan are inconsistent with or contrary to this section, the terms and provisions of this section shall control. (*Ord. No. 588, 12/14/10*)(*Ord. Nos. 161, 9/26/66; 166, 4/25/69; 188, 7/13/76*)(*Amended by Ord. No. 662, 1/12/16*)