

ARTICLE 1
GENERAL PROVISION

Whereas, the Planning Commission of Douglas County, Nebraska, has after a public hearing fixed the boundaries of various original zoning districts and appropriate regulations to be enforced therein as included in this regulation and has submitted its final report.

Be it enacted by this Board of County Commissioners of Douglas County, Nebraska:

1.01 Title

This regulation shall be known and may be cited and referred to as the Douglas County Zoning Regulation.

1.02 Jurisdiction

The provisions of this regulation shall be applicable to all property within the planning and zoning jurisdiction of Douglas County, as provided by Chapter 23, Article 1, Sections 23-144 et seq., Revised Statutes of Nebraska, 1943.

1.03 Purpose

The purpose of this regulation is to promote health, safety, morals and the general welfare of the county, and to secure safety from fire, flood, and other dangers and is designed to lessen the congestion in the streets, roads, and highways, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of lands, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.

1.04 Consistency with Comprehensive Plan

Douglas County intends that this Zoning regulation and any amendments to it shall be consistent with the County's Comprehensive Development Plan. It is the County's intent to amend this regulation whenever such action is deemed necessary to keep regulatory provisions in conformance with the Comprehensive Development Plan.

1.05 Conflicting Provisions

The Zoning Regulation 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 Regulation conflicts with any other provision of the Zoning Regulation, any other Regulation of Douglas County, or any applicable State or Federal law, the more restrictive provision shall apply.

1.06 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 permit, variance, development permit, or other permit issued under any local, State, or Federal regulation or statute.

1.07 Severability of Provision

If any portion of these Regulations or their application to specific circumstances shall be held invalid by a court of competent jurisdiction, the remainder of these Regulations and its application to other circumstances shall be unaffected.

1.08 Publication

This Regulation shall be published on the Douglas County website (www.dcpplanning.org) and in book or pamphlet form and shall, together with the maps being a part hereof, be filed with the County Clerk of Douglas County, Nebraska.