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ARTICLE ONE

GENERAL PROVISIONS

11.101 Title

This title of the Waverly Municipal Code shall be known as the Zoning Ordinance of the City of Waverly.

11.102 Jurisdiction

The provisions of this chapter shall be applicable to all property within the corporate limits of the City of Waverly and its extra-territorial jurisdiction as provided by Section 17, Revised Statutes of Nebraska, 1934.

11.103 Purpose

The purposes of the Zoning Ordinance of the City of Waverly 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 of the City of Waverly.

11.104 Application

No building, structure, or land shall be constructed, reconstructed, moved, structurally altered, used, or occupied except as provided by this Ordinance.

11.104 Consistency with Comprehensive Plan

The City of Waverly intends that this Zoning Ordinance and any amendments to it shall be consistent with the City's Comprehensive Plan. It is the City's intent to amend this ordinance whenever such action is deemed necessary to keep regulatory provisions in conformance with the Comprehensive Plan.

11.105 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 Waverly, or any applicable State or Federal law, the more restrictive provision shall apply.

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

11.107 Severability of Provision

If any chapter, section, 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.

11.108 Publication

This Ordinance shall be published in book or pamphlet form and shall, together with the maps being a part hereof, be filed with the City Clerk of the City of Waverly, Nebraska.