

ORDINANCE NO. 2235

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO PLANNING AND ZONING; TO AMEND SECTION 11-303 OF THE CRETE MUNICIPAL CODE; TO AMEND TO REQUIRE ALL SUBDIVISIONS RECEIVE APPROVAL, REGARDLESS OF SIZE OF THE PROPERTY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 11, Article 3, Section 11-303 of the Crete Municipal Code be amended as follows:

11-303 Applicability

- (1) Any plat hereafter made for each subdivision or part thereof lying within the jurisdiction of this Article shall be prepared for approval and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract, or parcel of land into two or more lots, tracts, or other division of land for the purpose of sale or development, whether immediate or future, including the resubdivision or replatting of land or lots, ~~except that the division of land when the smallest parcel created is more than ten acres in area shall be exempt from these regulations.~~ Further, the regulations set forth by this Article shall be minimum regulations which shall apply uniformly throughout the jurisdiction of this Article except as hereafter provided.
- (2) Each separate principal use or building within the jurisdiction of this Article shall be situated on a separate and single subdivided lot of record unless otherwise provided in the zoning ordinances of the City of Crete, Nebraska.
- (3) No subdivision of land shall be permitted within the jurisdiction of this Article unless a plat is approved in accordance with the provisions of this Article. Further, no lot in a subdivision may be sold, transferred, or negotiated to sell; no permit to erect, alter or repair any building upon land in a subdivision may be issued; and, no building may be erected in a subdivision unless a final plat has been approved by the City Council and recorded with the Saline County Register of Deeds.
- (4) These regulations shall not apply to the following:
 - ~~a. To a subdivision of land whereby the smallest parcel created or remaining is more than ten acres.~~
 - ~~b.~~ (a). The subdivision of burial lots in cemeteries.
 - ~~c.~~ (b). A change in the boundary between adjoining lands which does not create an additional lot or results in a non-conformity of an existing lot.

Section 2. That the above section shall be codified as part of the Crete City Code as stated herein.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be published in pamphlet, book, or electronic form and shall take effect and be in full force and effect from and after its passage, approval and publication, as provided by law.

PASSED AND ENACTED the 4th day of February 2025.

Mayor

ATTEST:

City Clerk

Seal