

SCRIBNER COMP PLAN



Prepared by



*Northeast Nebraska Economic
Development District*

CHAPTER 1 - INTRODUCTION

LOCATION

Scribner is located in Dodge County, in the southern portion of northeastern Nebraska. Bordering counties include Washington to the east, Colfax to the west, Saunders to the south, and Cuming to the north. Highway 275 runs northwest and southeast through the city. Scribner is situated approximately 7.58 miles northwest of Hooper; 7.99 miles southeast of Snyder; 13.61 miles southeast of Dodge; 19.45 miles southwest of Uehling; and 21.38 miles northwest of Fremont.

The average low temperature of 9°F occurs in January and the average high temperature of 76°F occurs during the month of July. The elevation of Scribner is 1,255 feet above sea level and the land area of Scribner takes up 0.64 miles or 409.6 acres.

HISTORICAL AND CULTURAL BACKGROUND

Platted in 1870 by John Blair, the City of Scribner was named for a relative of John's, Charles Scribner, who was the founder of the Scribner Publishing Company.

From the very beginning, the City of Scribner was a thriving railroad community. Although the railroad stopped serving the area in 1984, the community has continued to be a trade center for many of the surrounding towns. In 1874 the population of Scribner was listed at 50 and by 1920 it had grown to over 1,100.

The bushel bin was built in 1919 and is now a grain storage and drying facility and processes over three million bushels annually. There are also many hog and cow confinements surrounding the community that sell directly to area packing plants, which also employ many residents.

In 1901 the Harder Hotel was constructed. It was considered to offer the most modern of conveniences and catered almost exclusively to the businessmen traveling though on the railroad. Now called the Old Hotel, it was added to the National Register of Historic Places in 1989. Although the hotel portion of the operation is no longer functioning, there is a restaurant and bar on the main floor that serves the community.

The community has seen much change over the generations. The first church in the community, the Congregational Church, was built in 1871. Since then, six area churches have been built. The old school house, which was built in 1885, was replaced in 1925. The building was remodeled several times and new

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buildings added. In 1987 the Snyder school system and Scribner school system merged and now offers modern new facilities and technologies. A new auditorium, museum, dike system, and remodeled and expanded library are also testament to the changes in the community.

GOVERNMENT AND JURISDICTION

The governing body of the City of Scribner is the City Council, made up of four elected members and the mayor. These members are elected by popular vote for 4-year terms. The board meets the fourth Monday of every month.

The City governs within its territorial jurisdiction, which extends up to one mile outside of the corporate limits of the town as authorized by Section 17-001 of the Nebraska Revised Statutes (amended 1943). As communities annex land into their corporate limits, their extraterritorial jurisdiction also grows accordingly. The city may enforce zoning and subdivision regulations as well as building, electrical, and plumbing codes within its planning jurisdiction.

THE PURPOSE AND PROCESS OF COMPREHENSIVE PLANNING

A comprehensive development plan has three fundamental purposes:

- ◆ Present a unified vision for a community, derived from the desires of its citizens.

Planning is a means of preparing for the future while giving consideration to all aspects of life in the community and county in order to solve problems, promote physical growth and development, and satisfy social and economic needs, as determined by citizen input.

- ◆ Define the conceptual strategies needed to fulfill that vision.

Planning provides the framework for guiding the decision-making of the community or county in its physical, social, and economic growth. It also identifies short-range needs and long-term goals and outlines specific recommendations which should be implemented in order to obtain those objectives.

- ◆ Provide the legal basis for land use regulation such as zoning and subdivision control.

Planning is a means of establishing community-wide and county-wide policies that serve as the basis

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for making zoning laws. The State of Nebraska does not allow communities or counties to adopt zoning and subdivision ordinances without first adopting a comprehensive development plan. This requirement derives from the premise that land-use-decisions should not be arbitrary, but should follow a reasonable and standard concept of growth. Because of its importance in the zoning process, a comprehensive plan should be reviewed on a regular basis and amended as necessary to ensure that it remains current. The Scribner Comprehensive Plan will provide the ongoing legal basis for the City's authority to regulate land-use and development.

The first phase of the planning process includes the collection of data in order to provide a comprehensive picture of the existing community or county. The Scribner plan is the result of the joint efforts of the planning commission, steering committee members, city residents, and the Northeast Nebraska Economic Development District, a regional community development and planning agency. Input about various aspects of the plan has been accumulated through community surveys, public town hall and focus group meetings, and interviews with local community leaders, officials, and public facility managers, such as school superintendents, police and fire chiefs, and city engineers and supervisors.

The second phase of the planning process includes analyzing the data in order to forecast what the future may hold for the planning area, and then using that information to develop general goals and objectives, and establish policies and specific guidelines for improving conditions and guiding future growth.

Once the plan has been adopted, the implementation phase begins, whereby the policies and guidelines outlined in the plan are used to carry out its recommendations and goals.

ELEMENTS OF THE COMPREHENSIVE PLAN

Nebraska state statutes require that certain elements be contained in a comprehensive development plan and that the plan should accommodate anticipated long-range future growth. A comprehensive development plan must contain, at a minimum:

A Land-use Element which designates the proposed general distribution, general location, and extent of the uses of land for agriculture, housing, commerce, industry, recreation, education, public buildings and grounds, open spaces, and other categories of public and private use of land;

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A Transportation Element focusing on the general location, character, and extent of existing and proposed major streets, roads, and highways, and railroad, air, and other transportation routes and facilities; and

A Facilities Element detailing the general location, type, capacity, and area served of existing and projected or needed community/county facilities including recreation facilities, schools, libraries, other public buildings, and public utilities and services.

The elements contained in this plan include:

A socio-economic profile – conditions and trends of the community’s people, economy/employment, housing, and fiscal status,

A facilities profile – existing and future needs and evaluation of the community/county’s ability to serve present residents and support growth,

A land-use profile – existing land-use patterns and projections of residential, commercial, and industrial developments needed,

A transportation profile – existing and future transportation routes, patterns and linking, and

A plan implementation and goals section – draws together the analysis and policies in the plan into a program for implementation, including an action agenda and a method for plan review and maintenance.

COMPREHENSIVE PLAN AND ZONING ORDINANCES

When setting standards for zoning application, amendment, or subdivision regulation, many factors should be considered, for example:

1. Existing Conditions

- street/road layout and design
- utilities layout
- topographic conditions

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- suitability of the property or lot to the intended use
- character of the neighborhood or area
- zoning and uses of nearby properties

2. Conformance

- with established principles or current community/county policies
- in agreement with the growth objectives outlined in the Future Land-use section of the plan compliance to the overall policies in the Comprehensive Development Plan

3. Effects of Change

- on major thoroughfares
- potential to detrimentally affect nearby properties
- on capacity of village/city/county to serve the population with public utilities and facilities potential gain to public health, safety, and welfare as compared to any hardship imposed on that property's and surrounding properties' owners on tax base/ governmental expenditures on existing recreational, agricultural, and other industries and on historic buildings and places

Changes to the existing conditions may occur which result in corresponding changes to the goals, objectives and policies presented in the comprehensive plan. The plan must reflect these changes so that it is current and remains a dynamic tool to guide the growth of the community.

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POPULATION

The comprehensive plan and all major planning should take into consideration the population and its demographics. Examining the demographics of Scribner enables an understanding not only of current trends, but also of potential for future development in the area. This understanding is key to an effective comprehensive plan.

Population projections paint a general picture of a community's population. Because they are subject to changing social and economic conditions, however, it is difficult to predict exactly what future populations will be. Many of these conditions cannot be controlled for an exact population projection study. Nevertheless, determining the characteristics of Scribner's present and projected population is an integral part to the development plan in order to meet the current and future needs of Scribner's residents.

POPULATION TRENDS

During the review of the population trends, historical trends will provide a historical understanding that better enables predictions about future population demographics. The level of population growth is often impacted by local and regional employment conditions.

Table 2.1: Population Trends

1900 – 2000, Scribner

Year	Population	Change	Percent Change
1900	827	--	--
1910	891	64	7.74%
1920	1,021	130	14.59%
1930	1,066	45	4.41%
1940	904	-162	-15.20%
1950	913	9	1.00%
1960	1,021	108	11.83%
1970	1,031	10	0.98%
1980	1,011	-20	-1.94%
1990	950	-61	-6.03%
2000	971	21	2.21%

Similar to many rural Nebraska towns, the City of Scribner saw decreases in population over the last 40 years. From 1960 to 2000, the city saw a decrease of 50 or 4.90%. There was, however, a slight increase from 1990 to 2000 of 21 or 2.21%

Source: Nebraska Databook

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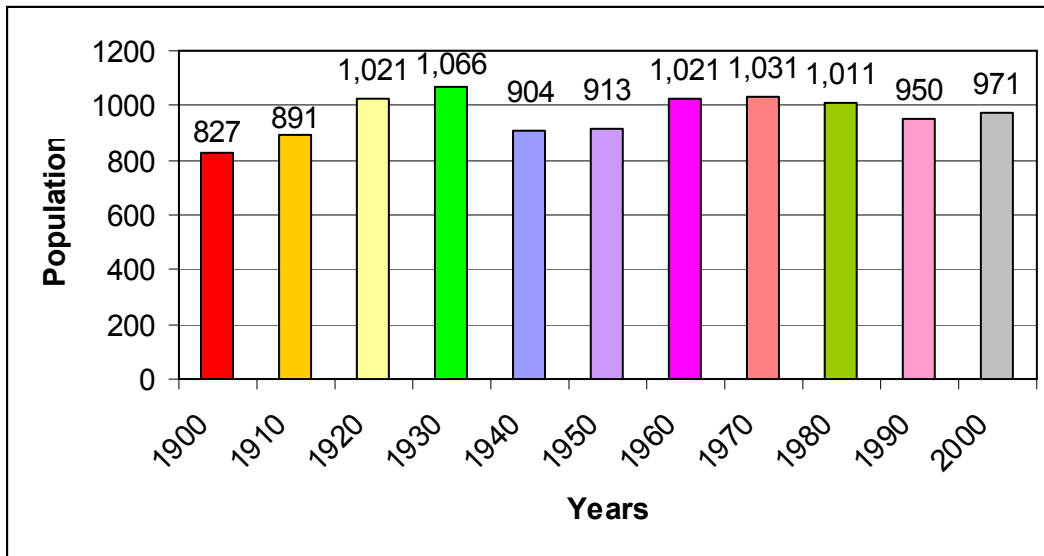


Table 2.2: Population Trends/Projections for Scribner and Dodge County

	Year	Population	Total	
			Change	Percent
			(from previous decade)	
Scribner	1980	1,011	--	--
	1990	950	-61	-6.03%
	2000	971	21	2.21%
	2010	973	2	0.21%
	2020	969	-4	-0.41%
			(from previous decade)	
Dodge	1980	35,847	--	--
	1990	34,500	-1,347	-3.76%
	2000	36,160	1,660	4.81%
	2010	39,262	3,102	8.58%
	2020	43,650	4,388	11.18%

These projections are only estimates and need to be adjusted periodically using updated information (school enrollment, housing records, employment data, and vital statistics, including birth and death records). It is the responsibility of Scribner's elected and appointed leaders to monitor the changes in population growth or decline.

By 2010, the City of Scribner's population will have increased by 0.21% or two persons. By 2020 it will decrease slightly by 0.41% to 969. Dodge County, however, is expected to see steep increases in population over the next 20 years. From 2000 to 2010, the population is expected to increase by 3,102 residents. By 2020 the population is expected to increase by another 4,388 residents.

Source: Nebraska Databook, NENEDD

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Table 2.3: Population Trends in Dodge County and its Surrounding Communities; 1980-2000

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	% Change 1980-2000
Dodge	815	693	-14.97%	700	0.14%	-14.11%
Fremont	23,979	23,680	-1.25%	25,174	6.31%	4.98%
Hooper	932	850	-8.80%	827	-2.71%	-11.27%
Scribner	1,011	950	-6.03%	971	2.21%	-3.96%
Snyder	387	280	-27.65%	318	13.57%	-17.83%
Uehling	273	273	0.00%	275	0.73%	0.73%
Dodge County	35,847	34,500	-3.76%	36,160	4.81%	0.87%

Source: Nebraska Databook

Information comparing population trends of nearby communities and counties can assist in the planning and projection process. Table 2.3 shows the population trends for Scribner and Dodge County and other surrounding towns.

Scribner's population decreased in the period from 1980 to 1990 by 6.03%. All of the communities surrounding Scribner also saw declines in population except for Uehling which saw no change in population. Snyder saw the largest

decrease in population with a loss of 27.65% or 107 persons.

In 2000, Scribner increased in population by 2.21%. Many of the communities surrounding Scribner also saw increases in the population except for Hooper which saw a slight decrease of 2.71%. During this time frame, however, Snyder saw the largest increase with a gain of 13.57% or 38 persons.

Table 2.4: Comparative Age Composition of Scribner, Dodge County, and Nebraska; 1990

	Scribner		Dodge County		Nebraska	
Age	Population	Percent	Population	Percent	Population	Percent
0-4	63	6.63%	2,376	6.89%	119,606	7.58%
5-24	192	20.21%	9,682	28.06%	465,293	29.49%
25-44	207	21.79%	9,485	27.49%	486,020	30.79%
45-54	47	4.95%	3,542	10.27%	149,389	9.46%
55-59	42	4.42%	1,769	5.13%	67,281	4.25%
60-74	193	20.32%	4,734	13.72%	185,371	11.74%
75+	206	21.68%	2,912	8.44%	105,425	6.69%
Total	950	100.00	34,500	100.00%	1,578,385	100.00%

Source: U.S. Census Bureau

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AGE STRUCTURE

Table 2.5: Comparative Age Composition of Scribner, Dodge County, and Nebraska; 2000

Age	Scribner		Dodge County		Nebraska	
	Population	Percent	Population	Percent	Population	Percent
Under 5	55	5.65%	2,299	6.36%	117,048	6.85%
5-24	234	24.05%	10,074	27.86%	507,619	29.66%
25-44	221	22.71%	9,562	26.44%	487,107	28.46%
45-54	93	9.56%	4,581	12.67%	225,754	13.19%
55-59	29	2.98%	1,787	4.94%	77,584	4.53%
60-74	159	16.34%	4,626	12.79%	179,655	10.50%
75+	182	18.71%	3,231	8.94%	116,496	6.81%
Total	973	100.00%	36,160	100.00%	1,711,263	100.00%

Source: U.S. Census Bureau

To provide most effectively for the future of Scribner, it is important to understand both the current and projected age structure of the community. Tables 2.4 and 2.5 examine the age distribution of Scribner, Dodge County, and Nebraska. In 1990 in Scribner, the largest age bracket was the 25-44 age group at 21.79%. The largest age bracket for Dodge County was the 5-24 age group at 28.06% and Nebraska 25-44 at 30.79%.

Table 2.6: Population Characteristics for Scribner, Dodge County, and Nebraska; 1990, 2000

	Scribner		Dodge County		Nebraska	
	1990	2000	1990	2000	1990	2000
18 and Under	207	237	9,478	9,498	451,608	450,242
Percent	21.27%	24.36%	26.21%	26.27%	28.61%	26.31%
25-44	207	221	9,485	9,562	486,020	487,107
Percent	21.27%	22.71%	26.23%	26.44%	30.79%	28.46%
Over 65	340	312	5,974	6,352	223,068	232,195
Percent	34.94%	32.07%	16.52%	17.57%	14.13%	13.57%
Median Age	49.4	43.2	35.5	37.9	33.0	35.3
Percent Female	56.42%	56.12%	52.12%	51.80%	51.30%	50.70%
Percent Male	43.58%	43.88%	47.88%	48.20%	48.70%	49.30%
Total Population	950	973	34,500	36,160	1,578,385	1,711,263

Source: US Census Bureau

In 2000 in Scribner, the largest age bracket was the 5-24 age group at 24.05%. The largest age bracket for Dodge County was also 5-24 at 27.86% and the 25-44 age group was close behind at 26.44%. For Nebraska as a whole the 5-24

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age group was again the largest age bracket at 29.66%.

The age composition of the residents of Scribner has been changing slightly, as indicated by the differences between the age makeup of the population in 1990 and 2000.

In 1990, 21.27% of the population was under 18 and 34.94% was over 65 in Scribner. In Dodge County, 26.21% were under 18 and 16.52% were over 65 in 1990. 28.61% of the population was under 18 and 14.13% were over 65 in Nebraska in 1990.

Scribner had 24.36% of the population under 18 in 2000, an increase from 1990 of 3.09%. 32.07% of the population was over 65, a decrease of 2.87%. The median age in 2000 for the City of Scribner was 43.2, a large decrease from 49.4 in 1990. Dodge County had 26.27% of the population under 18 in 2000 and 17.57% of the population was over 65. Nebraska had 26.31% under 18 and 13.57% over 65 in 2000.

The largest age bracket in Scribner in 2000 was the 18 and under and the second largest was the over 65. These age groups both require very specific and very different things. These groups' needs must be continually met in order to retain them and thereby preserve the overall population in future years.

Retaining the current age structure will have significant impact on Scribner's future.

- Daycare and schools are an important need for the 18 and under group. By meeting these needs in the community, the current population will remain steady and possibly continue to grow.
- Jobs and services that are attractive to citizens of a younger age, will allow the community's population to continue to increase.
- Recreation, transportation, and living options designed specifically for the elderly will retain this population in the community.

Employment prospects are somewhat dependent on the age makeup of the community. These changes then have a general effect on the city's revenues and expenditures. In addition, businesses, community organizations, and healthcare facilities will find it necessary to adapt to the new needs of the population groups. Finally, community leaders will have to

**Table 2.7: Household Population,
Scribner; 1990, 2000**

	1990	2000
Total Population	950	973
Total Housing Units	429	427
Owner-occupied units	308	316
Renter-occupied units	89	72
Number of Households	397	388
Average Household Size	2.20	2.32
Family Households	251	245
Non-Family Households	146	145

Source: US Census Bureau

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identify whether present trends are becoming the norm, as well as how these trends may affect future patterns and any strategies related to these trends.

HOUSEHOLD POPULATION

Table 2.7 examines the household populations of Scribner in 1990 and 2000. By examining the household

Table 2.8: Housing Stock Profile Scribner and Dodge County in 1990 and 2000

	Scribner				Dodge County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	429	100.00%	427	100.00%	14,601	100.00%	15,468	100.00%
Number of Units in Structure								
1 unit, attached	2	0.47%	1	0.23%	371	2.54%	480	3.10%
1 unit, detached	389	90.68%	385	90.16%	11,014	75.43%	11,323	73.20%
2-9 Units	21	4.89%	24	5.62%	1,596	10.93%	1,674	10.82%
10 or more Units	0	0.00%	0	0.00%	685	4.69%	952	6.15%
Mobile Home Units	16	3.73%	17	3.99%	832	5.70%	1,028	6.65%
Other (Boat, RV, van, etc.)	1	0.23%	0	0.00%	103	0.71%	11	0.08%

Source: U.S. Census Bureau

population, the community will be better prepared to identify the general need for housing units, as well as the types of housing units necessary to meet the future demands of the residents of Scribner.

According to the data in Table 2.7, Scribner grew in total population, but declined in the total number of households from 1990 to 2000. Owner-occupied units rose slightly from 308 in 1990 to 316 in 2000; however, the number of rental units dropped substantially.

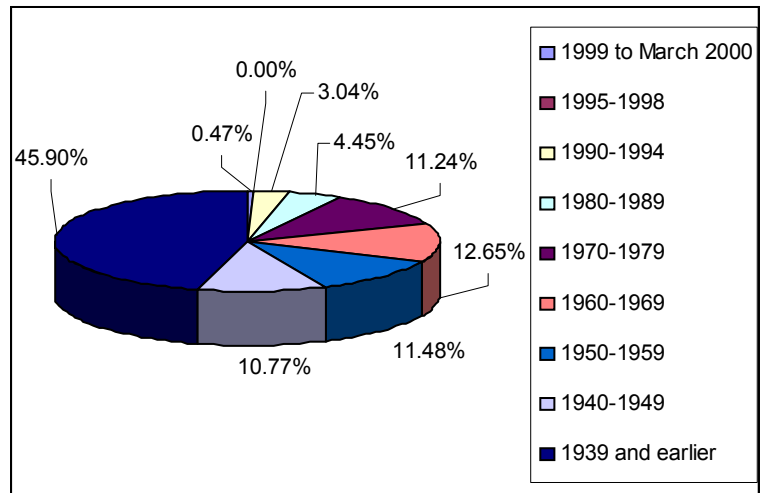
HOUSING

The total number of housing units in Scribner decreased from 429 in 1990, to 427 in 2000. One-unit structures made up the largest number of units in both 1990 and 2000. Dodge County had an increase in the total number of housing units from 1990 to 2000 of 867 units.

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**Table 2.9: Age of Housing by Year Structure
Built, Scribner**

Year Built	Number of Housing Units	Percent of Total Housing Units
1999 to March 2000	2	0.47%
1995-1998	0	0.00%
1990-1994	13	3.04%
1980-1989	19	4.45%
1970-1979	48	11.24%
1960-1969	54	12.65%
1950-1959	49	11.48%
1940-1949	46	10.77%
1939 and earlier	196	45.90%
Total Housing Units	427	100.00%



Source: U.S. Census Bureau and NENEDD

Community leaders need to determine what types of housing is needed in the future to preserve the population base that they currently have and encourage continued growth. Local housing officials may find it in the public interest to investigate current housing figures further, so that they might identify solutions to meet the changing housing needs of Scribner residents – especially for those groups that fall into existing housing needs gaps, such as low-income persons, first-time homebuyers, renters, and handicapped or elderly persons with assisted living needs.

Table 2.9 and the adjacent chart represent the age of Scribner's housing stock. Of the 427 total housing units in Scribner in 2000, 196 (45.90%) were built prior to 1939. Only 0.47% of the housing units were built

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between 1995 and March of 2000. Only 7.96% of the housing stock in Scribner was built from 1980 to 2000. Since the majority of homes are now well over 40 years old, housing officials in the community need to consider rehabilitation and demolition options since the majority of the homes are now to the age where major repairs and maintenance will be necessary.

Table 2.10: Scribner New Construction and Housing Demolitions, 1998-2008

Year Constructed	Single-Family	Multi-Family	Demolitions
2008	1	0	0
2007	0	0	0
2006	0	0	1
2005	2	0	0
2004	1	1	0
2003	0	0	0
2002	2	0	0
2001	1	0	0
2000	1	0	0
1999	1	0	0
1998	2	0	0
Total	11	1	1

Source: Scribner Village Clerk

Table 2.11: Specified Housing Values for Specified Owner-Occupied Housing Units in Scribner, Dodge County, and Nebraska in 2000

	Scribner		Dodge County		Nebraska	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	144	50.00%	1,299	15.59%	68,758	18.56%
\$50,000-\$99,999	119	41.32%	4,265	51.13%	158,724	42.84%
\$100,000-\$149,999	23	7.98%	1,864	22.38%	86,525	23.35%
\$150,000-199,999	2	0.70%	555	6.68%	30,833	8.32%
\$200,000-\$299,999	0	0.00%	275	3.30%	18,219	4.92%
\$300,000 and over	0	0.00%	76	0.92%	7,436	2.01%
Total Specified Units	288	100.00%	8,334	100.00%	370,495	100.00%
Median Value	\$50,000	--	\$83,400	--	\$88,000	--

Source: U.S. Census Bureau

Over the last ten years only 11 new single-family houses have been built in Scribner. The lack of additional land within the community to build on may attribute to the small number of newly constructed units.

With such a limited amount of usable space in the community, city officials need to examine all possible options to remove dilapidated housing to make room for newer homes.

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Table 2.12: Contract Rent for Specified Renter-Occupied Housing Units Scribner in 2000

	Scribner		Dodge County		Nebraska	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$200	19	31.15%	390	9.13%	21,042	10.82%
\$200-\$299	19	31.15%	669	15.67%	27,532	14.16%
\$300-\$499	23	37.70%	2,163	50.66%	84,920	43.66%
\$500-\$749	0	0.00%	902	21.12%	46,880	24.10%
\$750 to \$999	0	0.00%	49	1.15%	9,405	4.83%
\$1,000 to \$1,499	0	0.00%	53	1.24%	2,846	1.46%
\$1,500 or more	0	0.00%	44	1.03%	1,877	0.97%
Total Specified Units	61	100.00%	4,270	100.00%	194,502	100.00%
No cash rent	11	--	209	--	12,714	--
Median Contract Rent	\$236	--	\$400	--	\$412	--

Source: U.S. Census Bureau

Table 2.11 shows specified housing values for Scribner, Dodge County, and Nebraska. The median specified value of housing in Scribner is less than that of both Dodge County and Nebraska. This lower median value is characteristic of the age and condition of the housing units in the city.

Table 2.13: Housing Units by Occupancy and Tenure in Scribner, Dodge County, and Nebraska

Table 2.12 presents contract rent in Scribner, Dodge County, and Nebraska. The median rent in Scribner in 2000 was \$236. In 2000, 62.30% of the renters paid less than \$300 and all renters paid less than \$500. Dodge County has a median rent that is very comparable to the State. With the larger population base of Fremont, and the close proximity to Omaha, Dodge County's higher rent is to be expected.

	Scribner	Dodge County	Nebraska
Total Housing Units	427	15,468	722,668
Occupied Housing Units	388	14,433	666,184
Owner-occupied Housing Units	316	9,802	449,317
Percent	74.00%	63.37%	62.2%
Renter-occupied Housing Units	72	4,631	216,867
Percent	16.86%	29.94%	30.0%
Vacant Housing Units	39	1,035	56,484
Persons per Owner-occupied Unit	2.34	2.51	2.63
Persons per Renter -occupied Unit	2.26	2.24	2.2

Source: U.S. Census Bureau

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Table 2.13 shows a vacancy rate of 39 units or 9.13%. This is much higher than the preferred 5-7% vacancy rate. This may be indicative of the quality of housing in the city. Many of the vacant homes may be unsuitable for living and should be considered for removal. It is significant to note that Scribner's total housing units make up only 2.76% of the total housing units in Dodge County.

Table 2.14: Household Income Levels in Scribner, Dodge County, and Nebraska in 2000

	Scribner		Dodge County		Nebraska	
Household Income	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	47	12.05%	1,140	7.90%	55,340	8.29%
\$10,000-\$14,999	31	7.95%	1,177	8.16%	43,915	6.59%
\$15,000-\$24,999	83	21.28%	2,305	15.98%	98,663	14.79%
\$25,000-\$34,999	51	13.08%	2,187	15.16%	97,932	14.69%
\$35,000-\$49,999	93	23.85%	2,846	19.73%	122,654	18.39%
\$50,000-\$74,000	55	14.10%	3,055	21.18%	136,141	20.41%
\$75,000-\$99,000	26	6.67%	1,026	7.11%	58,361	8.69%
\$100,000-\$149,000	1	0.26%	471	3.27%	36,565	5.49%
\$150,000-\$199,999	0	0.00%	115	0.80%	8,551	1.28%
\$200,000 or more	3	0.76%	103	0.71%	8,873	1.33%
No. of Households	390	100.00%	14,425	100.00%	666,995	100.00%
Median Household Income	\$30,455	--	\$37,188	--	\$39,250	--
Total No. of Residents	898	--	34,906	--	1,711,263	--
Below Poverty Level	84	9.35%	2,988	8.56%	161,269	9.39%

Source: U.S. Census Bureau

ECONOMIC, EMPLOYMENT, AND FISCAL TRENDS

Information pertaining to Scribner's market areas, economic activity, and employment needs and opportunities can be obtained by collecting economic data. Income data are examined to better understand the standard of living that the residents of Scribner have achieved. This section will analyze income, employment, trade, and fiscal trends.

INCOME

Chapter 2 - SOCIO-ECONOMIC PROFILE

Table 2.15: Net Taxable Retail Sales

Dodge County*

Year	Dodge County	Nebraska
1998	\$279,968,855	\$16,588,327,724
1999	\$303,947,311	\$17,286,234,158
2000	\$313,500,340	\$17,838,106,268
2001	\$316,911,707	\$18,160,040,059
2002	\$324,548,570	\$18,499,895,396
2003	\$345,240,689	\$19,198,671,941
2004	\$370,451,243	\$20,733,340,353
2005	\$374,774,114	\$21,691,204,485
2006	\$378,342,012	\$22,317,391,451
2007	\$374,585,385	\$23,334,955,001

Source: Nebraska Department of Revenue

*(data not available for the City of Scribner)

Table 2.16: Employment by Industry for Scribner and Dodge County in 1990 and 2000

The 2000 Census data in Table 2.14 shows that in 2000, Scribner had a median household income of \$30,455. Scribner's median income was slightly lower than the Dodge County median income of \$37,188 and the State of Nebraska's \$39,250.

In 2000, 54.36% of the households in Scribner earned less than \$35,000. In Dodge County, 47.20% of the households earned less than \$35,000 and in Nebraska 44.4% earned less than \$35,000.

In the City of Scribner, 14.10% of the population earned between \$50,000 and \$74,000 in 2000. In Dodge County, 21.18% of the population earned between \$50,000 and \$74,999 and Nebraska had 20.41% of the population earning between \$50,000 and \$74,999.

	Scribner		Dodge County	
	1990	2000	1990	2000
	Number	Number	Number	Number
Total Number Employed	381	405	8,891	8,810
Ag, Forest, Fish, Mining	18	13	1,018	784
Construction	18	45	673	1,110
Manufacturing (Durable goods and Non-durable goods)	74	54	3,431	3,740
Transportation, Communication and Public Utilities	11	31	1,319	954
Wholesale Trade	23	8	824	746
Retail Trade	92	49	3,234	2,673
Finance, Insurance, Real Estate	9	16	871	904
Other Services (except Public Administration)	35	14	705	963
Public Administration	8	13	329	574
Total Population	950	973	34,500	36,160

Source: US Census Bureau 1990 and 2000

Chapter 2 - SOCIO-ECONOMIC PROFILE

Net taxable retail sales for the City of Scribner are not available, but examining the county's and the state's are important since an increase in retail sales for both are beneficial for the community as a whole.

Table 2.16 shows an inventory of the number of workers employed by industry in Scribner and Dodge County, who may or may not live in Scribner. All part-time and full-time workers over age 16 are included in the total number employed. The industries that provide the bulk of employment opportunities in Scribner are manufacturing; construction; and transportation, communication, and public utilities.

The total number of employed workers rose in Scribner from 381 in 1990 to 405 in 2000. This was an

Table 2.17: Labor Force and Employment (Annual Monthly Average), 1990 and 2000 Scribner, Dodge County, and Nebraska

	Scribner			Dodge County			Nebraska		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Labor Force	381	419	9.97%	17,244	19,001	10.19%	802,139	917,470	14.4%
No. Employed	381	405	6.30%	16,481	18,354	11.36%	772,813	877,237	13.5%
No. Unemployed	0	8	800.00%	737	632	-14.25%	29,326	32,287	10.1%

Source: U.S. Census Bureau

increase of 6.30%, while the population increased by a much smaller margin of 2.42% during the same time period.

Four identified sectors showed a decline in the employment for Scribner residents.

- Ag, Forest, Fish, Mining; a decline of 5 jobs
- Manufacturing; a decline of 20 jobs
- Wholesale trade; a decline of 15 jobs
- Retail trade; a decline of 43 jobs
- Other Services; a decline of 21 jobs

Overall, the total number of jobs reduced in the five declining sectors was 104 jobs. The four other sectors experienced job growth which created 59 jobs, showing a net loss of 45 jobs from 1990 to 2000 in Scribner.

CHAPTER 3 - COMMUNITY FACILITIES

The local unit of government is primarily responsible for the quantity and quality of goods (infrastructure, community buildings, public utilities such as water and sewer, and means for transportation and communication) and public services (general well being, health, safety, government administration, education, social and cultural development, and recreation facilities and programs) of its community. The people, structures, equipment, and land used by the governing body in order to provide these things are referred to as community facilities.

The demands placed upon local government for goods and services are constantly increasing. Facilities, which are funded primarily with local taxes, require expenditures for initial capital outlay, facility development or improvement, and operation and maintenance. All of these costs must be considered when expanding or updating public facilities. Communities that experience population growth will be required to make large capital investments for new or expanded facilities, and to maintain existing facilities to ensure the quality of life, as well as to the ability of the community to grow and prosper. However, investment in community facilities that are unnecessary or unplanned places an added burden on residents.

The Community Facilities section of the comprehensive development plan is utilized as an in-depth assessment of the current capacities of public facilities and services, which serves as the basis for an evaluation of those capacities in relation to both current adequacy and future estimated demand. This evaluation, as well as community input, is then used to determine at what level services will be provided and to recommend improvements that might be necessary to maintain the facility for present use, or improve the facility for future use.

COMMUNITY BUILDINGS

CITY OFFICE

The current city office was originally an auto mechanics shop and most recently a call center before becoming the city office. The building is both ADA compliant and adequate for current needs. The City employs seven full-time employees: the city administrator/clerk, the police chief, the utilities superintendent, a utilities assistant, the billing clerk, the gas superintendent, and a maintenance laborer. One part-time custodian is also employed.

CHAPTER 3 - COMMUNITY FACILITIES

The City of Scribner owns a number of properties and various equipment. All City-owned property and equipment will be sited in Appendix A. City officials will be responsible for updating the list periodically throughout the life of the comprehensive plan.

LIBRARY

The Scribner Public Library was built around 1920 and is home to approximately 11,000 volumes. The library employs three part-time staff. The library is open Mondays from 10:00 a.m. to Noon and 1:00 to 7:00 p.m.; Tuesdays from 1:00 to 5:00 p.m.; Thursdays from 1:00 to 7:00 p.m.; Fridays from 10:00 a.m. to 5:00 p.m.; and Saturdays from 9:00 a.m. to Noon. The library has three desktops and six laptops available for public use and does have Internet capabilities. The library is considered adequate for current needs but they would like to build a new library facility eventually.

Standards: Public Library Accreditation Guidelines have been established by the Nebraska Library Commission. The purpose for the accreditation is to establish expectation for governance, services, and resources for public libraries. The anticipated outcome is that Nebraska citizens will have access to accurate, quality library and information services from public libraries that meet statewide independent guidelines. There are three levels of Accreditation described in these Guidelines: Essential, Enhanced, and Excellent. State aid distribution to public libraries will be determined proportionately according to the level of Accreditation achieved for a given time period. Libraries that meet all of the Guidelines for a specific level of service are accredited at that level for a three year period. Basic and Advanced Accreditation Guidelines can be found on the Nebraska Library Commission website at <http://www.nlc.state.ne.us/libdev/accrcd.html>.

Legal Service Area	Minimum Hours per	Evening Hours	Weekend Hours	Minimum Days per	Minimum Certification
Less than 500	10	optional	optional	3	I
500-1,499	15	optional	3	3	I
1,500-2,499	25	2	2	4	I
2,500-4,999	30	2	2	5	II
5,000-9,999	48	4	3	5	III
10,000 and above	56	6	5	6	V

CHAPTER 3 - COMMUNITY FACILITIES

POST OFFICE

The Scribner Post Office is a leased 2,820 square foot building with 120 active post office boxes. The Scribner Post Office has three full-time employees (the Postmaster and two rural carriers) and three part-time employees (a clerk and two rural carrier substitutes). There are two rural routes in the Scribner delivery area and three mail receipt boxes. The post office is open Monday thru Friday from 8:30 a.m. to 12:30 p.m. and 1:15 to 4:00 p.m. and Saturdays from 9:00 to 10:30 a.m. The condition and size of the building are considered to be adequate for current needs and the facility does meet ADA requirements.

MUSEUM/HISTORIC SITES

The Musbach Museum on Main Street offers special displays throughout the year. Tours are available upon request. Items on display include antique farm machinery, medical equipment, kitchen china and glass. The museum also has an antique country store, a vintage band uniform, an old doctor's office and other memorabilia.

The Harder Hotel was built in 1901. At the time it was considered to be the most modern of hotels and catered specifically to businessmen traveling on the railroad. The Hotel was added to the National Register of Historic Places in 1989. Now operates exclusively as a restaurant and bar.

Scribner has numerous other historical sites as well. Both Main Street and Main Street Boulevard are historical brick streets; City Hall, the Bandshell in City Park, and a number of buildings on Main Street, old houses, and churches all have historical significance to the town.

PUBLIC UTILITIES

SOLID WASTE

The City of Scribner contracts with Waste Connections out of Fremont for garbage removal. Over 622 tons of garbage were hauled to the Butler County Landfill in David City during 2007-2008. The City does have its own dumping yard for waste and grass clippings and recycling is also available with bins available for drop off next to the City Offices.

Standards: The Environmental Protection Act and the Integrated Solid Waste Management Act include regulations governing solid waste disposal. The EPA states in section 81-1516 that, "No person shall dispose of any refuse, garbage, or rubbish at any place except a disposal area for which a permit has been issued as provided by the Environmental Protection Act or, on and after October 1, 1993, in a facility for

CHAPTER 3 - COMMUNITY FACILITIES

which a permit has been issued under the Integrated Solid Waste Management Act. Nothing in either act and no act of the director shall usurp the legal right of a local governing body to develop and enforce local ordinances, codes, or rules and regulations on solid waste disposal equal to or more stringent than the provisions of the acts as necessary to protect the public health and welfare and the environment, and the provisions of the acts shall not relieve the applicant from obtaining a permit from a local governing body when required or relieve the person owning or operating a disposal area from responsibility for securing proper zoning permits or complying with all applicable local ordinances, codes, or rules and regulations not in conflict with the provisions of the acts. Section 13-2020 of the Solid Waste Management Act states, "Effective October 1, 1993, each county and municipality shall provide or contract for facilities and systems as necessary for the safe and sanitary disposal of solid waste generated within its solid waste jurisdiction area. Such disposal shall comply with rules and regulations adopted and promulgated by the Environmental Quality Council for integrated solid waste management programs." All of the Environmental Quality Council rules and regulations relating to solid waste disposal areas are set forth in Title 132. The complete text of Title 132 can be accessed at the DEQ website: <http://www.deq.state.ne.us/RuleandR.nsf/Pages/Rules>.

ELECTRIC POWER

Nebraska Public Power District (NPPD), the state's largest electric utility, has a diverse mix of generation, including nuclear, coal, hydro, gas and oil, and wind. NPPD delivers power to approximately 1 million Nebraskans and has ample capacity to meet the needs of new loads. Nebraska's electric costs are among the lowest in the nation. NPPD's professional Economic Development Team is available to assist with expansion and retention of existing business and new business locations.

FUELS

The city of Scribner owns and operates a natural gas system. Clayton Energy Corporation is the supplier of natural gas and Northern Natural Gas is the pipeline transporter. The pressures of the 6-inch pipeline are 38 pounds (supply) and 8 pounds (to customer). Natural gas, with a BTU value of 1,000, is available for residential, industrial, and commercial use on a firm basis.

Propane gas is delivered to Scribner by Hunke Oil and Propane and Rawhide Chemoil out of Fremont, and Sapp Brothers Petroleum out of West Point.

CHAPTER 3 - COMMUNITY FACILITIES

SANITARY SEWER AND STORM SEWER SYSTEMS

Scribner has 8", 10", 12", and 15" sewer lines. The main grid system is installed mainly down the alleys in town; however there are some that are installed in the center of the primary streets.

The Scribner wastewater plant was built in 1967 and is located a ¼ mile east of the water tower on the east side of town. The current system does not utilize a lagoon system and does not meet NDEQ standards. However, a new plant is under construction and will meet current standards. Completion is set for March or April of 2009. Effluent is currently discharged into the oxbow of the Elkhorn River.

The average daily flow is 94,100 gallons. The average daily capacity is 300,000 gallons. The peak discharge rate is 300,000 gallons per day.

Standards: The Environmental Protection Act requires wastewater treatment facilities (WWTF) that treat sewage from public sewer systems to comply with and meet National Pollutant Discharge Elimination System (NPDES) regulations. These include both "technological limits" known as secondary treatment requirements, which are based on the type of treatment used, as well as "water quality" standards based on protecting the "beneficial use" of the receiving water (i.e. contact recreation, aquatic life, public drinking supply, agricultural/industrial supply, and/or aesthetics). Both standards ensure that the Waters of the State are protected and environmentally healthy.

Secondary treatment requirements for WWTFs include the following limits on effluent discharge to a source receiving water.

In addition, water quality limitations may include ammonia, total residual chlorine, nutrients, metals and/or any other applicable pollutants that may impact the beneficial use of the receiving water. Disinfection is also required on all discharges to recreational streams to provide adequate pathogen control.

WWTFs that do not discharge, such as a complete retention lagoon, are exempt from meeting NPDES permit requirements, however, a permit exemption is required from NDEQ and the facilities are still regularly inspected to ensure retention.

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	30 day Average	7 day Average
<u><i>Lagoons and Activated Sludge Treatment Facilities:</i></u>	85% Removal	
<i>Carbonaceous Biochemical Oxygen Demand (CBOD)</i>	25 mg/L	40 mg/L
<u><i>Lagoons</i></u>		
<i>Total Suspended Solids (TSS)</i>	80 mg/L	120 mg/L
<u><i>Activated Sludge Facility</i></u>		
<i>Total Suspended Solids (TSS)</i>	45 mg/L	65 mg/L
<u><i>Trickling Filter Facility</i></u>	65% Removal	
<i>CBOD</i>	40 mg/L	60 mg/L
<i>TSS</i>	45 mg/L	65 mg/L
<u><i>All Facilities</i></u>		
<i>PH</i>	6.5 – 9.0	
<i>Sludge Disposal</i>	According to 40 CFR503	

WATER SYSTEM

The Scribner water system currently includes two wells, with a combined pumping capacity of 430 gallons per minute (GPM). Both wells are located at 415 3rd Street. One was built in 1922 and the second added in 1951. The well built in 1922 is considered to be an emergency-use only well. There is one standpipe unit to provide supply and pressure and it is located at 205 11th Street. The standpipe unit has a capacity of 300,000 gallons.

The maximum production for the two wells is 619,000 gallons and the current average daily demand is

CHAPTER 3 - COMMUNITY FACILITIES

185,000 gallons. The peak rate is 430 GPM and the average well depth is 61 feet. The average fluoride content is 20-21 grains/gallon. The water requires a treatment plant and water pressure is between 41-48 PSI. The water supply is considered very adequate for the size of the community.

Population Served	Number of Sampling Zones	Samples/Month
25-1,000	1	1
1,001-2,500	2	2
2,501-4,100	3	3
4,101-4,900	4	4
4,901-5,800	5	5
5,801-6,700	6	6
6,701-7,600	7	7
7,601-8,500	8	8
8,501-12,900	9	9
12,901-17,200	10	10
21,501-25,000	15	15
25,001-33,000	16	20

Standards: Drinking water standards have been established by the Nebraska Department of Health and Human Services in Title 179 NAC 2 Regulations Governing Public Water Supply Systems. These regulations govern the maximum levels allowable for over seventy contaminants in categories, such as micro-biological (coliforms, such as e-coli), inorganic chemicals (heavy metals, such as nitrate/nitrite, fluoride, mercury, etc.), turbidity (applies to surface water supplies only), synthetic organic chemicals (trihalomethanes, chlordane, atrazine, etc.), volatile organic chemicals (those which evaporate, such as benzene, vinyl chloride, carbon tetrachloride, etc.), radio-nucleides (radium, beta particle and photon radioactivity from man-made radionuclides, lead and copper (tested every three years), and try-methane (in cases where chlorine is added to the water supply). The number of samples per month taken from a minimum number of sampling zones required for a community/area is based upon the population served. Treatment techniques for achieving compliance with the maximum contaminant level are based on Best Available Technology (BAT).

The ISO rates public fire protection for communities and rural areas. (See also Fire protection section.) The water supply review is worth 40% of the ISO total grading. Fire equipment accounts for 26%, personnel for 24% and alarm/paging 10%. The Fire Suppression Rating Schedule (FSRS) compares the water supply available at representative areas of the community with the amount needed to fight fire in the types of buildings there are at that location. This grading is based on adequacy of water supply, hydrants, and divergence (difference between the fire equipment capacities and the water supply). For example, in order to be considered for Class 8 protection, the following water supply must be available: a minimum water supply of 250 gpm available for 2-hour duration. That flow is in addition to the community's maximum daily rate of consumption for purposes other than firefighting.

CHAPTER 3 - COMMUNITY FACILITIES

COMMUNITY POLICE/FIRE/MEDICAL SERVICES

LAW ENFORCEMENT

The Scribner Police Department has one full-time and two part-time officers currently on duty.

The equipment owned by the Scribner Police Department will be listed in Appendix A. City officials will be responsible for updating the list periodically throughout the life of the comprehensive plan.

Besides the Dodge County Sheriff's Office, the State Patrol is also available for law enforcement needs. The State Patrol has 13 Troopers assigned to work the Northeast Nebraska Area. Troopers patrol several counties including Dodge during their shifts. The state office in Norfolk and the area office in South Sioux City both serve as dispatch sites.

Table 3.1: Comparison of Law Enforcement Officials in Scribner, Dodge County, Surrounding Counties, and Nebraska; 2007

	Full-Time Sworn Officers	Part-Time Sworn Officers	Full-Time Civilian Officers	Part-Time Civilian Officers	Officers Per 1,000 Population
Scribner	2	1	0	0	2.1
Dodge County (County Sheriff)	17	0	7	2	1.7
Saunders County (County Sheriff)	11	8	7	4	0.8
Colfax County (County Sheriff)	7	0	2	2	1.4
Cuming County (County Sheriff)	5	0	1	0	0.8
Burt County (County Sheriff)	4	2	4	0	0.9
Washington County (County Sheriff)	5	0	1	1	1.3
Nebraska	3,408	188	1,285	277	1.9

Source: 2007 Nebraska Commission on Law Enforcement and Criminal Justice

Dodge County and its surrounding counties have varied numbers of full-time officers, as well as the number of officers per 1,000 population. Cuming and Saunders Counties show the least officers per 1,000 population at 0.8, and Dodge County shows the most at 1.7.

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Standards: According to the Nebraska Uniform Crime Report of 2000, issued by the Nebraska Commission on Law Enforcement and Criminal Justice, "The factors which influence crime rates are dependent upon many characteristics of the community, and, therefore, when attempting to interpret the crime statistics presented herein, one should be aware of the social structure and the factors that lead to or cause criminal behavior. Offenses are related to municipality and county in when they occur, rather than the agency which may investigate, arrest, or otherwise dispose of the case. The clearance is attributed to the municipality or county in which the offense occurred, even though the arresting agency may not be department originally reporting the offense." The crime index offenses which are used to compute crime rate include the violent crimes of murder and non-negligent manslaughter, forcible rape, robbery, aggravated assault, and the property crimes of burglary, larceny-theft, motor vehicle theft, and arson.

FIRE PROTECTION AND RESCUE

The Scribner Volunteer Fire Department was established in 1887, the Rural Fire Department was also established in 1947, and the Rescue Squad began in 1951. The fire station was built in the 1969 and is located on the corner of 3rd Street and Howard in Scribner. The three-stall station is no longer adequate in either size or space for existing needs. The City of Scribner and the Rural Board are responsible for equipment, trucks, building, and funding. The Rural Fire Board provides funds through a tax levy.

Fire and rescue protection is provided to the City and rural areas by 36 volunteer firemen and 19 rescue workers. BLS and ALS rescue services are provided. The service area for the Fire Department is the 94-mile rural fire district surrounding Scribner and the actual City. The Scribner Fire Department has a mutual aid agreement with all surrounding fire departments. The city has 83 fire hydrants throughout its jurisdiction. Persons requiring emergency care are transported to the hospitals in West Point and Fremont.

Purchases planned for the future include a building expansion and a new pumper truck.

According to the Fire Department, the City water flow and storage is not adequate to meet current needs. However, the City is addressing this issue through its current water project.

Standards: The location and type of fire station is based primarily on the need for speed and dependability in answering alarms, as well as population density of the area served, types of land uses in the District, and the topographic characteristics of the land itself. Maximum distances between fire stations and area served have been recommended by the National Board of Fire Underwriters:

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Major Industrial and commercial concentrations (five or more structures) should have a maximum distance of $\frac{3}{4}$ mile to the nearest fire station. Built-up residential areas (three or more dwelling units per acre) should have a maximum distance of $1\frac{1}{4}$ miles from the nearest fire station. Schools, hospitals, churches, and other public assembly structures should have a maximum distance of no more than 2 miles from the nearest fire station. Rural homes and farms and low-density urban areas (less than three dwelling units per acre) should have a maximum distance of 4 miles from the nearest fire station.

Other standards pertaining to the location of municipal fire stations include: Fire stations should be located within the center, in relation to time of travel over distance, of the district(s) they serve. Movement of fire fighting equipment from the fire station should not be restricted by physical or topographical barriers. Fire stations should have direct access to fire fighting equipment and to the major thoroughfares and arteries of the community. Movement of equipment must not be impaired by or be a danger to other traffic. Fire station design should fit into the character of the surrounding neighborhood, with adequate space for parking, landscaping, and maneuvering of equipment.

MEDICAL FACILITIES

Scribner Medical Clinic staffs two M.D's and two PAC's. The clinic is open four days per week from: Tuesdays 1:00 pm - 4:30 pm; Wednesdays 9:00 am - 11:30 am; Thursdays 1:30 pm - 4:30 pm; and Fridays 1:30 pm - 4:30 pm.

Nearby hospital facilities include the following:

St. Frances Memorial Hospital in West Point has both inpatient and outpatient services available. The services offered at St. Frances include: pulmonology, cardiology, podiatry, ophthalmology, oncology, urology, sports medicine, physiatrist, OB/GYN, ENT, neurology, orthopedics, emergency care, home health/hospice/personal care services, laboratory, obstetrical and newborn care, occupational therapy, physical therapy, speech therapy, surgery and anesthesia.

Faith Regional Health Services in Norfolk is a 166-bed acute care facility, offers Centers of Excellence in physical rehabilitation, cancer care and obstetrics. Medical services are delivered from five locations: the West campus, located at 2700 Norfolk Avenue, provides emergency services, acute care, women's and children's services, cancer care, imaging services, cardiac and pulmonary rehabilitation, cardiac catheterization, cardiopulmonary services and surgery; the East campus, located at 1500 Koenigstein Avenue, provides

CHAPTER 3 - COMMUNITY FACILITIES

outpatient clinics, physical rehabilitation, transitional care and behavioral health services; Medical Offices West, located at 110 North 29th Street, provides office space to Norfolk Radiation and Medical Oncology, LifeNet Medical Transportation Service and Faith Regional Social Services; Medical Offices North at 301 North 27th Street, leases space to Alegant Heart Institute, Faith Regional Surgery Center and Physicians Clinic - Norfolk Medical Group; and Medical Offices East leases space to Norfolk Family Medicine and the Community Health Clinic.

Oakland Mercy Hospital in Oakland is a not-for-profit hospital. The hospital offer 24-hour emergency services, acute care, skilled care, surgery, respite care, laboratory services, health and wellness programs, immunization clinics, CT scanning, ultrasounds, MRI, diagnostic radiography, EKG, bone density testing, physical therapy, cardiac/pulmonary rehabilitation, occupational therapy and speech therapy. There are also a number of clinics offered through the hospital including: cardiology, gastroenterology, oncology, podiatry, and many others. Oakland Mercy has two affiliated clinics, one in Oakland and one in Lyons.

Alegant Health Memorial Hospital in Schuyler is a 25-bed critical access hospital that provides primary care to all ages including obstetrics and newborn care. There are 15 critical access beds, six bassinets, and 34 long-term care beds. The hospital also offers a variety of services including: long-term extended care, CAT scan, MRI, nuclear medicine, bone density screenings, general radiology, mammography, surgical radiology, ultrasound, cardiovascular services, cardio pulmonary rehabilitation, physical, occupational, and speech therapy, outpatient surgery, ENT, gastroenterology, oncology, ophthalmology, orthopedics, and urology.

Fremont Area Medical Center (FAMC) is a 202-bed healthcare facility with 90 private rooms, and 112 long-term care beds. FAMC offers a number of services including: physical, occupational, and speech therapy, radiology, labs, MRI, CT, mammography, ultrasound, nuclear medicine, x-rays, PET scans, cardiopulmonary outpatient services, cardiology, respiratory care, cancer care, emergency services, home health and hospice care, prostate care, sleep studies, and children, women, and senior services.

Using the guidelines set forth by the Nebraska Office of Rural Health outlined below, the Health and Human Services System has designated parts of Dodge County a shortage area in the following medical professions: General Internal Medicine, General Surgery, Psychiatry and Mental Health, and Pediatric Dentistry and Oral Surgery. Family Practice was not eligible for this county, and shortages were not noted in: General Pediatrics, OB/GYN, General Dentistry, Pharmacy, Occupational Therapy, and Physical Therapy.

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<i>Family or General Practice</i>	<p><i>Will be designated a shortage area if the population to physician ratio equals or exceeds:</i></p> <p><i>Will also be designated a shortage area if the area ranks in the highest quartile of the state in: proportion of population 65+ (21.6%), proportion of population below poverty level (12.3%), infant mortality rate, low birth weight rate, if more than half of the area's physicians are over 60 years old, or if the area is a frontier area (fewer than six persons per square mile).</i></p>	<p><i>2,000/1</i></p> <p><i>1,500-1,999/1</i></p>
<i>General Surgery</i>		<i>10,200/1</i>
<i>Internal Medicine</i>		<i>3,250/1</i>
<i>Obstetrics/Gynecology</i>	<i>Will be designated as shortage area if there is no local physician coverage in that specialty or if the population-to-specialist ratio equals or exceeds:</i>	<i>10,000/1</i>
<i>Pediatrics</i>		<i>9,300/1</i>
<i>Psychiatry</i>		<i>10,000/1</i>
<i>Dentistry</i>	<p><i>Will be designated as shortage area if there is no local dental coverage in that specialty or if the population-to-dentist ratio equals or exceeds:</i></p> <p><i>Will also be designated a shortage area if the area ranks in the highest quartile of the state in: proportion of the population below poverty level, if more than half of the area's dentists are over 60 years old, or if the fluoride level of drinking water is less than .7 ppm.</i></p>	<p><i>3,000/1</i></p> <p><i>2,500-2,999/1</i></p>
<i>Mental Health Professional</i>	<i>Will be designated as shortage area if there is no local coverage or if the population-to-psychiatrist ratio equals or exceeds:</i>	<i>10,000/1</i>
<i>Physical & Occupational Therapy</i>	<p><i>Will be designated as shortage area if there is no local coverage or if the population-to-physician ratio equals or exceeds:</i></p> <p><i>Will also be designated a shortage area if the area ranks in the highest quartile of the state in: proportion of population 65+, proportion of the population who requires special ed (14.6%), proportion of the population below poverty level or if the area is a frontier area (fewer than six persons per square mile).</i></p>	<p><i>5,000/1</i></p> <p><i>4,500-4,999/1</i></p>
<i>Pharmacy</i>	<p><i>Will be designated as shortage area if there is no local coverage or if the population-to-pharmacy ratio equals or exceeds:</i></p> <p><i>Will also be designated a shortage area if the area ranks in the highest quartile of the state in: proportion of population 65+.</i></p>	<p><i>1,700/1</i></p> <p><i>600-1,699/1</i></p>
<i>Optometrists</i>	<i>U.S. Department of Health, Education, and Welfare minimum ratio:</i>	<i>15,000/1</i>

Standards: The Nebraska Office of Rural Health - Health & Human Services System and the Rural Health Advisory Commission have adopted guidelines for designation of physician shortage areas. The State Department of Health also recommends that persons reside within twenty miles of an office-based physician.

CHAPTER 3 - COMMUNITY FACILITIES

NURSING HOMES/ASSISTED LIVING FACILITIES

Good Samaritan Society in Scribner can accommodate up to 75 residents. The facility offers 24-hour care and includes physical, occupational, and speech therapies. It also has a special care unit that specializes in the care of residents with Alzheimer's and related dementias.

Elkhorn Valley Villa in Scribner has 13 apartments and has total licensed capacity for 32 tenants. One apartment is licensed for respite care.

Colonial Haven located in Beemer is government-owned and has 43 beds. The nursing home was eligible in January of 1997 to accept Medicare and Medicaid. Colonial Courts is also part of Colonial Haven, and is a 12-bed assisted living facility.

West Point Living Center is a for-profit corporation. The nursing home has 64 beds and was certified in January of 1995 to accept Medicare and Medicaid. West Point also offers St. Joseph's Retirement Community located at 320 East Duncan. This is an assisted living facility with an Alzheimer's Unit and is a non-profit organization.

Schuyler, NE has two separate assisted living centers. Golden Living Center has 15 assisted living units, and Whispering Pines has 20 newly renovated apartments for assisted living.

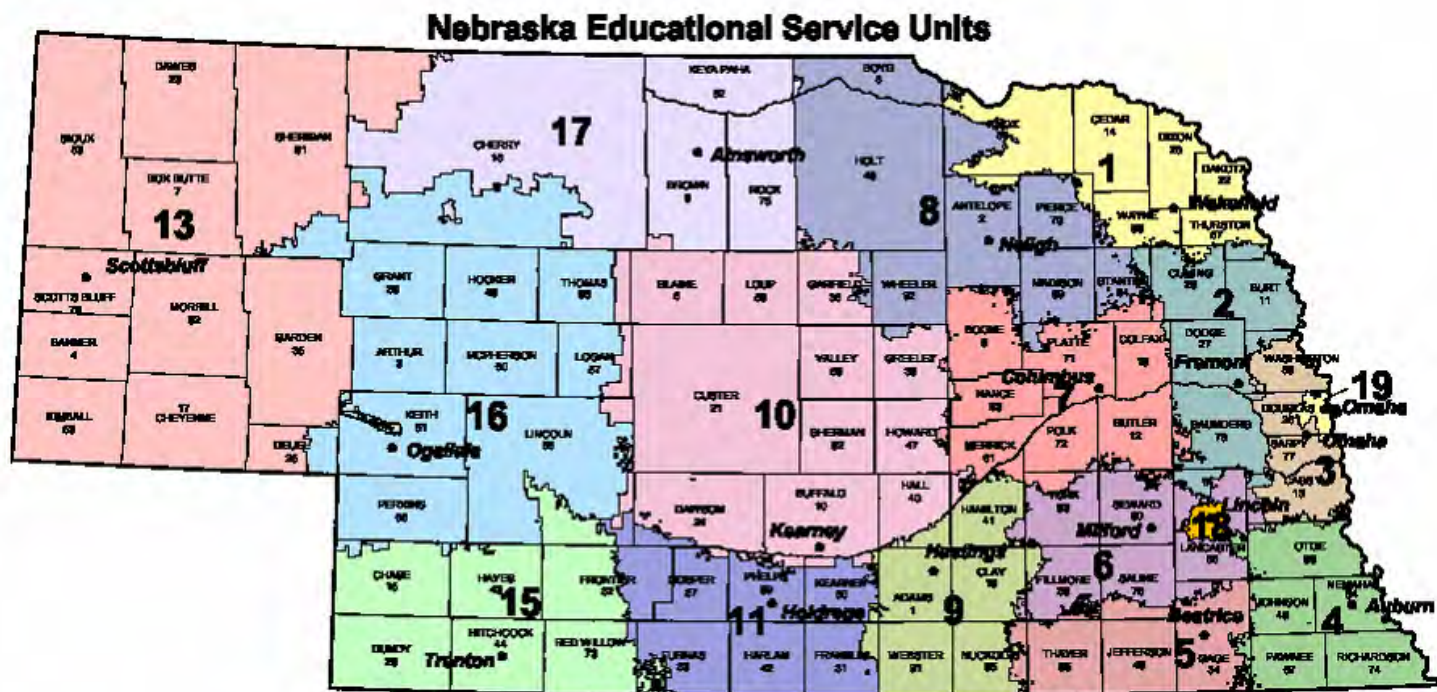
Fremont has numerous assisted living and nursing home facilities available. The following were providers listed in the YellowPages: Pathfinder House, 727-7714; AJ Merrick Manor, 721-1610; Arbor Manor, 727-1710; Lyndhurst House 727-4731; Nye Square Retirement, 721-9224; Shalimar Gardens, 721-1616.

EDUCATIONAL FACILITIES/CHURCHES

Scribner is part of ESU #2 located in Fremont. Scribner/Snyder Community Schools have 31 teachers on staff, including one guidance counselor and a librarian. In addition to teachers, Scribner Public Schools employs 20 non-teacher employees including two administrative staff. Bus transportation is available for students. Extracurricular activities available to students include: Spirit Club, S-S Club, FBLA, FCCLA, FFA, Academic Team, Speech, One Act, School Play, Instrumental and Vocal Music, Student Council, Honor Society,

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Yearbook, Newspaper, football, volleyball, basketball, wrestling, track, golf, and softball. Tax Levy for the school district was 1.164 in 2007-2008. The budget for the 2007-2008 school year was \$2,383,023 and actual funding was \$3,092,177.



Standards: The following standards are recommended by the Council of Educational Facility Planners in the Guide for Planning Educational Facilities for all new school facility construction. Requirements are gross acres and allow for parking, buffers, recreation, and all other space needs:

Elementary School: minimum of 10 acres, plus one acre per 100 students of maximum anticipated enrollment

Middle School: minimum of 20 acres, plus one acre per 100 students of maximum anticipated enrollment

High School: minimum of 30 acres, plus one acre per 100 students of maximum anticipated enrollment

Post-Secondary: minimum of 50 acres, plus one acre per 50 students of maximum anticipated enrollment

Maximum walking radius distances and transportation times are recommended to be: Elementary - $\frac{3}{4}$ mile or $\frac{1}{2}$ hour transportation time, Junior High - $1\frac{1}{2}$ mile or 1 hour transportation time, and Senior High - $1\frac{1}{2}$

CHAPTER 3 - COMMUNITY FACILITIES

mile or 1 hour transportation time. The school facility should be located near the center of a residential area or a concentration of dwellings and should be centrally located near other community facilities, such as libraries, parks, museums, recreational centers, etc. The site should be accessible from feeder streets and roads to simplify loading and unloading of students and for access by police, fire, and service vehicles. The site should be located away from factories, congested business centers, and noisy, hazardous transportation systems.

According to the State Department of Education, elementary schools should have 95% of the teacher certified and secondary schools should have 90% of the teachers certified. To calculate the student teacher ratio, divide the number of fulltime certified staff by the number of students. The State of Nebraska recommends that the ratio not exceed 25-1, however, it is possible to have 33 students per classroom.

COLLEGES

There are no higher level educational institutions located in Scribner. Nearby colleges include the following:

Sioux City, Iowa: Briar Cliff was established in 1930 and has 917 students enrolled. Briar Cliff offers over 40 majors with 20 students per class.

Morningside was established in 1894 and has student enrollment of 1,049 with 12 students per class. Morningside has 71 majors available, and a masters program towards a Master of Arts in Education is also available.

Western Iowa Tech Community College was established in 1970 with approximately 4,365 students enrolled.

Wayne, NE: Wayne State College was founded in 1891. The 128 acre campus houses over 4,000 students and includes facilities such as an indoor recreation center, jogging trails and tennis courts. WSC offers 53 majors towards Bachelor of Science, Bachelor of Arts, B.A. in Education, and Masters Degrees in Business and Education.

Norfolk, NE: Northeast Community College had a current enrollment of over 4,800 students. NECC offers over 60 majors, and has distance learning and teleconference capabilities in 72 communities in the region. A West Point campus is also available.

Omaha, NE: The University of Nebraska Omaha was founded in 1908 and established as part of the state university in 1930. UNO offers 95 undergraduate degrees, with 66 master's degree programs and 6 doctoral degree programs available. Continuing studies and distance learning are also available. Creighton University was founded in 1878 and has over 6,000 students enrolled annually.

Metropolitan Community College was founded in 1974 and has over 44,300 students enrolled. The college

CHAPTER 3 - COMMUNITY FACILITIES

offers over 100 one and two year career programs including: business administration, computer and office technologies, culinary arts, industrial and construction technologies, nursing and allied health, social sciences and services, and visual and electronics technologies. A Fremont campus is available.

Columbus, NE: Offers a branch of Central Community College which serves a 25-county area. The Columbus branch opened in 1969 and was the first recognized community college in Nebraska. Thirty-three different majors are offered with over 25,000 students enrolled throughout the different campuses.

Vermillion, SD: The University of South Dakota is located in Vermillion, was established in 1862 and has over 131 majors offered. Currently, there are approximately 8,700 students enrolled.

Fremont, NE: Is home to Midlands Lutheran College, a private college with around 800 students enrolled. The college opened in Fremont in 1919 and offers both associates and bachelors degrees in liberal arts.

CHURCHES

There are six churches located in Scribner and the immediate area:

- United Church of Christ located at 614 Howard Street
- United Evangelical Lutheran Church located at 610 Pearl Street
- St. Lawrence Catholic Church located at 910 Grant Street
- St. Peter's Lutheran Church located at 600 Baker Street
- St. John's Lutheran Church located at 123 County Road 16
- St. John's (Ridgeley Lutheran) Church located at 1140 County Road K

TRANSPORTATION

HIGHWAYS/STREETS

The City of Scribner has direct highway service. Highway 275 runs northwest to southeast through the community. The nearest interstate is I-29 which is 44 miles east of Scribner.

TRUCK LINE SERVICE

Many of the communities surrounding Scribner have truck lines, including Fremont, Snyder, and West Point. They are primarily livestock and agriculture product hauling.

CHAPTER 3 - COMMUNITY FACILITIES

BUS LINES

There is no direct bus line service available to Scribner. Nearest terminals are located in Norfolk, Sioux City, IA, and Omaha, NE

RAILROADS

Scribner is located only 20 minutes from two Class I railroads in Fremont which provide rail service to all points of the compass. Today, the most direct mid-continental railroad route to the west coast passes on a line from Chicago through Fremont and on to Los Angeles and San Francisco. Both piggyback and container service is available in Omaha. The Union Pacific ramp is located on 8th and Mason Street and the Burlington Northern Santa Fe ramp is located in Gibson Yard in south Omaha. Each of these ramps maintain lift on and lift off TOFC/COFC capabilities, as well as providing pick up and delivery services. Other rail lines available in the area include: the Union Pacific runs from Fremont to Grand Island and from Norfolk to O'Neill. The Burlington Northern runs from Sioux City, Iowa to Fremont. The Nebraska Northeastern runs from Sioux City, Iowa to O'Neill. And The Nebraska Central Railroad Company runs from Norfolk to Columbus. The nearest railway line available for passenger service is Amtrak out of Omaha.

AIRPORTS

The Scribner Air Base is a state-owned airport with public access available. It has two runways, a 4,200 foot lighted and a 3,200 unlighted. A hangar for private planes and fuel is available, no planes are available for charter.

Fremont Municipal Airport has two runways, one 2,444 foot- non lighted, asphalt runway, and one 5,500 foot lighted runway.

The South Sioux City, Nebraska municipal airport is open to the public. Martin's Field has two runways (one 3,323-foot paved and lighted and a 1,950-foot turf runway), hangars, and fuel. There are 28 private planes hangared there; none are available for charter. The elevation at the airport is 1,100 feet.

Sioux Gateway Airport at Sioux City, Iowa is served by Northwest/Airlink and Chautaugua Airlines.

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The Karl Stefan Airport is located in Norfolk. The airport includes two 5,800 foot paved and lighted runways, National Weather Service, aviation gas and jet aviation fuel, airplane rental, flight instruction, and aerial photography & spraying. Fifty-eight private planes are hangared there, with eight available for charter.

Eppley Airfield is located in Omaha and is the largest airport in Nebraska. Offering six runways, Eppley is the gateway to the Midwest and offers non-stop flights to numerous cities and connections for many flights around the world.

WATERWAY SERVICE

The nearest waterway services are located at Blair Riverport and Sioux City Riverport.

COMMUNICATIONS

TELEPHONE/INTERNET SERVICES

Telephone and Internet service is provided by Great Plain Communications out of Blair, NE. Verizon Wireless also offers cell phone and Internet services.

RADIO AND TELEVISION SERVICES

Cable Television service is provided to Scribner through Great Plains Communications out of Blair, NE. Both standard and digital cable is offered. The strongest television stations that can be received in Scribner without cable include **KUON**, out of Lincoln; **KCAU** out of Sioux City; and **KPTM**, **KXVO**, **KMTV**, **KETV**, **WOWT**, and **KYNE** out of Omaha.

The strongest radio stations in Scribner include: **KWPN (107.9 FM)** out of West Point; **KFMT (105.5 FM)** out of Fremont; **KEFM (96.1 FM)** out of Omaha; **KMLV (88.1 FM)** out of Ralston; **KTIC (840 AM)** out of West Point; **KFAB (1110 AM)**, **KOMJ (590 AM)**, and **KKAR (1290 AM)** out of Omaha; and **KWSL (1470 AM)** out of Sioux City.

NEWSPAPERS

Scribner has its own weekly newspaper along with a number of other weekly newspapers in the area. The Rustler Sentinel has a circulation rate of around 1,600 and the West Point News has a circulation rate of 3,685.

CHAPTER 3 - COMMUNITY FACILITIES

Many area residents also subscribe to the Fremont Tribune, the Norfolk Daily News, the Omaha World Herald, and the Lincoln Journal Star.

RECREATIONAL FACILITIES

Public outdoor recreation and open space and public indoor recreation and cultural facilities available to Scribner residents will be evaluated using general guidelines determined by the Nebraska Game and Parks Commission (NGPC). Outdoor recreational facilities may include golf courses, tennis and basketball courts, parks, ballfields, etc., and indoor recreation and cultural facilities may include skating rinks, bowling alleys, libraries, community auditoriums, museums, historical sites (latter four items discussed in a previous section), etc. The purpose of the NGPC is “Husbandry of State’s wildlife, park and outdoor recreation resources in the best long-term interests of the people.” In order to assess Nebraska’s recreation resources and “to provide broad guidance to decision-makers in the area of outdoor recreation,” the NGPC prepares a State Comprehensive Outdoor Recreation Plan (SCORP). The objective of SCORP planning is the “Stimulation of creative action which will improve and increase recreational opportunities in Nebraska.” All of northeast Nebraska’s seventeen counties are located in the Nebraska Game & Parks Commission Recreation Planning Region (RPR) III, which comprises 9,616 square miles.

The 1991-1995 Nebraska SCORP has established guidelines for estimating land needs for outdoor recreation by land class. The three significant land classes are:

Class I. High-Density Recreation Areas. Generally located near urban centers and user-oriented in design; diverse and varied recreation opportunities appropriate to terrain and location; mass accommodations provided.

Class II. General Outdoor Recreation Areas. The natural resource is utilized for the opportunity it provides, regardless of location; areas are readily accessible, equipped with a wide variety of man-made facilities which may vary from the simple to the elaborate; activities are generally of a localized nature and “mass” use is not generally a feature as in Class I.

Class III. Natural Environment Areas. Generally large land and water areas which provide traditional outdoor recreation activities. The user is encouraged to use the area in its natural state with a minimum of man-made developments for access and sanitation. Scattered use is more likely than concentrated use. The area may be used in conjunction with other resources uses.

CHAPTER 3 - COMMUNITY FACILITIES

URBAN PARK AND RECREATION FACILITIES AND STANDARDS

Nebraska's State Comprehensive Outdoor Recreation Plan (SCORP) presents basic guidelines for the development of action programs to acquire and develop lands and waters needed to satisfy the present and future recreational needs of Nebraskans and visitors to the state. SCORP Standards recommend communities provide the following acreage guidelines for urban park and recreation areas, which should be in land classes I and II. These areas should be readily accessible to residents and encompass a variety of facilities, such as playground equipment, picnic tables, tennis courts, ball fields, etc. Included as part of the acreage guidelines below, communities should provide playground space located within a quarter mile of the homes they are designed to serve, at a minimum of one playground for each city or town regardless of population, and at least one acre of playground space per 600 population in all other communities.

Community	Population	Needs Recommendation
Metropolitan	(100,000+)	10 acres per 1,000 population
Large Urban	(10,000-99,999)	15 acres per 1,000 population
Other Urban	(2,500-9,999)	20 acres per 1000 population
Rural Municipal	(< 2,500)	25 acres per 1000 population

Existing Facilities in Land Classes I and II

Dodge County fairgrounds are located in Scribner and the fair is held every August.

There are numerous golf courses in the Scribner area: Club 91 Golf Course is a nine hole course in Leigh (402) 487-2636; Schuyler Golf Club is a nine hole course in Schuyler (402) 352-2900; North Bend Golf Course is an 18 hole course in North Bend (402) 652-3666; Indian Trails Country Club is an 18 hole course in Beemer (402) 528-3404; Elkhorn Acres Golf Club is a nine hole course in Stanton (402) 439-2191; Steepleview Golf Course is a nine hole course in Humphrey (402) 923-1914; Taylor Creek Golf Course is a nine hole course in Madison (402) 454-3925; Elkhorn Valley Golf Club is a nine hole course in Hooper (402) 654-3512; Oakland Golf Club is a 18 hole course in Oakland (402) 685-5339; and Fremont has three courses: the Valley View Golf Course is 18 holes (402) 721-7772; the Whitetail Run Golf Course is nine holes (402) 727-4403; and the

CHAPTER 3 - COMMUNITY FACILITIES

Fremont Golf Club is 18 holes (402) 721-6642.

Standards are: one 9-hole course per urban communities of 2,500-19,999 population, one 18-hole course for 20,000-29,999 population, and communities with 30,000+ population should have one 18-hole course for 30,000, plus one hole per each 2,000 population over 30,000.

There are two parks in Scribner. Located east of the river bridge on the Elkhorn River, it is one of few public access points to the river. Hiking, fishing, and canoeing are all available.

Scribner City Park is a Nebraska Wide Arboretum Affiliate site due to the planting and labeling of many varieties of trees and shrubs there. Park benches, picnic tables, shelters, and restrooms are all available, along with a basketball court. The Old Historic Bandshell is also located in the park, many concerts and performances have been held there. Fireman's Monument is also in the park, and is a memorial to all firemen that have lost their lives in the line of duty.

Standards: maximum desired density of picnic tables is ten tables per acre in urban sites. Toilet facilities recommendations are: water closets – minimum of two, 1/75 males and 1/50 females, urinals - 1/75 males, lavatories – 1/100 males and 1/100 females, and showers (if camping or swimming facilities) – minimum of two, 1/50 males and 1/50 females.

Standards: one baseball diamond and one softball field per rural municipal (2,500 population), plus one baseball and one softball field per urban (5,000 population over the 2,500 base). These ballfields should be of regulation dimensions, with efficient and proper lighting, fencing, and adequate support and spectator provisions.

Standards: one regulation tennis court per 1,000 population for urban (2,500+), and one court per town, rural municipal (300-2,500).

Scribner does have a swimming pool in the community. West Point, Schuyler, Hooper, Dodge, North Bend, and Fremont also have pools available.

Standards are: urban (2,500 +), at least 750 square feet of pool area per 1,000 population. Rural Municipal (600-2,500), one pool per town. For communities under 600 population the standard is one pool

CHAPTER 3 - COMMUNITY FACILITIES

per town in each area which does not have another swimming pool in a town within ten miles.

Other entertainment in the area includes: The Kings Bowling Alley in Norfolk offers bowling as does Hilltop Lanes in Dodge, Plaza Lanes and Thirty Bowl in Fremont, and Boulevard Lanes in Columbus. Movies are also available at the Norfolk 7 Theater in Norfolk and the Fremont 4 Theaters in Fremont.

The Howells Ballroom offers dancing for the surrounding area as does the Beemer Ballroom located in Beemer.

Non-Urban Park and Recreation Facilities and Standards

SCORP standards have determined **non-urban** park and recreation areas recommendations to be 35 acres per 1000 population in 1990 and 40 acres per 1000 population in 2000 in land classes I and II, plus 35 acres per 1000 population in 1990 and 40 acres per 1000 population in 2000 in land class III. These areas should be located within reasonable distance of population centers, with time travel not to exceed one to one and a half hours.

Existing Facilities in Land Class II

The Pilger Recreation Area, located north and east of Pilger, is a recreation area and dam project managed by the Lower Elkhorn Natural Resource District. The Pilger Recreation area has several picnic shelters for public use as well as fishing and boating opportunities on the lake

Ponca State Park is located in Northeast Dixon County. Ponca State Park has 892 acres including 14 modern cabins, 72 hookups, showers, two shelters, a playground, a swimming pool, gift shop, and concessions area, the Highland Oaks public 9-hole golf course, boat ramps with access to the Missouri River, and 17 miles of trails. The park allows fishing and hunting (turkey, pheasant, and deer). The park is situated along part of the Missouri National Recreational River, which was designated as such by the Scenic River Act of 1978. The Missouri National Recreational River Resource and Education Center houses the park office and new opportunities in education and recreation are being developed. This 17,000 sq. ft. facility has a large interpretive display/exhibit area, a field laboratory, and conference rooms.

Niobrara State Park has 69 camping pads with electrical hook-ups, 50 non-pad sites without electricity, and 19 cabins that can be rented. The park also offers modern restrooms, showers, a dump station, 153 picnic tables,

CHAPTER 3 - COMMUNITY FACILITIES

119 grills, 7 shelters, two of which have electricity, and playground equipment at the campground site. There is also 14 miles of hiking and biking trails, horseback riding, and a swimming pool.

Summit Lake in Tekamah features a boat ramp, swimming, camping, picnicking, dump station, vault toilet, maintenance shop, fish cleaning station, and hunting.

Weigand-Burbach is located near Crofton, Nebraska. The facility has a full-service marina with seasonal dock rentals, as well as short-term courtesy docks and water cycles for rent. There is modern camping with 149 RV pad with 30/50 amp electrical hookups, pull-through sites, dump station, tent camping, swimming beach, picnic shelter, restrooms and showers, and fish cleaning station.

Maskenthine Lake is located ten miles east of Norfolk in north central Stanton County. Hunting, boating, picnicking, hiking, camping, swimming is available. No park fee is required to get in. There is a 1,500 foot long earth dam and 33 camper pads available.

Fremont Lakes State Recreation Area is located in Fremont, Nebraska and has 40 land acres and over 300 water acres in 20 sandpit lakes. The area offers 241 picnic tables, 245 grills, five shelters, six ramps, three docks, four beaches, 200 camping pads with electrical hookups, 12 non-pad sites with electrical hookups, and 600 non-pad sites without electricity. Modern showers, latrines, trailer dumps, fishing, boating, swimming, and primitive camping are also available.

Standards: maximum desired density of picnic tables is seven tables per acre at non-urban sites. Toilet facilities recommendations are: water closets – minimum of two, 1/75 males and 1/50 females, urinals - 1/75 males, lavatories – 1/100 males and 1/100 females, and showers (if camping or swimming facilities) – minimum of two, 1/50 males and 1/50 females. Camping facilities guidelines are: 5 to 7 mean camp units per acre, with approximately 8,000 square feet per camp unit to include: level tent or trailer space, picnic table, fireplace, grill, or fire ring, parking space for vehicle, and trash cans.

Standards: 1970 BOR trail standards suggest fifty miles of trails per 100,000 population for biking, hiking, and horseback riding.

Existing Facilities in Land Class III

Basswood Ridge State Wildlife Management Area (SWMA), located in Dakota County, is a 360-acre area made up of pasture (80) and Timber (280). The Basswood Ridge SWMA is owned and managed by the NGPC, and is funded through hunting & fishing fees. It is a primitive accommodation, with no public use

CHAPTER 3 - COMMUNITY FACILITIES

facilities such as picnic tables, restrooms, or electrical. Hunting of deer, rabbit, squirrel, Dove, and turkey, and hiking and bird watching are allowed.

Buckskin Hills State Wildlife Management Area (SWMA), located in the far northern portion of Dakota County, is a 340-acre area made up of pasture lands. The Buckskin Hills SWMA is owned and managed by the NGPC, and is funded 100% through hunting & fishing fees. It is a primitive accommodation, with no public use facilities such as picnic tables, restrooms, or electrical. Hunting of pheasant, quail, rabbit, and waterfowl and hiking and bird watching are allowed.

Decatur offers a wide variety of outdoor activities with hunting and fishing of just about any species available. Pheasants, quail, dove, turkey, ducks, geese, deer, squirrel, and rabbit are abundant with liberal limits for any hunter. The Missouri River provides year round fishing with the primary target being Carp. Decatur Lake, just off the east end of the famous dry land bridge, provides excellent bullhead fishing as well as many of the other species of fish. The Decatur Marina is a popular resort in the summer months and provides recreation for many visitors.

The Winnebago Tribe has some of the finest hunting and fishing around with local guides and bait shops available. Water sports are also enjoyed by many. The reservation has several beach areas and boat ramps for fishing and water sports.

Dead Timber State Recreation Area is a 200-acre area near Scribner on the Elkhorn River and has 50 acres of water. Seventeen camping pads with electrical hookups, 25 primitive camping pads, drinking water, latrines, 65 picnic tables, 50 grills, and three shelters are also available. Powder Horn Wildlife Management Area adjoins Dead Timber and provides hunting, camping, and fishing.

Standards: Hunter Safety Education is required in Nebraska for persons under sixteen years of age who wish to hunt.

Hunter safety classes are offered in Scribner and Hooper.

Fishing, canoeing, air boating, and wildlife viewing are available along the Missouri and Elkhorn Rivers.

CHAPTER 4 - TRANSPORTATION PLAN

Throughout the history of humankind, transportation routes have played a key role in the development of civilizations and communities. Humans have used natural and fabricated roads, waterways, pedestrian trails, and air routes not only for their own mobility, but also for the movement of goods to and from concentrations of people. The size and shape of any transportation system must adapt to the changing modes of transportation, as well as to the changing needs of the communities it serves. Because the quality of transportation infrastructure plays a key role in the level and types of economic and social activity in a community, planning for a transportation system that creates proper mobility within Scribner and links the community as a whole to the region is an integral part of the comprehensive plan.

The land surrounding Scribner is an area dominated by an agricultural economy. Nevertheless, its location between regional economic and governmental hubs Fremont (Dodge County); Norfolk (Madison County); and Sioux City, IA (Woodbury County) provides its residents with the advantage of a nearby transportation network that connects Scribner with the rest of the region.

A transportation network includes all types of transportation from ground to air to waterway. Airline, railroad, and waterway services, though limited in scope, are available to Scribner residents; these include:

Airports

The Scribner Air Base is a state-owned airport with public access available. It has two runways, a 4,200 foot lighted and a 3,200 unlighted. A hangar for private planes and fuel is available, no planes are available for charter.

Fremont Municipal Airport has two runways, one 2,444 foot non-lighted, asphalt runway, and one 5,500 foot lighted runway.

The South Sioux City, Nebraska municipal airport is open to the public. Martin's Field has two runways (one 3,323-foot paved and lighted and a 1,950-foot turf runway), hangars, and fuel. There are 28 private planes hangared there; none are available for charter. The elevation at the airport is 1,100 feet.

Sioux Gateway Airport at Sioux City, Iowa is served by Northwest/Airlink and Chautaugua Airlines.

The Karl Stefan Airport is located in Norfolk. The airport includes two 5,800 foot paved and lighted runways, National Weather Service, aviation gas and jet aviation fuel, airplane rental, flight instruction, and aerial photography & spraying. Fifty-eight private planes are hangared there, with eight available for charter.

CHAPTER 4 - TRANSPORTATION PLAN

Railroads

Scribner is located only 20 minutes from two Class I railroads in Fremont which provide rail service to all points of the compass. Today, the most direct mid-continental railroad route to the west coast passes on a line from Chicago through Fremont and on to Los Angeles and San Francisco. Both piggyback and container service is available in Omaha. The Union Pacific ramp is located on 8th and Mason Street and the Burlington Northern Santa Fe ramp is located in Gibson Yard in south Omaha. Each of these ramps maintain lift on and lift off TOFC/COFC capabilities, as well as providing pick up and delivery services. Other rail lines available in the area include: the Union Pacific runs from Fremont to Grand Island and from Norfolk to O'Neill. The Burlington Northern runs from Sioux City, Iowa to Fremont. The Nebraska Northeastern runs from Sioux City, Iowa to O'Neill. And The Nebraska Central Railroad Company runs from Norfolk to Columbus. The nearest railway line available for passenger service is Amtrak out of Omaha.

Waterway Service

The nearest waterway services to Scribner are located at the Sioux City Riverport and the Blair Riverport.

Water, air, and railroad transportation are minimally available to the City of Scribner due to distance, expense in relation to profits, and lesser demand due to a smaller population base, and can therefore be considered as limited to recreational or private use. The main means of moving people and goods within, to, and from Scribner is via automobile, truck, and trailer using the City's ground transportation network. This network comprises residential and commercial roads and streets in the community, and the surrounding transportation infrastructure. Because most residents and businesses of Scribner rely on the ground transportation infrastructure for mobility and market area access, the transportation plan will focus on the quality of existing roads, try to assess deficiencies and potential needs of community residents, and make recommendations regarding the best way to integrate the transportation plan into the overall development strategy of the City. The transportation plan must accommodate needs for new residential areas, business development, and potential population growth by examining current land-use and potential for future expansion and development.

Roads and Highways

Road Classification and Minimum Design Standards

The Board of Public Roads Classifications and Standards has classified types of roads according to the basis of the character of service provided the users of the road system. The Nebraska State Department of Roads

CHAPTER 4 - TRANSPORTATION PLAN

applies the Functional Classification System to both rural and municipal roads. The Board of Public Roads Classifications and Standards has also set the design, construction, and maintenance standards for each classification of road or highway. These standards are established in order to ensure that each segment of highway, street or road meets the requirements of the area it serves, according to traffic patterns and volume that it is reasonably expected to bear.

Municipal Streets

Rural highways are divided into eight classifications based on function.

- Interstate: described as part of the federally designated National System of Interstate and Defense Highways. They connect most cities with a population of 50,000 residents or more. ***Standards: These highways maintain full access control with at least four twelve-foot lanes. Rural interstate highways must have a 36 foot median, while the width of municipal medians is variable.***
- Expressways: described as a group of highways serving the major traffic desires of Nebraska. This category is made up of two types - extension of local expressways and additional routes servicing very high levels of local traffic within urban areas with a population of 15,000 or more. ***Standards: Expressways are designed as major roads eventually providing multi-lane divided highways, and should be developed to those standards. They may range from partially to fully controlled access serving urban centers. These are similar to the interstate system, but permit at-grade intersections.***
- Major arterial: described as extensions or rural major arterial roads serving statewide interests to provide continuous service in long-distance travel routes with high-speed. The classification of major arterial has three subclasses with diminishing design standards as traffic volume decreases.
- Major Arterial, principal: These roads serve state wide interests and accommodate high speed and long distance traffic patterns. Principal defines high volume routes in two ways.
- Major Arterial, continuous: These roads provide integrated and continuous highway networks to all areas of the state realizing regular and local traffic. These routes are relatively high speed with minimal interference to the through movement of vehicles.
- Non-Continuous Stubs and Spurs: These routes serve communities of 100 residents or more, which are not served by the state highway system. They primarily accommodate local travel.

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Standards: *Many factors, including design speed, number of lanes, road width, grade, and medians vary between rural state routes and municipal routes. Municipal designs also vary from downtown and suburban. The highest level of rural major arterial is a four-lane divided highway. All other routes are two-lane, with lane width ranging from 11 to 12 feet, and shoulders from 4 to 12 feet. Speed limits vary from 40 to 65 miles per hour depending on design and traffic volume. Design speeds of municipal major routes are 35 miles per hour in downtown areas and 50 miles per hour in suburban areas. At least two lanes of a width of 12 feet are required, as well as eight-foot-wide shoulders. Medians may or may not be required.*

- **Other arterial:** described as either the municipal extension of other rural arterial, or arterial movement peculiar to the municipality's own complex, and connecting major areas of activity such as shopping centers, central business districts, manufacturing centers and industrial parks.

Standards: *The speed limit allowed varies from 30 to 60 miles per hour, depending on municipal or rural location. These roadways have two 10- to 11-foot lanes.*

- **Collector:** described as a group of streets picking up traffic from local and land-service roads from residential areas providing access to traffic generation areas, such as small commercial areas, or higher-use arterial roadways. These include main school bus routes, mail routes, and farm-to-market routes.

Standards: *The design speed is 25 miles per hour, with two 11-foot lanes. In rural areas, these routes are designed as two 10- to 11-foot lanes, with a design speed of 40 to 45 miles per hour.*

- **Local:** described as the balance of the streets principally providing residential access service to leading to other streets, local business areas, cemeteries, parks, as well as bus and mail routes, not including minimum maintenance roads. These roads are characterized by short trips limited primarily to vehicles traveling to and from adjacent property.

Standards: *These roadways are designed as two-lane roads of 11-foot widths and a speed of 25 miles per hour in a municipality. Rural roads are designed for traffic of 30 to 50 miles per hour with two lanes each ten feet wide.* Source: Laws 1969, c. 312 4. Effective date August 4, 1969

These classifications, plus two additional categories, make up the system of rural highways classifications:

- **Scenic-Recreation:** which consist of highways and roads within or providing access to state parks, wilderness and recreational areas, areas significant for geographical, historical, geological, recreational, biological, or archeological interest, as well as locations of scenic beauty.

Standards: *The design classification for Scenic/Recreational routes is nearly the same for Arterial, Collector, and Local, depending on the volume of traffic. Some roadways in the Scenic/Recreational category have scenic, aesthetic, or historic significance and cannot be built to meet minimum standards.*

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- Minimum Maintenance roads are: a) roads used by a limited number of users on occasional frequencies as alternative routes to local, collector, or arterial roads, or b) roads used principally for agriculture and the transportation of farm machinery, and not commonly used for commercial or passenger traffic.

Standards: All proposed construction or reconstruction on Minimum Maintenance Roads shall be submitted to the Board for review in accordance with the rules and regulations for relaxation of standards. There are no set design standards for Minimum Maintenance Roads.

Rural highways classified as Interstate, Expressway, and Major Arterial above, when combined, should serve all incorporated municipalities with a minimum population of 100 inhabitants or with significant commerce. These may be served by stubs or spurs.

Jurisdictional Responsibility

The Board of Public Roads Classifications has set specific criteria for the jurisdictional responsibility of roads or streets according to the functional classifications.

The state shall have the responsibility for the design, construction, reconstruction, maintenance, and operation of roads in the category of rural highways under the classifications of interstate, expressway, and major arterial, and the municipal extensions thereof, except that **the state shall not be responsible for that portion of a municipal extension exceeding the design of the rural highway leading into the municipality. When the design of the rural highway differs at different points where it leads into a municipality, the state's responsibility of the municipal extension shall be limited to the lesser of the two designs.** The state shall be responsible with the entire portion of the interstate category, whether rural or municipal, and the connecting links between the interstate and the nearest existing state highway system in rural areas. If such a connecting link has not been improved and sufficient study by the Department of Roads results in a determination that a link to an alternative state highway would provide a better service for the area involved, the department has the option of providing an alternative option, subject to satisfactory local participation in the additional cost of the alternative route. The county shall have the responsibility for the design, construction, reconstruction, maintenance, and operation of roads classified as other arterial, collector, local, and minimal maintenance under the rural highway category.

Each incorporated municipality shall have the responsibility for the design, construction, reconstruction, maintenance, and operation of all streets classified as expressway which are purely local in nature. This portion of the municipal extensions of such systems, and the responsibility of roads classified as other arterial, collector, and local within their corporate limits fall under the municipal's jurisdiction.

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All Scenic-Recreational roads and highways remain under the jurisdictional responsibility of the governmental subdivision which had jurisdictional responsibility for the road or highway prior to its change in classification to Scenic-Recreational pursuant to sections 39-2103, 39-2105, 39-2109, and 39-2113. Source: Laws 1983, LB 10 c 4.

EXISTING ROADS AND HIGHWAYS IN SCRIBNER

Roads and highways are the main transportation arteries of Scribner. Scribner's network of roads and streets are the main means of mobility and access for community residents, so it is important to assess whether the current road system is meeting those needs. The second, and equally important, issue to consider is the impact the presence of roads and highways has on present and future land-use. Examination of the question of land-use requires the participation of all sectors of Scribner's population to ensure the needs of residents, businesses, and agricultural producers are integrated into the plan. This integrated process is essential because the way land is used is tied to accessibility, and because road activity flows through the various zoning and land-use categories within the City.

This transportation plan will utilize the Scribner One and Six Year Plan, the Nebraska Department of Roads (NDOR) District Three Highway Program, and the NDOR Average Daily Traffic (ADT) data for all major highways throughout Nebraska to review land-use and thoroughfare plans for Scribner.

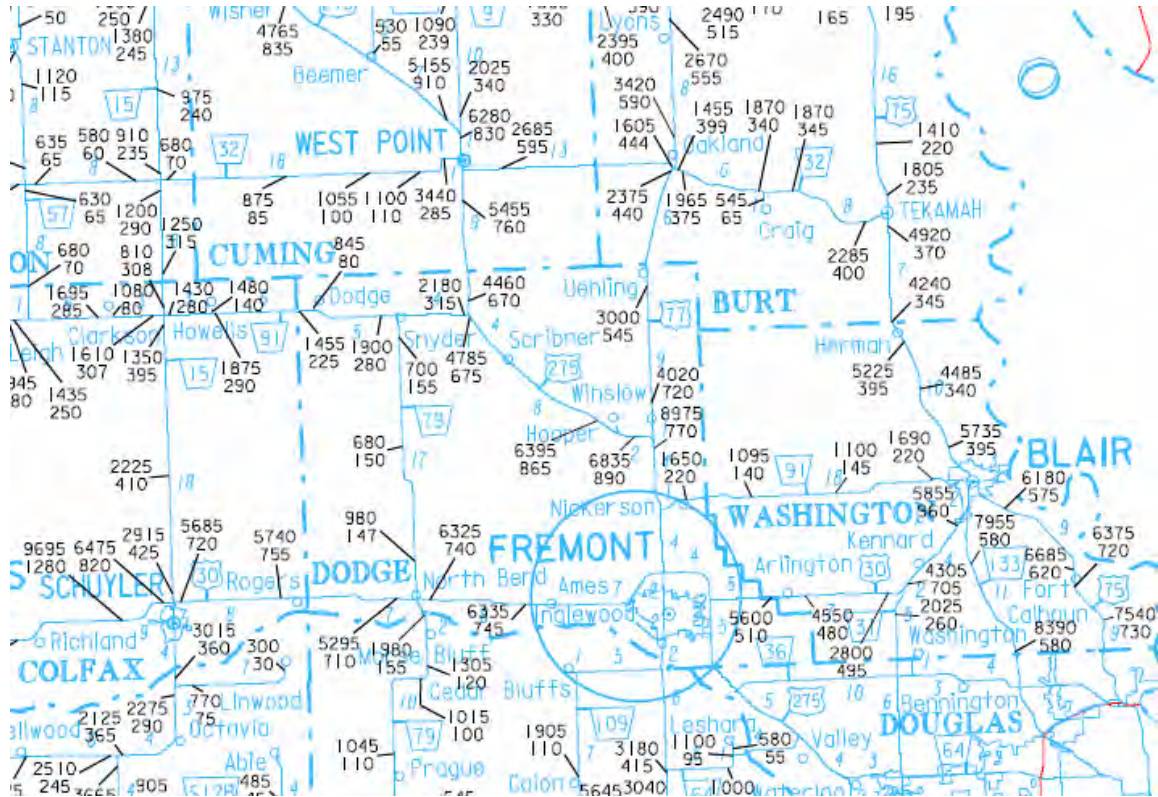
State highways and rural roadways provide most of the transportation network access to Scribner. The major thoroughfare system serving Scribner includes the following:

- ❖ US Highway 275 runs southeast through town.

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Highway Usage Rates

Illustration 4.1: Nebraska Highway Usage Volumes, 2008



Source: Nebraska Department of Roads

The NDOR samples and estimates highway usage rates for all roads in Nebraska. The frequency of use of a particular road tells state and local planners about its importance, and, when studied alongside road capacity data, can reveal if improvements should be made to increase usage capacity.

The 2008 Nebraska traffic flow map shows the annual average 24-hour traffic, or annual average daily traffic (ADT) for all state highways. This measurement is defined as the number of vehicles that pass in both directions along a highway in one full day. The top figure shown next to various points on the highway is the average number of vehicles per day, and the second number gives the number of heavy commercial vehicles.

US Highway 275 runs northwest to southeast through Scribner and is the main roadway for persons traveling to Omaha from Norfolk and the northern part of the state. Highway 275 sees high traffic volumes everyday.

Local streets, unpaved county roads, and low-maintenance roads are not shown on the Nebraska Highway

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Usage Map. Though these roads provide routes for community residents, residents of rural areas, and farm machine operators, no data are kept concerning the frequency of their use by the state.

Table 4.1: Rural and Urban Highway Miles by County and National Functional Classification

Dodge County	Rural						Total= 111.47 miles
	Interstate	Other Main Arterials	Minor Arterials	Major Arterials	Minor Collector	Local	
	--	73.80	13.34	18.34	--	--	
	Urban						
	Interstate	Other Main Arterials	Other Connect- ing	Non-other Con- necting	Minor Arterials	Collector	
	--	--	5.99	--	--	--	

Source: Nebraska Databook

There also exists other arterial roadways, as well as collector and local routes which further serve the local and agricultural needs of the county. County roads are routed on most section lines and there exists a few minimum maintenance roads along seldom used routes. The Scribner Local Highway System Map can be found in Appendix B.

Scribner Local Highway System

According to the City of Scribner, there are:

- 11.18 miles of residential streets in Scribner which are made up of 0.92 miles of gravel surface, 0.0 miles of bitumen surface, 8.9 miles of concrete surface, .19 miles of asphalt surface, and 0.14 miles of brick surface.

Assessment of Existing System and Its Deficiencies

Bridges and Culverts: There is one bridge and no culverts or box culverts within Scribner's jurisdiction.

Unpaved Roads: Scribner has approximately 10.16 of paved and 0.92 miles of unpaved roads in Scribner.

Safety and Intersection Deficiencies: There are 42 stop signs, one yield sign, and five crosswalks within Scribner's jurisdiction. No potential deficiencies were pointed out.

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EFFECT OF TRANSPORTATION SYSTEM ON LAND-USE

General Guidelines

Access to land influences the value of land. Thus, public monies spent to build and maintain roads, bridges, and highways increases the ability of a landholder to use and sell land. The types of road construction being done and where it is done influences the growth and potential for growth of the community.

While planning for the future of Scribner, it is necessary that the network of streets, roads, and highways fulfills several important needs.

The municipal road system must:

- provide a system that connects places of work, residence, and public service.
- establish safe and adequate design for regular traffic flows and emergency access.
- coordinate the land use goals and objectives with the necessary support levels of activity and volume.
- encourage separation of through and local traffic.
- minimize pedestrian/vehicular conflict points.

Future Transportation Plan

The Future Transportation Plan of the City of Scribner should provide for safe and efficient access within Scribner, as well as to nearby communities, and is a major component of the Comprehensive Plan. Future transportation plans should be based on several key guidelines or factors:

- The location of Scribner on a major highway, which provides sufficient access to other communities, markets, and social services.
- Establishing a series of arterial routes that provide access to communities and regional markets. These roads are of all-weather surfaces and receive priority for maintenance year round.
- Collector routes will not be paved unless economic and/or land use objectives meet the goals of the City's

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long range plans.

- The City will not contribute to the development of routes serving development that is not consistent with the Land-Use Plan.
- The City will prioritize road and bridge expenditures through the One- and Six-Year Plan to the maintenance of the highway and arterial systems.
- Natural resource and flood mitigation efforts will be made to reduce bridge and maintenance requirements.
- Scribner will prioritize local roads for upgrade and increased maintenance.

Scribner One- and Six-Year Plan

The City of Scribner currently does utilize a One- and Six-Year Plan for road improvement projects. The most current copy of the One- and Six-Year Plan is available for viewing at the City Office.

Table 4-2: Scribner One- and Six-Year Plan

Priority	Year Ending	Improvements	Estimated
1	2010	Industrial Road Paving	\$260,000
2	2010	Pebble Street, US 275 to Industrial Road Paving	\$84,000
3	2016	Neff Street West Paving	\$150,000
4	2016	5 th Street, Pearl to Baker Reconstruction	\$130,000
5	2016	9 th Ave., Logan South Reconstruction	\$90,000
6	2016	Auditorium Drives	\$8,000

Source: Scribner One- and Six-Year Plan

Dodge County One- and Six-Year Plan

Dodge County utilizes a One- and Six-Year Plan for road improvement projects. The County updates the plan yearly and reprioritizes projects based on funding for that year. The most current plan is available in the Dodge County Highway Departments Office.

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NDOR District Two Highway Program

The State of Nebraska District Two Highway Program plans for improvement of State and U.S. Highways in counties located in northeast Nebraska. The plan is available for viewing online at http://www.nebraskatransportation.org/hwy-pgm/2010-15/Dist_2.pdf All work projects in the plan are in addition to the normal maintenance program of the department, which may include sealing of cracks, re-marking pavement, patching, and cleaning of debris and snow. Projects currently included in the District Two Highway Program that affect Dodge County include the following:

Table 4.3: NDOR District Two Highway Program 2010

Highway Number	Project No.	Location	Length (Mi.)	Type of Improvement	Est. Cost (Thousands)
US-77	NH-77-3(122)	Winslow-Uehling	9.5	Resurf., S. Shld., Br.	(\$6,902)

Source: NDOR, District Two Highway Program

There are many future projects planned for Dodge County. Projects are estimated to start in 2009 and continue on.

Table 4.4: NDOR District Two Highway Program 2011 and Beyond

Highway Number	Project No.	Location	Length (Mi.)	Type of Improvement	Est. Cost (Thousands)
US-30	NH-30-6(134)	Colfax/Dodge Co. Line	9.7	Resurf.	\$4,184
US-30	RD-30-6(135)	North Bend – Fremont	9.8	Resurf.	\$4,782
US-30	RD-30-6(1041)	Fremont – US-275	3.7	Resurf.	\$5,153
US-77	NH-BR-77-3(128)	Fremont South Bridge	1.3	Gr., Str., Surf., S. Shld.	\$17,995
US-77	RD-77-3(1032)	Fremont - Winslow	9.2	Joint Seal	\$480
N-91	STPD-91-6(110)	Snyder West	6.3	Gr., Culv., Re-	\$5,548
N-91	STP-91-7(108)	US-275 East	9.8	Resurf.	\$3,260

Source: NDOR, District Two Highway Program

The Planning and Zoning Commission will have the opportunity to make recommendations to the City on roadways when members meet for periodic reviews of the comprehensive plan. This gives the commission the opportunity to assess changes in growth and their effects on the transportation plan. The Planning and Zoning Commission may submit comments and suggestions to the City Roads Superintendent, the County Highway Superintendent, and the NDOR Region Two administrator prior to updating the One- and Six-Year Road Programs.

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EXISTING LAND USE

Examining land uses in the city is an important preliminary step toward developing zoning regulations for Scribner. The Plan provides the basis for the City Council and the Planning Commission in making land-use decisions. Land uses within the City of Scribner must continue to evolve to meet the many changing social and economic needs of its residents.

Examining current uses of land and their location provides a base map from which to consider data collection for projecting a future land-use map. In Scribner, this examination involved a survey of the existing land-uses in the city to show where particular uses are concentrated.

SCRIBNER TOPOGRAPHIC CHARACTERISTICS

CUMING COUNTY ENVIRONMENTAL CHARACTERISTICS

This section of the comprehensive plan will provide guidance and reference resources to the Planning Commission, City Council, and the public to assist in determining future land-uses which will impact the growth patterns and economy of the city. The protection of property from floods, prevention of water contamination, and preservation of prime farmland and wetlands, all can be accomplished by making land-use decisions based upon environmental characteristics.

The City's environmental characteristic that may influence the suitability of land for different types of uses includes: soil type, topography and drainage, flood plains, and water supply. Government agencies and reference materials which should be utilized in researching the specific characteristics of a potential development site are:

Floodplains- The Federal Emergency Management Agency's (FEMA) National Insurance Flood Insurance Program NFIP provides floodplain maps through FEMA regional offices. The Nebraska Natural Resources Commission conducts flood plain studies and mapping for communities and counties.

Wetlands- The U.S. Environmental Protection Agency's Wetlands Inventory can be used to identify wetlands. The local Natural Resource Conservation Service is also available to assist in wetlands determination.

Watersheds- The Lewis and Clark Natural Resources District is involved in regional conservation efforts and cost-share programs.

Groundwater- The U.S. Geological Survey (USGS) and state geological surveys are excellent data sources for

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groundwater mapping.

Topography, Soil Types and Soil Quality- the Soil Survey of Dodge County, Nebraska prepared by the Natural Resource Conservation Service provides soil information and soil maps, plus information on suitability of soils for agriculture and engineering purposes. The Soils Survey Map for Scribner will be located in Appendix B.

“The general soil map provides a broad perspective of the soils and landscape in the survey area. It provides a basis for comparing the potential of large areas for general kinds of land use. Areas that are, for the most part, suited to certain kinds of farming or to other land uses can be identified on the map. Likewise, areas of soils having properties that are distinctly unfavorable for certain land uses can be located.” Soil Survey of Dodge County, Nebraska page 5.

The Soil Survey of Dodge County provides detailed soils descriptions and maps showing the soils series and mapping units. Information relating to the use, management, and properties of soils for: housing, agriculture, woodlands and windbreaks, wildlife, and engineering, including septic tank and sewage lagoon limitations are presented in both text and tables. This information will assist the property owner in selecting a site suitable for the proposed land-use as well as guidance to the planning commission in determining if there will be adverse environmental impacts as a result of the proposed development.

The Soil Survey of Dodge County provides detailed soil descriptions and maps showing the soil's series and mapping units. Information relating to the use, management, and properties of soils for: housing, agriculture, woodlands and windbreaks, wildlife, and engineering, including septic tank and sewage lagoon limitations, are presented in both text and tables. This information will assist the property owner is selecting a site suitable for the proposed land use as well as guidance to the planning commission in determining if there will be adverse environmental impacts as a result of the proposed development.

Table 5.1: Soil Types in Scribner

Symbol	Name	Description	Drainage and Location
Bo	Boel	Boel loam, 0 to 2 percent slopes	Consists of deep, rapidly permeable, somewhat poorly drained soils on bottom lands. These soils formed in loamy and sandy alluvium.
Cc	Cass	Cass fine sandy loam, 0 to 2 percent slopes	Consists of deep, well drained soils on bottom lands. Permeability is moderately rapid, but some areas have moderately slow permeability in the lower part of the perdon. These soils
Ce	Cass	Cass loam, 0 to 2 percent slopes	
Ga	Gibbon	Gibbon loamy sand, overwash, 0 to 2 percent slopes	Consists of deep, somewhat poorly drained soils on bottom lands. Permeability is moderate or moderately slow. These soils formed in calcareous stratified alluvium.
Gv	Gibbon	Gibbon Variant soils, 0 to 2 percent slopes	Consists of deep, poorly drained soils on low bottom lands. Permeability is moderately slow. These soils formed in calcareous stratified alluvium.
Im	Inavale	Inavale loamy fine sand, 0 to 2 percent slopes	Consists of deep, somewhat excessively drained soils on bottom lands. Permeability is rapid. These soils formed in recent sandy alluvium.
Jo	Janude	Janude loam, clayey substratum, 0 to 2 percent slopes	Consists of deep, moderately well drained soils on bottom lands. Permeability generally is moderate, but it is moderately slow or slow in the clayey substratum phase. These soils formed in loamy alluvium.
Jn	Janude	Janude loam, 0 to 2 percent slopes	
Lu	Luton	Luton silty clay, 0 to 2 percent slopes	Consists of deep, poorly drained soils on bottom lands. Permeability is very slow. These soils formed in clayey alluvial sediments.
Wm	Wann	Wann fine sandy loam, 0 to 2 percent slopes	Consists of deep, somewhat poorly drained soils on bottom lands. Permeability is moderately rapid. These soils formed in stratified, calcareous, recent alluvium.
Wn	Wann	Wann loam, 0 to 2 percent slopes	
Zn	Zook	Zook silt loam, overwash, 0 to 2 percent slopes	Consists of deep, poorly drained soils on bottom lands. Permeability is slow. These soils formed in silty, clayey alluvium.

Source: Soil Survey of Dodge County, Nebraska 1979

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ENGINEERING USES OF THE SOIL

“While a soil survey is in process, samples of soils are taken for laboratory measurements and for engineering tests. These soils are field tested, and interpretations of their characteristics may be modified during the course of the survey. New interpretations are made for local use, mainly through field observation of different soils in different uses under different levels of management.” Soil Survey of Dodge County, Nebraska page 2

Table 5.2: Engineering Interpretation of Scribner Soils

Soil Series	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
Boel	Severe: wetness, floods.	Severe: wetness, seepage, floods.	Severe: wetness, floods, seepage.	Severe: floods, seepage, wetness.	Poor: too sandy.
Cass	Moderate: floods.	Severe: seepage, floods.	Severe: seepage.	Severe: seepage.	Good.
Gibbon	Severe: wetness, floods, can perc slowly.	Severe: floods, wetness, some seepage.	Severe: floods, wetness, some seepage.	Severe: floods, wetness, some seepage.	Good to Poor: wetness.
Inavale	Severe: floods.	Severe: floods,	Severe: seepage,	Severe: seepage, floods.	Poor: too sandy.
Janude	Moderate to severe: floods, wetness, can perc slowly.	Severe: some seepage, some wetness, floods.	Severe seepage. Moderate; floods, wetness.	Severe: seepage. Moderate: floods, wetness.	Good.
Luton	Severe: percs slowly, wetness, floods.	Severe: floods.	Severe: wetness, too clayey, floods.	Severe: wetness, floods.	Poor: wetness, too clayey.
Wann	Severe: wetness.	Severe: seepage, wetness.	Severe: floods, wetness, seepage.	Severe: floods, wetness, seepage.	Good.
Zook	Severe: percs slowly, wetness, floods.	Severe: wetness, floods.	Severe: wetness, too clayey, floods.	Severe: wetness, floods.	Poor: too clayey.

Source: 1979 Soil Survey of Dodge County, Nebraska

Table 5.3: Engineering Interpretation of Scribner Soils

Soil Series	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Boel	Severe: wetness, floods, outbanks	Severe:, floods.	Severe: wetness, floods.	Severe: floods.	Severe: floods.
Cass	Severe: outbanks cave.	Severe: floods.	Severe: floods.	Severe: floods.	Moderate: frost action, floods.
Gibbon	Severe: wetness, floods, cutbanks can cave.	Severe: floods, some wetness.	Severe: floods, some wetness.	Severe: floods, some wetness.	Severe: floods, some wetness, and frost action.
Inavale	Severe: floods, out-	Severe: floods.	Severe: floods.	Severe: floods.	Severe: floods.
Janude	Moderate: floods,	Severe: floods.	Severe floods.	Severe: floods.	Moderate: floods, frost
Luton	Severe: wetness, floods, too clayey.	Severe: wetness, floods, shrink-	Severe: wetness, floods, shrink-	Severe: wetness, floods, shrink-swell.	Severe: wetness, low strength, floods.
Wann	Severe: wetness, floods.	Severe: floods.	Severe: floods, wetness.	Severe: floods,.	Severe: floods, frost action.
Zook	Severe: wetness, floods, too clayey.	Severe: wetness, floods, shrink-	Severe: wetness, floods, shrink-	Severe: wetness, floods, shrink-swell.	Severe: floods, low strength, wetness.

Source: 1979 Soil Survey of Dodge County, Nebraska

FLOOD PLAIN

Areas subject to flooding have been identified in the Flood Insurance Map, which was prepared by the HUD Flood Insurance Administration. “A major component of a river or stream is adjoining land area which, in the event of a flood, helps to carry or store excess flow. This area is a flood plain. As man develops and builds structures in flood plains, flood hazards are created. Flood hazards can be of such severe magnitude that action must be taken to control the development of flood plains.”

The contents of the report include engineering data, maps, and profiles indicating the approximate extent of flooding which could be expected in the event of a future 100-year flood under existing conditions. This information, as presented, is intended to be used as an aid in the identification of local flood problems to

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promote proper land-use in an area which is subject to flooding.

New development in the flood plain will need to be strictly regulated or prevented through zoning ordinances in order that potential property damage and environmental risks are minimized. The Floodplain Map for Scribner will be located in Appendix B.

FUTURE LAND USE PLAN

“The comprehensive development plan shall, among other possible elements, include: (1) A land-use element which designates the proposed general distributions, general location, and extent of the uses of land for agriculture, housing commerce, industry, recreation, education, public buildings and lands, and other categories of public and private use of land.” NRS 19-903

The Land-Use Plan and Land-Use Map provide the foundation for the Planning Commission and City Council to make decisions regarding the future development of the City. This comprehensive plan has provided statistical information on population, housing, economy, land-use, transportation, and public facilities. The Planning Commission and City Council have adopted goals and policies, which will guide decisions regarding the future of Scribner.

The “land use map” is adopted as part of the comprehensive plan. The map is a policy statement for land use upon which the new City of Scribner zoning map is based. The zoning map is enclosed in this report. The land-use plan and map identify the following land-uses:

LAND USE GOAL FOR SCRIBNER: To ensure that future development in the City of Scribner occurs in an orderly and efficient pattern in accordance with the Comprehensive Development Plan guidelines.

LAND USE BY CLASSIFICATION

AGRICULTURAL DISTRICT (A)

This district is comprised of areas which are primarily in a natural state or areas utilized for growing of crops, raising of livestock, and other similar farming, ranching, and resource conservation activities. This district is designed to be utilized in the extraterritorial jurisdictional area of the municipality.

RESIDENTIAL DISTRICT (R)

This district is composed of certain quiet, low-density residential areas of the municipality and its jurisdictions plus

certain open areas where similar residential development should occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit activities of a commercial nature.

COMMERCIAL DISTRICT (C)

This district is intended to provide a full range of retail sales and services including opportunities for a complete variety of comparative shoppers' goods, plus activities not basically conducted within an enclosed structure such as used car lots, etc.. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for providing service to the people of the retail trade area, and to prohibit activities of an industrial nature. The regulations are designed to permit development of commercial and business functions plus certain public facilities which are needed to serve the occupants of the district.

INDUSTRIAL DISTRICT (I)

This district provides for non-offensive types of industry, warehousing, processing, and manufacturing activities. The regulations of this district are intended to provide standards of external effective compatible with the surrounding or abutting districts.

FLOOD PLAIN DISTRICT (FP)

The Flood Plain District is designated for the purpose of protecting the citizen and his property from danger of flood, to aid the natural drainage of the land, and to maintain vegetative lands for recreation and ecological balance.

HISTORICAL SITES DISTRICT (H)

The Historical Site District is designated for the purpose of protecting and preserving the historical structures and sites in the municipality and its jurisdiction. Such districts may be designated by the Planning Commission and uses restricted as deemed necessary and prudent by the Planning Commission.

CENTRAL BUSINESS DISTRICT (CB)

This district is intended to provide all of the retail sales and services as provided for in Commercial District as set forth in Section 2-103. The Central Business District shall allow for development that is denser than the Commercial

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District with smaller lot sizes and a higher percentage of building occupation of lot area. The regulations for this district are also designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for providing service to the people of the retail trade area, and to prohibit activities of an industrial nature. The regulations are designed to permit development of commercial and business functions plus certain public facilities which are needed to serve the occupants of the district.

There are no historical site districts currently set up within the City of Scribner.

While there are not specific zoning districts, both recreational and public lands play a key role in the current land use of Scribner. The city has a good disbursement of recreational and public lands throughout both the commercial areas and residential areas.

Recreational/Public lands occupy around 6.0% or 25 acres of the community.

Vacant land makes up around 1.4% or 6 acres of land in Scribner.

Table 5.4: Current Land Use		
Zoning District	Acres	Percent
Residential	204.8	50.0
Commercial	145.2	35.5
Industrial	29.1	7.1
Public/Recreation	24.5	6.0
Vacant	6.0	1.4

Source: NENEDD

FUTURE DEVELOPMENT

DEVELOPMENT PATTERN

Development within the corporate limits of Scribner is disbursed very well, in that parks, open spaces and appropriate public facilities, such as churches and schools, are well mixed within residential areas, and commercial/industrial uses are generally concentrated along a primary business district and the Main Street area. Outside of the corporate limits, within the 1-mile jurisdiction, the primary land use is agriculture, with some limited residential, commercial, and public development. Future development following the current pattern is recommended. New developments within the city should occur in a way that is contiguous with existing development. This may include the need for screens or buffers of some sort (plants, fences, etc.) to

clearly distinguish between two separate zoning districts.

PROJECTED LAND USE DEMANDS

Assuming a -0.41% growth in the population by 2020 (See Table 2-2), and a current number of vacant units of around ten. The need to acquire new land for residential use is not in high demand. Since 1990, only 11 new homes have been constructed in Scribner, also showing that new construction is not in huge demand, but that lots are available for development.

ANNEXATION PLAN

Eventually, Scribner may need to annex in additional land to create opportunities for new development and reserve land to meet the goals of the projected land use plan. Within the State of Nebraska, communities can annex land in one of two ways; annexation can be requested by property owner(s) or the community can annex in developed land (streets/highways, lots, or tracts) that have become urban/suburban in nature.

RESIDENT INITIATED ANNEXATION

The owners of any land that is adjacent to or contiguous with a city, town, or city can request annexation. A majority of the owners in the territory petitioning to be annexed must support the annexation. An accurate plat of the territory, which has been reviewed by the city engineer or certified surveyor, must be submitted to the city clerk along with a written request for annexation. If a majority vote is given by the City Council or Board of Trustees for the annexation, an ordinance is prepared and passed declaring the annexation of the territory and extending the corporate limits accordingly.

If the territory wishing to be annexed is a Sanitary and Improvement District (SID), the petition must be processed through the City Council before being submitted to the City. The board is required to hold a meeting with the residents and property owners of the SID to discuss the petition. All involved parties must be notified 30 days in advance of the meeting. After the meeting is held, a majority of the board must give their approval for the annexation in a formal vote. Once the board approves the petition, it is to be submitted to the city before March 1, of the year that the SID wishes to be annexed.

COMMUNITY INITIATED ANNEXATION

The chairman or board of any city can initiate annexation over any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character. Land that is rural in character cannot be annexed

CHAPTER 5 - LAND USE

unless the area constitutes a redevelopment project and will involve the construction or development of an agricultural processing facility. Under this clause, non-contiguous land can also be annexed but the city cannot enforce its extra-territorial jurisdiction beyond the corporate limits without the agreement of any other village, city, or county that previously had jurisdictional power over that area.

Municipalities choose to annex additional land for basic reasons. Growth management, issues related to municipal services and taxation are often the overriding themes. The list below identifies the reasons that Scribner will need to annex land in the coming years.

An increase in size and population due to annexation could increase the city's level of attractiveness for potential business and commercial development.

Annexation to protect or enhance the city's tax base. Those living in the fringe developments benefit from the city's parks and recreational facilities, streets, utilities, and other facilities and programs without contributing to the tax base.

Annexation of future fringe development can allow the city to guide its growth and development more effectively. Through annexation, a city can extend its zoning ordinances to adjacent areas and thus guide development in directions that will provide for safe and healthy environments.

ANNEXATION PHASING PLAN

Scribner and Dodge County should continue to jointly regulate land development for the good of the county as a whole. Through a planning process, the city and county would work together to determine areas that could possibly be annexed into the city in the future and those areas that would remain under county jurisdiction. Early and continued communication ensures that future land use conflicts are resolved in an effective and efficient way.

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

Purpose of Policies and Goals

The goals and plan implementation section will draw together the analysis and policies in the plan into a program for implementation, including an action agenda and a method for plan review and maintenance.

The Comprehensive Plan is an important tool to provide guidance for the future development of Scribner. The strategic planning process has been utilized to provide citizen input into the development of planning goals and policies to provide the community with direction for the administration and implementation of the Comprehensive Plan.

Goals are defined as: “the purpose toward which an endeavor is directed; an end; objective.” Goal statements should be developed for the community so that a plan of action can be drafted. An overall county goal should be developed, as well as concise goal statements for each of the plan’s priority components.

A policy is defined as: “Any plan or course of action adopted by a government designed to influence and determine decisions, actions, and other matters. A course of action, guiding principle, or procedure considered to be expedient, prudent, or advantageous.” Policies help to further define the meaning of goals. They are a specific statement or achievement to be accomplished as a step toward fulfilling a goal. Each component of the plan should include one or more policies to achieve stated goals. The selection of policies is one of the most critical steps in the planning process. A number of alternative objectives should be discussed and then the most reasonable or feasible policies selected.

Overall Goal/Vision Statement

To promote the high quality of life offered in Scribner to continue new growth and development in the community.

General Goal and Policies

Goal: Encourage community involvement and communication in planning for future development in the City of Scribner.

Policies

- Support all community-wide service projects.
- Work with the youth of Scribner to determine what their needs and wants are.
- Continue to seek the involvement of local community leaders, public officials, and other jurisdictions in

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

future planning decisions.

Growth and Land Use Goal and Policies

Goal: To ensure development in the City in an orderly and efficient pattern in accordance with Comprehensive Development Plan guidelines.

Policies

- Update zoning regulations to meet the needs of a changing Scribner and ensure quality new development.
Implementation Actions:
 1. Adopt updated zoning regulations.
- Limit growth and development in flood plains to prevent great economic loss or danger to human life.

Public Facilities Goal and Policies

Goal: To enhance and maintain the existing public facilities in Scribner.

Policies

- Provide facilities for the public.

Implementation Actions:
 1. Bathroom for the museum.
 2. Off street parking, with electricity, for truckers.
 3. Access to the Elkhorn River.
- Repair/replace city-owned buildings.

Implementation Actions:
 1. Fire Hall needs increased space/fire training grounds.

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

2. City Hall needs complete renovation.

Housing Goal and Policies

Goal: To provide quality, affordable single-family and multi-family units in Scribner.

Policies

- Enhance existing residences to encourage new residents to Scribner.

Implementation Actions:

1. Create a housing board to review housing stock.
 2. Apply for rehab grants to help low-income residents improve their current homes.
 3. Demolish vacant/severely dilapidated homes to open up lots for new development.
- Enforce building and zoning codes for quality new developments.

Commercial/Industry Goal and Policies

Goal: Increase support of existing and new businesses in Scribner.

Policies

- Increase water and sewer capacity to handle new industries.
- Utilize grant funding, TIF financing, and other incentives to attract new businesses.
- Encourage the importance of shopping locally.

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Transportation/Infrastructure Goal and Policies

Goal: To provide safe, quality transportation through Scribner.

Policies

- Provide for maintenance of existing transportation systems in an efficient and cost-effective manner.

Implementation Actions:

1. Increase use of One and Six Year Plan for maintenance and construction of roads and bridges.
2. Goals for city roads will be left to the discretion of the City Council.

- Continue improvements to both water and sewer systems within the community.

- Continue encouragement to the State Department of Roads to carry on the development of Hwy 275 as a 4-lane highway.

Implementation Actions:

1. Letters of support from the City Council.
2. Attendance by the city at public meetings for the project.
3. Monetary support when needed.

Parks and Recreation Goal and Policies

Goal: To expand and maintain recreational facilities in Scribner.

Policies

- Improve existing recreational facilities.

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

Implementation Actions:

1. Some playground equipment at the park needs to be replaced.
2. Swimming pool updates.
3. Bathrooms at City Park need new paint and curtains or doors on stalls.

➤ Expand facilities to increase usage.

Implementation Actions:

1. Develop walking trails.
2. Need boat access to the river for canoes, airboats, etc.
3. Need restrooms by riverfront.

Plan Implementation and Maintenance

State statutes give the planning commission the authority to prepare and adopt as its policy statement a comprehensive plan and such implemental means as a capital improvement program, subdivision regulations, building codes, and zoning ordinances.

The Comprehensive Plan includes an assessment of the City's current land use, public facilities, and transportation infrastructure, population and economic statistics upon which goals, policies, and a future land use policy are developed. The planning commission should utilize the plan as the basis for creation and adoption of a capital improvement program, subdivision regulations, building codes, and zoning ordinances. The City Council shall not holds its public meetings or take action on matters relating to the comprehensive development plan, capital improvements, building codes, subdivision development, or zoning until it has received the recommendations of the commission.

Annual Review of the Comprehensive Plan and Plan Amendments

The City Council and Planning Commission should hold a public hearing annually to measure its progress towards achieving the goals and policies of the plan. The comprehensive plan and zoning ordinances should be

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

updated at least every five years to meet the changing needs and circumstances of the community. The 2010 Census and Bureau of Business Research will provide new population and economic data to assist in future planning.

A Comprehensive Plan must be amended in accordance with Nebraska Revised Statute Section 19-901.02. Public information meetings should be scheduled and conducted in the community to provide public input into the plan. The Planning Commission will make recommendations on changes to the City Council. A public hearing will be held to obtain public comment. The City Council will then adopt any plan amendments.

Zoning Regulations

The primary regulation utilized by local governments to implement the land-use plan is the zoning ordinance. The right to implement a zoning ordinance is a power given to local governments through Nebraska Revised Statutes 19-901.01-02, which states:

“For the purpose of promoting health, safety, morals, or the general welfare of the community, the legislative bodies in cities of the first and second class and in villages may adopt zoning regulations which regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes. Such powers shall be exercised only after the municipal legislative body has established a planning commission, received from its planning commission a recommended comprehensive development plan as defined in section 19-903, adopted such comprehensive development plan, and received the specific recommendation of the planning commission on the adoption or amendment of zoning regulations.”

According to Nebraska Revised Statute 19-903, “Regulations shall be designed to

- lessen congestion in the streets;
- secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

- to prevent the overcrowding of land;
- to secure safety from flood;
- to avoid undue concentration of population;
- to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
- to protect property against blight and depreciation;
- to protect the tax base;
- to secure economy in governmental expenditures; and
- to preserve, protect, and enhance historic buildings, places, and districts.

Such regulations shall be made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.”

The role of the zoning ordinance is to shape change into orderly land-use patterns to promote healthy, manageable growth. The benefits of a zoning ordinance include minimizing incompatible land-uses, economizing on the extension of public facilities, maintaining an attractive community, and encouraging economic development. Zoning has three main purposes: (1) to separate conflicting land-uses, such as industrial and residential; (2) to ensure that new development is located according to a general community or county plan; (3) to promote quality development which will not harm the health, safety, and welfare of the public.

Zoning represents a balance between the right of the property owner to use land and the right of the general public to a healthy, safe, and orderly living environment. Zoning ordinances should be consistent with City goals and policies. The right of the public to restrict the use of private property must be based on a well-reasoned, desired future community vision, as shown in a comprehensive plan.

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

Zoning involves separating the City into land-use zones and districts. According to Nebraska Revised Statutes 19-902.

“For any or all of the purposes designated in section 19-901, the city council or village board may divide the municipality into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of sections 19-901 to 19-914 and may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land within the districts. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations applicable to one district may differ from those applicable to other districts.”

The land-use zones for Scribner are: Agriculture, Residential, Commercial, Industrial, Floodplain Overlay, Historical Sites, and Central Business District. In each district, certain land-uses are permitted directly or may be permitted as conditional uses; other uses are prohibited or not listed. An official map or maps indicating the districts and regulations shall be adopted. A zoning ordinance consists of a map and a text description. The text explains the different land-use zones and districts, including permitted and conditional uses, minimum lot requirements, some general development standards, and how the zoning process is to be administered. The zoning map reflects the future land-use map of the comprehensive plan and shows the location of the zones and districts for different types of land-uses. Ordinances or resolutions adopting zoning refer to both the text and the map.

The Scribner Zoning Ordinances govern land-use development within the corporate limits of the City and the one-mile jurisdiction. Zoning ordinances will be developed based upon community goals and policies and will be adopted by the City Council after the required public hearings. Implementation and enforcement will be the responsibility of the Planning Commission, Zoning Administrator, and City Council. The citizens and governmental agencies should use the plan and zoning ordinances to guide land-use decisions.

Subdivision Regulations

Nebraska Revised Statutes 19-921 authorized local zoning in relation to subdivision regulation.

“...subdivision shall mean the division of a lot, tract, or parcel of land into two or more lots, sites, or other divisions of land for the purpose, whether immediate or future, of ownership or

CHAPTER 6 - PLAN IMPLEMENTATION AND GOALS

building development, except that the division of land shall not be considered to be a subdivision when the smallest parcel created is more than 10 acres in area.”

According to Nebraska Revised Statute 19-919 and 19-920, the City shall have authority within its jurisdiction:

“to provide the manner, plan, or method by which real property in any such area may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across the same;

to prohibit the sale or offering for sale of, and the construction of buildings and other improvements on, any lots or parts of real property not subdivided, platted, or laid out as required in sections 19-918 and 19-920;

to compel the owner of any real property described in section 19-918 in subdividing, platting, or laying out the same to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance therewith.”

The planning commission, on recommendation of the planning administrator and City engineer, must approve subdivision plats. The subdivision plats will be submitted to the City Council for consideration and approval.

The City of Scribner will update this list periodically throughout the life of the Comprehensive Plan to maintain current information

City-owned properties and buildings:

Mohr Auditorium
Pool bathhouse
Water treatment plant
Musbach Museum
Baseball grandstand and playing field
City Park
Old City Hall (Bell Tower)
Softball concession stand, restrooms, and two playing fields
Scribner maintenance building
Wastewater treatment plant
Scribner Public Library
City Hall
Fire Hall
City Offices and equipment storage

City-owner equipment:
1995 GMC red pickup
1978 Chevy blue pickup
1989 GMC tan pickup
1989 Chevy blue pickup
1970 dump truck
1969 Elgin street sweeper
Massey Ferguson backhoe
Case W20 payloador
647 New Holland disc mower
Bucket truck
1996 homemade spool trailer
Chipper
Kubota mower
4835 New Holland tractor
Champion grader
Snowblower
John Deere 609 mower
1983 Ford digger truck
1977 International chassis and cab jetter truck
Pole trailer
Leaf blower
X-mark mower
Bagging system for Xmark mower
Spreader
Weed sprayer

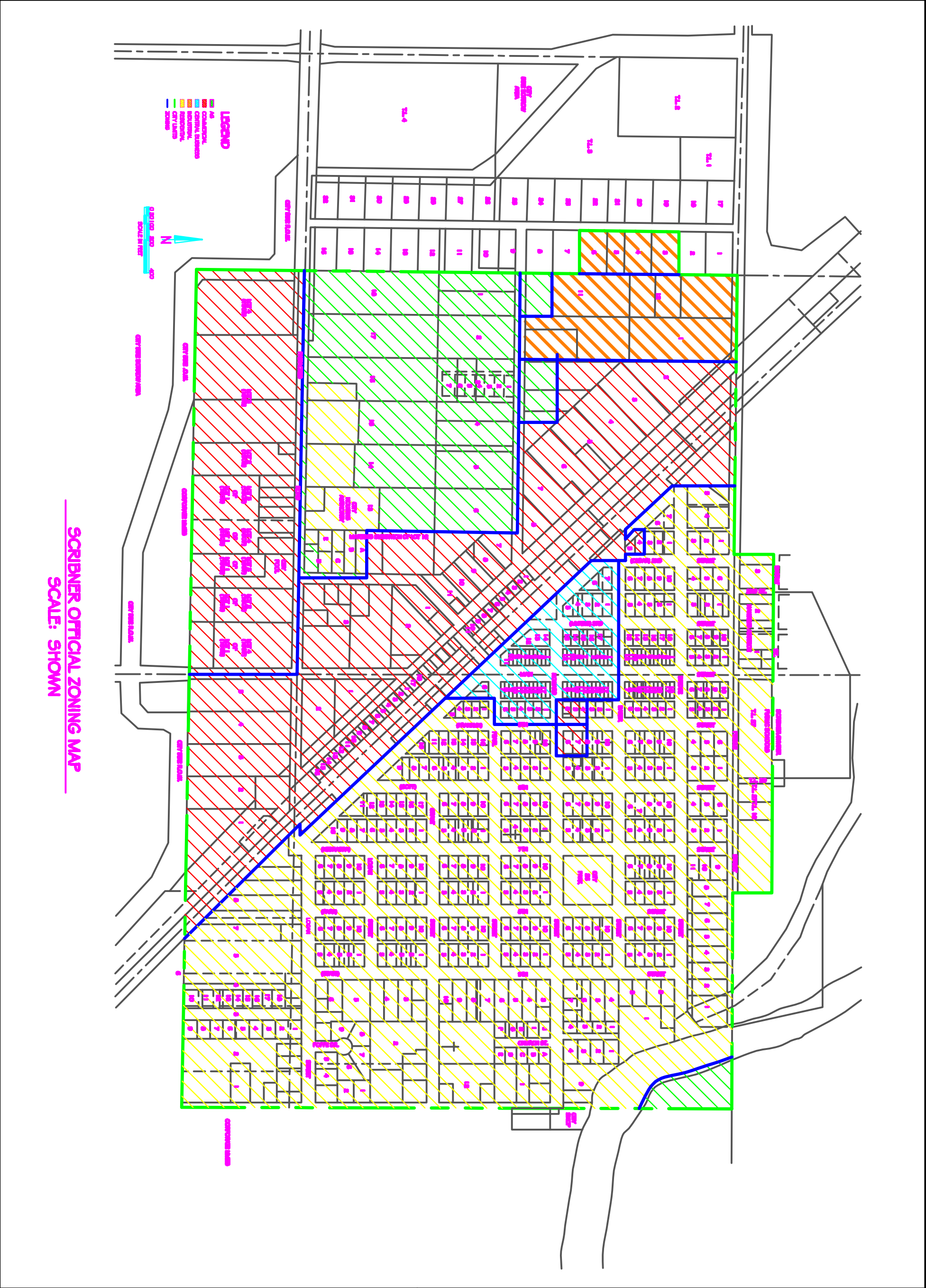
Homemade 2-wheel flatbed mower trailer
“Honey” wagon for wastewater facility
Compressor
Concrete saw


City of Scribner Police Property:

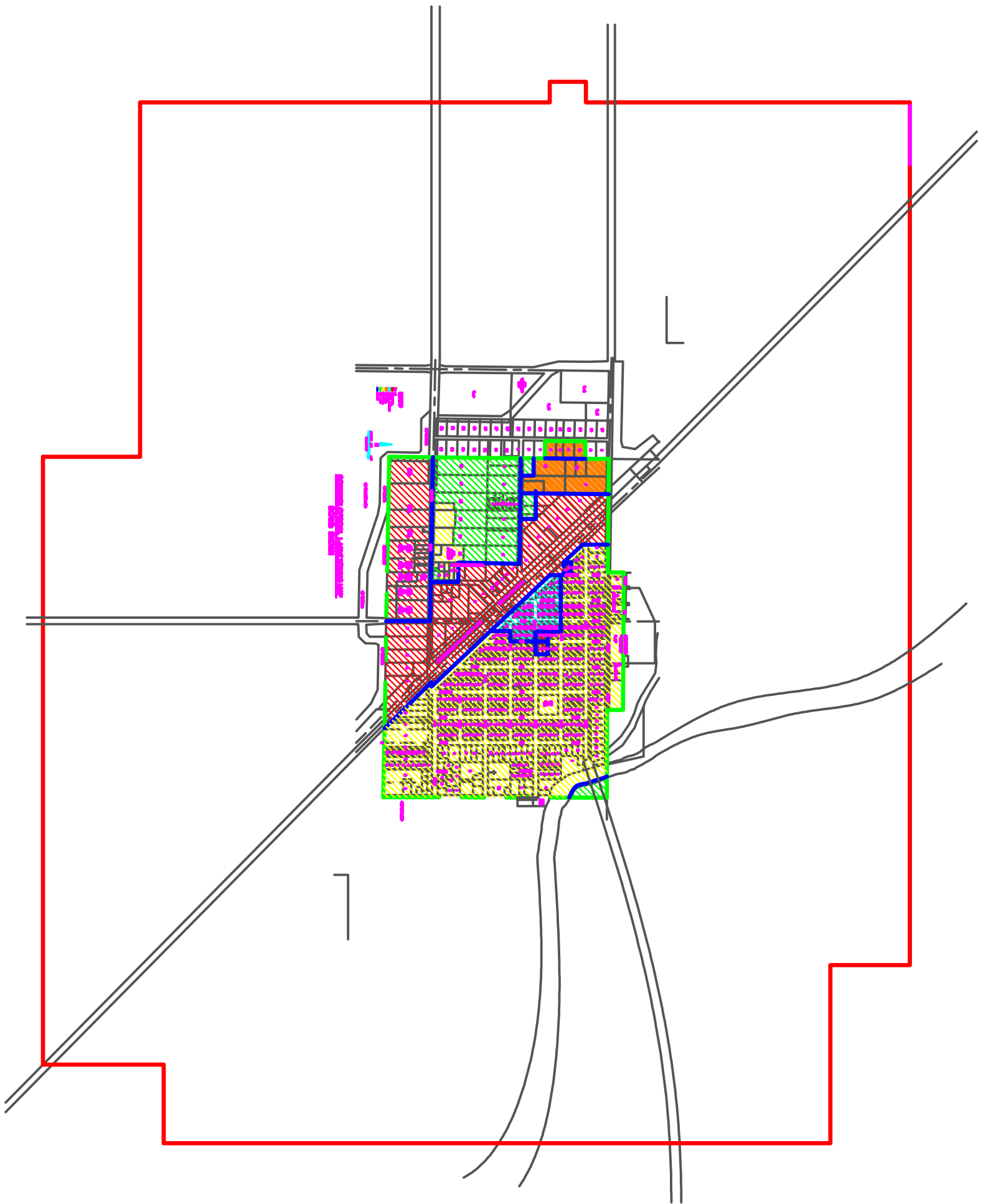
3 - handheld police radios
2 - in-car radios
1 - handheld fire radio

1 - AR 15 assault rifle
2 – In-car cameras

2007 Ford Explorer
1997 Ford Crown Victoria



PROJECT: SCRIBNER OFFICIAL ZONING MAP CURRENT ZONING		 Northeast Nebraska Economic Development District 111 South 1st Street • Norfolk, NE 68701 • (402) 379-1150 • Fax (402) 379-0207 • www.nenedd.org	
DRAWN BY: RYAN ROBINSON		SCALE: SHOWN	
CHECKED BY: ANNE		SHEET: 1 OF 1	
REF. #: N/A		DATE: 9-15-09	
FILE NAME: C:\Users\THE TOOL SHED\Desktop\NENEDD\Scribner\Scribner Zoning.dwg			



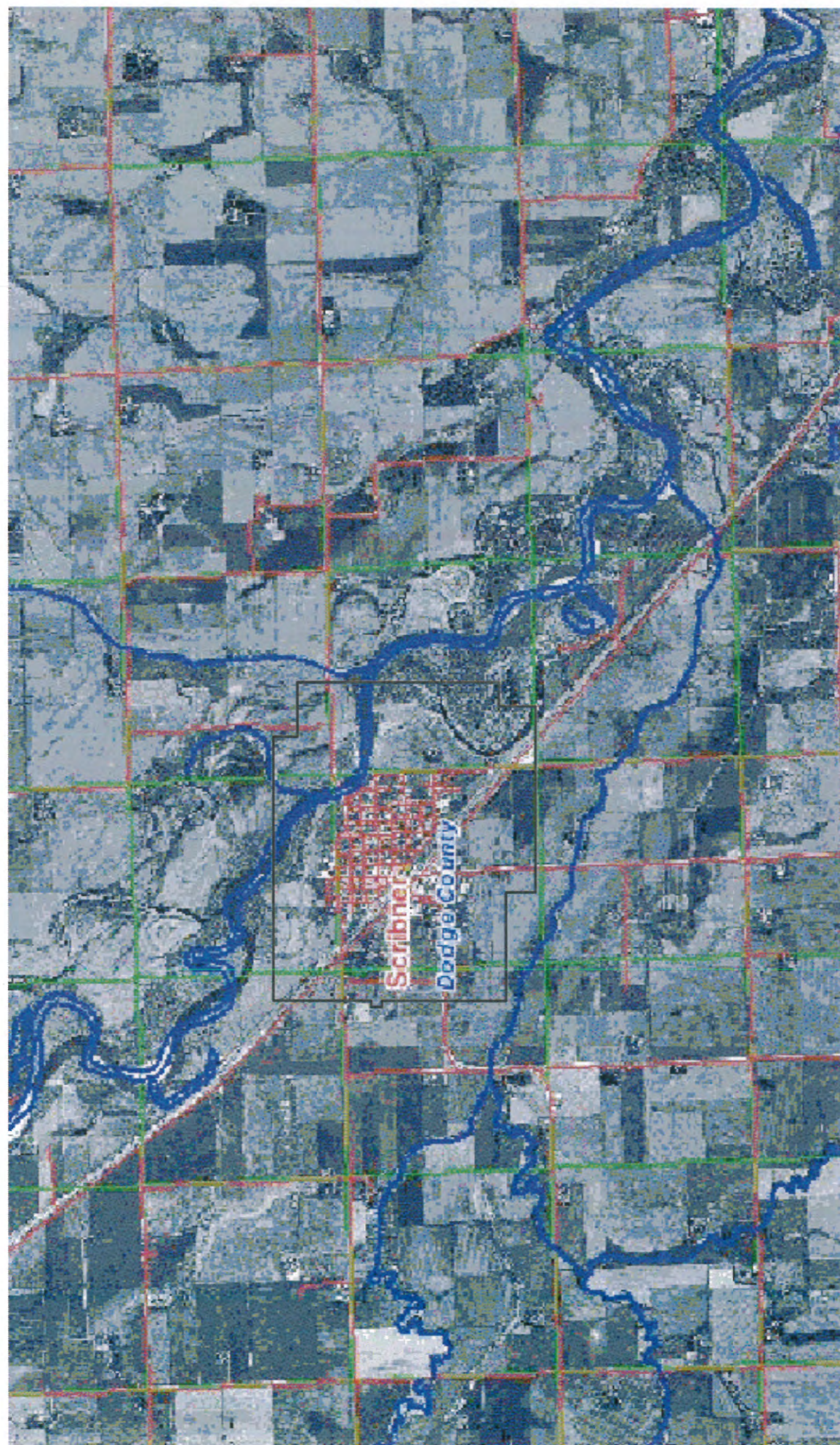
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CURRENT ZONING 1-MILE

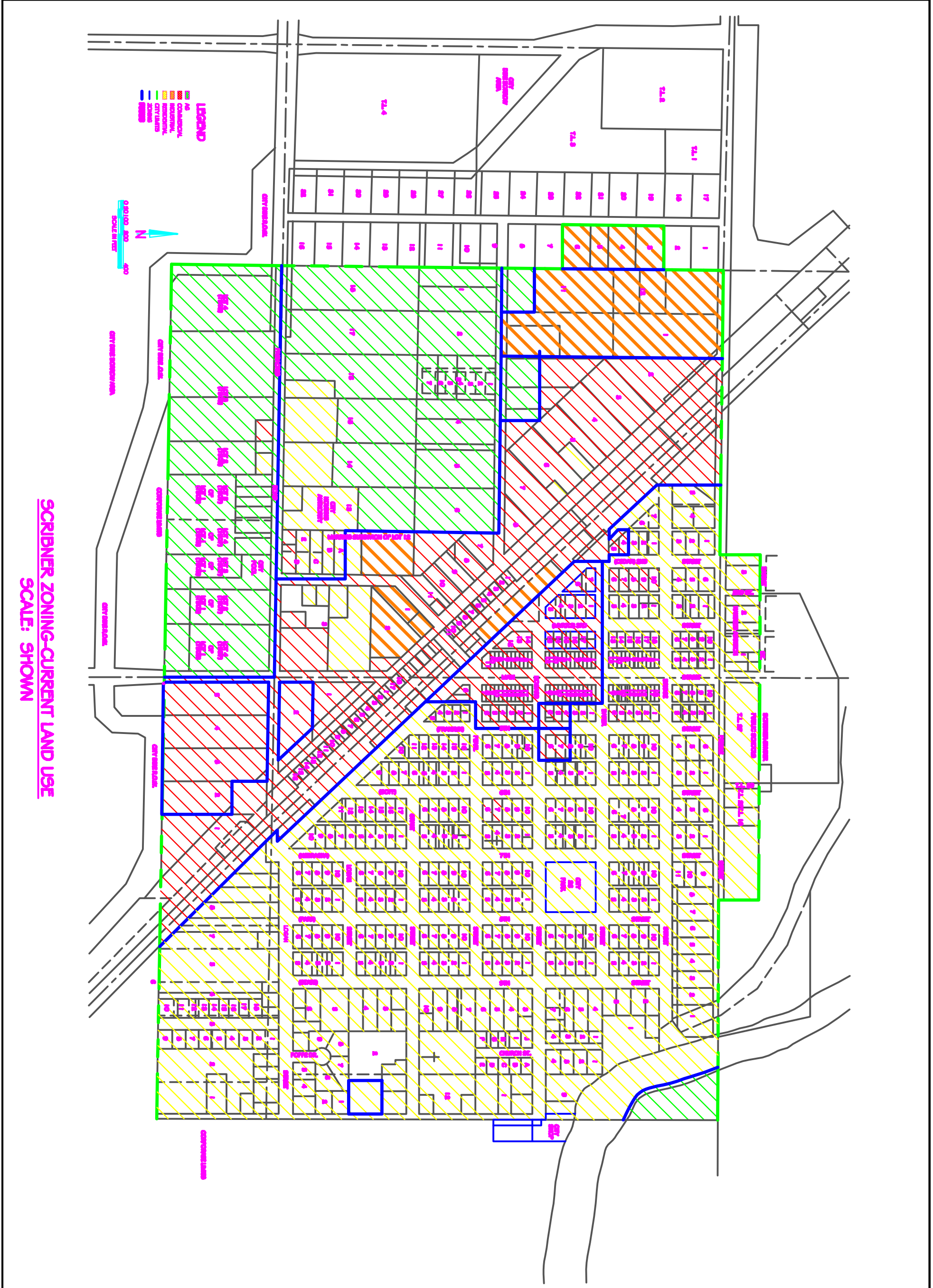



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111 South 1st Street • Norfolk, NE 68701 • (402) 379-1150 • Fax (402) 379-0207 • www.nenedd.org

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CHECKED BY: ANNE
REF. #: N/A
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SCALE: SHOWN
SHEET: 1 OF 1
DATE: 9-15-09

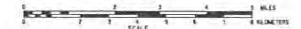




PROJECT: SCRIBNER OFFICIAL ZONING MAP CURRENT LAND USE		 <i>Northeast Nebraska Economic Development District</i> 111 South 1st Street • Norfolk, NE 68701 • (402) 379-1150 • Fax (402) 379-0207 • www.nenedd.org
DRAWN BY: RYAN ROBINSON		SCALE: SHOWN
CHECKED BY: ANNE		SHEET: 1 OF 1
REF. #: N/A		DATE: 9-15-09
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GENERAL HIGHWAY MAP DODGE COUNTY NEBRASKA

PREPARED BY THE
DEPARTMENT OF ROADS
GIS/MAPPING SECTION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
2004



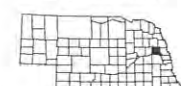
NAME	DATE	REVISION
E. KELLEY	MAY 2005	REVISION #23
L. KELLEY	JULY 2005	COUNTY
C. L. KELLEY	JULY 2005	COUNTY
L. KELLEY	DEC. 2006	BY SYSTEM

LEGEND

Primitive Road	.....	Filling Station	.....
Unimproved Road	.....	Drain Ditch	.....
Gravel or Gravel Road	.....	Aggregate Pit	.....
Asphalt/Bituminous Surface	.....	Agricultural Experimental Station	.....
Multiple Lane Undivided Highway	.....	Educational Institutions	.....
Asphalt/Bituminous Surface	.....	Public Use Area	.....
Concrete/Gravel Surface	.....	Recreational Facilities	.....
Concrete/Gravel Surface	.....	Correctional Institution	.....
Divided Highway	.....	Tourist Court or Motel	.....
Interstate Highway with Full Control of Access	.....	Museum	.....
State Roads and Streets	.....	Prison	.....
U.S. Numbered Highway	.....	Post Office	.....
State Numbered Highway	.....	Highway Maintenance Yard	.....
State Numbered Highway Spur	.....	Dump Area	.....
State Numbered Highway Line	.....	Sewage Disposal Plant	.....
Highway Reference Trail Number	.....	Water Supply Storage Pond	.....
Interstate Exit Number	.....	Route or Trail Station	.....
Side Street	.....	Weight Station or Point of Entry	.....
Narrow Stream	.....	Commercial or Municipal Airport	.....
Irrigation Ditch	.....	Airport with Fenced Runways	.....
Reservoir, Pond or Lake	.....	State Boundary	.....
Reservoir with Dam	.....	County Boundary	.....
Highway Bridge Any Type	.....	Township Line	.....
Span Bridge-Clearly Spaced	.....	Section Line	.....
Wooden bridge with arches and/or spans	.....	Corporate Unit Line	.....
General Bridge - No Span Clearance	.....	Parks and Other Reservations	.....
Arch Bridge	.....	Boundary Limits of Area Shown in	.....
Truss Bridge	.....	Entirements - see separate sheet	.....
Concrete Underpass	.....	State Capitol	.....
Concrete Overpass	.....	County Seat	.....
Concrete Overpass	.....	Other Cities and Villages	.....
Concrete Overpass	.....	Incorporated City or Village	.....
Concrete Overpass	.....	Triangulation Station	.....
Concrete Overpass	.....	Points Between which Distances are	.....
Concrete Overpass	.....	Measured - Indicated by	.....
Concrete Overpass	.....	Latitude and Longitude	.....
Concrete Overpass	.....		.....

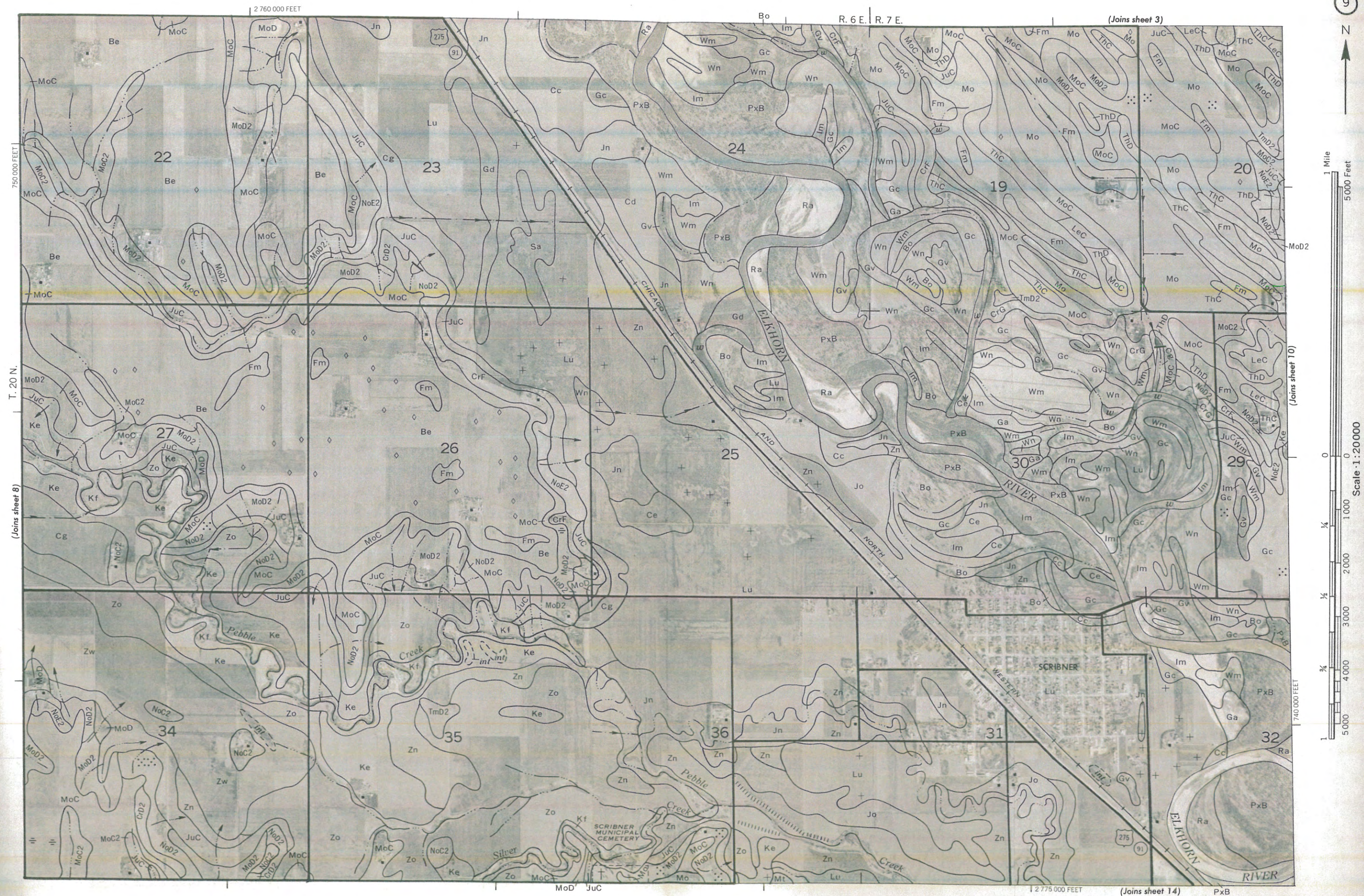


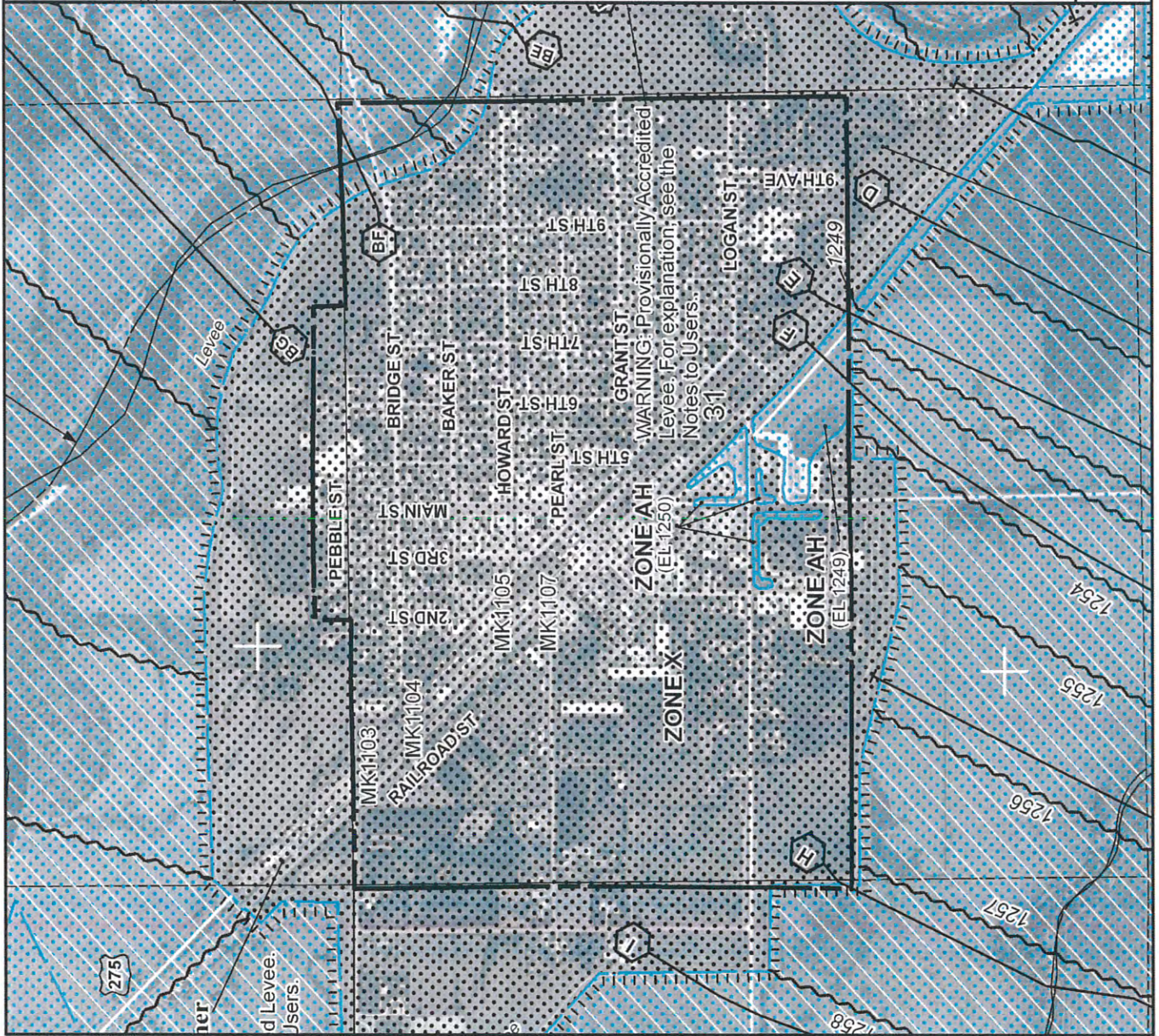
LAMBERT CONFORMAL CONIC PROJECTION
1983 NORTH AMERICAN DATUM
NEBRASKA COORDINATE SYSTEM



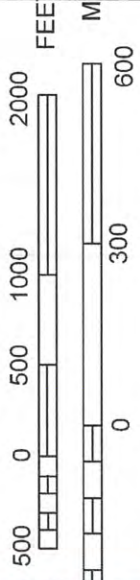
KEY TO COUNTIES
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of any errors or omissions identified in this data.







MAP SCALE 1" = 1000'



NFIP

PANEL 0120F

FIRM
FLOOD INSURANCE RATE MAP
DODGE COUNTY,
NEBRASKA
AND INCORPORATED AREAS

PANEL 120 OF 450
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY: 310086
DODGE COUNTY
SCRIBNER CITY OF
NUMBER: 0120
PANEL SUFFIX: F

Notice to Users: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
31053C0120F
MAP REVISED
MAY 4, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Planning Commission Bylaws

CITY OF SCRIBNER, NEBRASKA

Article I: Objectives

The objectives and purposes of the Planning Commission of Scribner, Nebraska, are those set forth in Section 19-901 of *Nebraska Revised Statutes* and amendments and supplements thereto, and those powers and duties delegated to the Planning Commission by the City Council of Scribner, Nebraska.

Article II: Officers and Their Duties

Section 1. The officers of the Planning Commission shall consist of a Chair, a Vice Chair, and a Secretary.

Section 2. The Chair shall preside at all meetings and hearings of the Planning Commission and shall have the duties normally conferred by parliamentary usage on such officers.

Section 3. The Chair shall be one of the citizen members of the Commission. He/She shall have the privileges of discussing all matters before the Commission and of voting thereon.

Section 4. The Vice Chair shall act for the Chair in his/her absence. He/She shall be a citizen member of the Commission.

Section 5. The Secretary shall keep the minutes and records of the Commission, prepare with the Chair agendas for regular and special meetings, provide notice of meetings to Commission members, arrange proper and legal notice of hearings, attend to correspondence of the Commission, and attend to such other duties as are normally carried out by a Secretary.

Article III: Election of Officers

Section 1. Nomination of officers shall be made from the floor at the annual organizational meeting, which shall be held on the 1st Wednesday as part of the January agenda each year, and the elections of officers shall follow immediately thereafter.

Section 2. A candidate receiving a majority of the vote of the membership of the Planning Commission present and voting shall be declared elected and shall take office.

Section 3. Approximately one-third of the members appointed to the first planning commission shall be appointed to a term of one year; approximately one-third shall be appointed for two years; and the remaining one-third shall be appointed for three years. After the terms of the initial appointments, all terms shall be three years. All members shall hold office until their successors have been appointed.

Section 4. The planning commission shall elect a chairperson from among its members and such other officers as determined by the commission. The term of the chairperson is one year, and the chairperson shall be eligible for reelection.

Section 5. Vacancies in offices shall be filled immediately by regular election procedures.

Article IV: Meetings

Section 1. Meetings will be held on the 3rd Tuesday of each month at 7:30 pm during non-planting/harvest season and 8:00 during planting/harvest season at the City Offices or as set by the Chair.

Section 2. A majority of the membership of the Commission shall constitute a quorum, and the number of votes necessary to transact business shall be a majority of the entire membership of the Commission. Voting shall be by roll call. A record call shall be kept as a part of the minutes.

Section 3. Special meetings may be called by the Chair. It shall be the duty of the Chair to call such a meeting when requested to do so in writing by a majority of the members of the Commission. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered except by unanimous consent of the Commission. The Secretary shall notify all members of the Commission in writing not less than five days in advance of such special meeting.

Section 4. All meetings in which official action is taken shall be open to the general public.

Article V: Order of Business

The order of business at regular meetings shall be:

- (a) Roll call
- (b) Notice of Open Meetings Act
- (c) Approval of minutes of previous meeting
- (d) Approval of Agenda
- (e) Public Hearings and Action
- (f) Other Action Items
- (e) Other business (Discussion only no action may be taken)
- (g) Report of officers and committees
- (h) Adjournment

Article VI: Committees

Section 1. The following standing committees *may* be appointed by the Chair as needed:

- (a) Comprehensive Plan Review Committee
 - (b) Land Use Committee
 - (c) Public Facilities Committee
 - (d) Economic Development Committee
-

- (e) Budget and Finance Committee
- (f) Public Relations Committee

Section 2. The standing committees may be appointed for any length of time.

Section 3. Special committees may be appointed by the Chair for purposes and terms which the Commission approves.

Article VII: Employees

Section 1. The Commission or City may employ a Clerk to perform the duties of a Secretary and to perform such other duties as may be assigned to him/her by the Chair of the Planning Commission.

Section 2. The Clerk shall keep the minutes and records of the Commission, prepare with the Chair agendas for regular or special meetings, provide notice of meetings to Commission members, arrange proper and legal notice of meetings, attend to correspondence of the Commission and to such other duties as are normally carried out by a Secretary.

Section 3. The Commission may employ such staff and/or experts as it sees fit to aid the Commission in its work. Appointments shall be made by a majority vote of the entire membership.

Article VIII: Hearings

Section 1. In addition to those required by Law, the Commission may at its discretion hold public hearings when it decides that such hearings will be in the public interest.

Section 2. Notice of such hearings shall be published in the official newspaper of Scribner or posted in three prominent places at least ten (10) days prior to the meeting.

Section 3. The case before the Commission shall be presented in summary by a designated member of the Commission and parties in interest shall have privileges of the floor.

Section 4. A record shall be kept of those speaking before the Commission.

Article IX: Amendments

These By-Laws may be amended by a two-thirds vote of the entire membership of the Planning Commission.

Adopted this 19th day of May, 2009.

Chair

Secretary

ORDINANCE NO. _____

ARTICLE 1

TITLE, PURPOSE, AND JURISDICTIONAL AREA

1-101 SHORT TITLE

This Ordinance shall be known as the "Zoning Ordinance" of the City of Scribner, Nebraska.

1-102 PURPOSES

The several purposes of this ordinance are: to encourage the most appropriate use of land; to conserve and stabilize the value of property; to aid in the rendering of fire and police protection; to provide adequate open space for light and air; to lessen the congestion on streets; to give an orderly growth to the municipality; to prevent undue concentrations of population; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, electrical distribution systems, transportation, schools, parks, and other public requirements; and in general to promote public health, safety, and general welfare.

1-103 JURISDICTIONAL AREA

This zoning ordinance shall apply to all land and buildings within the corporate limits of the city of Scribner, Nebraska, as presently exists or as hereafter established, and any unincorporated territory lying outside of but within one (1) mile of the nearest point of the municipality's limits as shown on maps entitled "Zoning Map of Scribner, dated _____, 2009." No determination nor rule nor requirements of these regulations shall be extended or applied so as to prohibit, prevent, or interfere with the conduct of existing farming, livestock operations, business, or industry.

1 -104 COMPLIANCE WITH ORDINANCE PROVISIONS

No structure or premises shall hereafter be used or occupied and no structure or part thereof shall be erected, moved, reconstructed, extended, or altered contrary to the provisions of this ordinance.

1-105 CLASSIFICATION OF DISTRICTS

For the purpose of this ordinance the municipality is divided into zones designated as follows:

<u>Districts</u>	<u>Abbreviated Designations</u>
Agricultural District	(A)
Residential District	(R)
Commercial District	(C)
Industrial District	(I)
Flood Plain District	(FP)
Historical Sites District	(H)
<u>Central Business District</u>	<u>(CB)</u>

1-106 ZONING MAP

(A) The location and boundaries of the districts designated in Section 1-105 are hereby established as shown on maps entitled "Zoning Map of Scribner" dated ~~May 5, 1975~~ _____, 2009, and signed by the Chairman of the City Board and City Clerk hereinafter referred to as the "Zoning Map."

(B) The Zoning Map and all notations thereon are hereby made a part of this ordinance.

(C) The signed copy of the Zoning Map containing the zoning districts designated at the time of adoption of this ordinance shall be maintained without change on file in the office of the City Clerk.

ARTICLE 2

DISTRICT REGULATIONS

2-101 AGRICULTURAL DISTRICT (A)

This district is comprised of areas which are primarily in a natural state or areas utilized for growing of crops, raising of livestock, and other similar farming, ranching, and resource conservation activities. This district is designed to be utilized in the extra-territorial jurisdictional area of the municipality.

(A) Permitted Uses.

(1) General farming and ranching, including raising of grains, fruits, vegetables, grasses, hay, and livestock. Animals may be permitted only in compliance with Article Supplemental Provisions, Section 5-114.

(2) Management of natural wildlife habitats and reserves, both public and private.

(3) Ranch and farm dwelling.

(4) Recreational facilities operated by public entity.

(5) Accessory buildings and uses. Mobile homes and single family dwellings shall be permitted on a farm or ranch within the district provided they are used for relatives or farm workers of the farm or ranch.

(B) Conditional Uses.

(1) One unit dwellings.

(2) Commercial auction yards and barns.

(3) Commercial production and husbandry of poultry, fish, and small animals. Animals may be permitted only in compliance with Article Supplemental Provisions, Section 5-114.

(4) Sale and distribution of agricultural products and produce by the farm owner or operator.

(5) Commercial greenhouses.

(6) Public schools, vocational schools, business schools, private schools, hospitals, rest homes, nursing homes, and convalescent homes.

(7) Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators, and major transmission lines (not including utility offices,

repair, storage, or production facilities).

(8) Sewage disposal, water supply and treatment and solid waste disposal facilities.

(9) Public facilities, uses, and buildings.

(10) Feed lots. Animals may be permitted only in compliance with Article Supplemental Provisions, Section 5-114.

(11) Cemeteries.

(12) Extraction of natural resources.

(13) Radio, television, and microwave transmitting or relay stations and towers.

(14) Feed mills, fertilizer plants, and anhydrous ammonia storage tank facilities or plants.

(15) Storage of trucks and implements.

(16) Public and private riding academies provided that no stable, building, or structure in which horses or other animals are kept may be kept closer than 300 feet from any residential district. Animals may be permitted only in compliance with Article Supplemental Provisions, Section 5-114.

(17) Public campgrounds.

(18) Private lakes, outdoor recreation facilities, and campgrounds.

(19) Golf courses.

(20) Home occupations.

(21) Veterinarian facilities, kennels, and animal hospitals.

(22) Confined hog feeding.

(23) Fuel storage tanks.

(C) Lot Size.

(1) Minimum lot area: one (1) acre or 7,500 square feet when central water and sewer facilities are provided as a part of a subdivision or planned unit development.

(2) Minimum lot width: 200 feet or 60 feet when central water and sewer facilities are provided as a part of a subdivision or planned unit development.

(D) Setback Requirements.

(1) Minimum front yard: 50 feet contiguous to all County roads and State highways and 35 feet contiguous to all other roads and streets.

(2) Minimum side yard: 50 feet contiguous to all County roads and State highways, 35 feet contiguous to all other roads and streets and 7 feet from the property line.

(3) Minimum rear yard: 50 feet contiguous to all county roads and State highways, 35 feet contiguous to all other roads and streets and 25 feet from the property line.

(E) Lot Coverage. The total coverage of all buildings shall not occupy more than 20 percent of the lot area.

(F) Height of Buildings. Maximum height for structure intended for human occupancy, 35 feet; all others no restrictions.

(G) Location Requirements for Specified New or Expanded Uses in this District. The following uses must be located one-quarter mile or further from the nearest occupied residential (excluding owner or operator), commercial, or industrial building or public school as measured from the nearest edge of the lot lines.

(1) Feed lots.

(2) Commercial auction yards and barns.

(3) Commercial production and husbandry of poultry, fish, and small animals.

(4) Feed mills, packing plants, fertilizer plants, and anhydrous ammonia storage tank facilities or plants.

(H) Location Requirements for Residential and School Development Pertaining to Existing Feed Lots. No residence or school may be constructed closer than one-quarter mile to an existing feed lot, auction yard, or confined feeding operation.

2-102 RESIDENTIAL DISTRICT (R)

This district is composed of certain quiet, low-density residential areas of the municipality and its jurisdictions plus certain open areas where similar residential development should occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit activities of a commercial nature.

(A) Permitted Uses.

(1) Agricultural uses limited to raising of crops. Animals may be permitted only in compliance with Article 5, Supplemental Provisions, Section 5-114.

(2) One-unit dwellings including one-unit modular dwellings if said dwellings comply with community codes.

(3) Multi-unit dwellings.

(4) Public Schools.

(5) Churches, chapels, temples, and synagogues. r^ (6) Accessory buildings and uses.

(7) Recreational uses.

(8) Public utility installations except sewer treatment facilities.

(9) Public buildings.

(B) Conditional Uses.

(1) Private hospitals, rest homes, nursing homes, vocational, private, and business schools.

(2) Sewage disposal treatment facilities.

(3) Extraction of natural resources.

(4) Mobile home parks (see Article 5, Supplemental Provisions, Section 5-119).

(5) Boarding houses and dormitories.

(6) Mortuaries.

(7) Home occupations.

(8) Nursery or day care schools.

(C) Lot Size.

(1) Minimum lot area: the minimum lot area shall be 7,000 square feet per dwelling unit.

(2) Minimum lot width: the minimum lot width shall be 60 feet for an interior lot and 75 feet for a corner, or shall be a minimum of 45 feet when facing a cul-de-sac or curve.

(D) Setback Requirements.

(1) Minimum yard setbacks contiguous to all County roads and State highways: 50 feet.

(2) Minimum yard setbacks contiguous to all other roads and streets:

(a) Minimum front yard: 25 feet.

(b) Minimum side yard: eight (8) feet.

(c) Minimum rear yard: 25 feet.

(d) The entrance side of a garage or carport shall be set back at least 25 feet from the access street, except that in the case of an alley, the entrance shall be set back at least five (5) feet from the rear lot line.

(e) Minimum side yard: 12 ft. on corner lots only.

(E) Lot Coverage. The total coverage of all buildings shall not occupy more than 40 percent of the lot area.

(F) Height of Buildings.

(1) Maximum height for principle uses: 35 feet, except as a part of a planned unit development maximum height shall be 50 feet.

(2) Maximum height for accessory uses: 20 feet.

(G) Location Requirements for Residential and School Areas as Pertaining to Existing Feed Lots. No residential or school structure may be constructed within one quarter mile of an existing feed lot as measured from the nearest edge of the feed lot line to the edge of the proposed structure. This excludes residential structure of feed lot owners or operators.

2-103 COMMERCIAL DISTRICT (C)

This district is intended to provide a full range of retail sales and services including opportunities for a complete variety of comparative shoppers' goods, plus activities not basically conducted within an enclosed structure such as used car lots, etc.. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for providing service to the people of the retail trade area, and to prohibit activities of an industrial nature. The regulations are designed to permit development of commercial and business functions plus certain public facilities which are needed to serve the occupants of the district.

(A) Permitted Uses.

(1) Establishments for the retailing of convenience and shoppers' goods and for a wide variety of commercial uses and personal services including, but not limited to variety, supermarket, hardware, sporting goods, shoe, drug, clothing, department and major comparison stores; barber and beauty shops, dry cleaning outlets, self-service laundries, shoe repair shops, and similar service activities.

(2) Business school.

(3) Building materials retail outlet only.

(4) Gasoline service stations (see Article 5, Supplemental Provisions, Section 5-129.

(5) Mobile home, automobile, boat, truck or trailer storage, sales, repair, and rental.

(6) Agricultural implement sales and service.

(7) Mortuaries and funeral chapels.

(8) Medical and dental clinics.

(9) Business and professional offices.

(10) Financial institutions.

(11) Membership clubs.

(12) Churches, chapels, temples, and synagogues.

- (13) Greenhouses.
- (14) Hotels and motels or boarding houses, including restaurants and other incidental commercial uses inside the principle building.
- (15) Automobile parking lots.
- (16) Eating and drinking establishments.
- (17) Indoor amusement and entertainment establishments.
- (18) Miniature golf courses, outdoor amusement and entertainment establishments no including a drive-in theater.
- (19) One-unit dwelling when incidental to the principal permitted use.
- (20) Parks, playfields, and playgrounds.
- (21) Public utility uses, facilities, services, and buildings.
- (22) Accessory buildings and uses.
- (23) Auditorium, exhibit or hall, or other public assembly room.
- (24) Bus passenger station.
- (25) Custom dressmaking or tailor shops.
- (26) Locksmith, jewelry, or watch repair.
- (27) News or novelty stands.
- (28) Movie theaters, except outdoor type.
- (29) Bakery.
- (30) Printing shops.
- (31) Bowling center.
- (32) Vocational and private schools (see Article 5, Supplemental Provisions, Section 5-120).
- (33) Car wash facilities.

(34) Lumber and building material sales facilities.

(35) Studio: art, music, dance, health, photography, or broadcasting.

(B) Conditional Uses.

(1) Drive-in theater and drive-in establishments offering goods and services to customers waiting in parked motor vehicles.

(2) Veterinarian facilities and animal hospitals.

(3) Wholesale activities.

(4) Private campgrounds.

(5) Second-hand store or pawn shop.

(6) Dwellings, provided they shall be governed by the requirements of the (R) District.

(C) Lot Size.

(1) Minimum lot area: 4,000 square feet.

(2) Minimum lot width: 50 feet.

(D) Setback Requirements.

(1) No minimum requirements except as provided for residential structures which shall be governed by (R) District requirements.

(2) The minimum yard dimensions of the residential districts shall apply on the side of a lot abutting a residential district.

(3) Side yard. There shall be no side yard requirements for nonresidential uses except as provided above.

(E) Lot Coverage. In a (C) District, the total coverage of all buildings shall not occupy more than 80 per cent of the lot area, except for residential buildings. Approval of the governing body is required for a building to exceed 60 per cent of the Lot area.

The governing body of the City, considering the need for off-street parking, differing highway and road constraints and regulations, topography, differing traffic congestion, and the health, safety, and the welfare of the community, and upon any recommendation of the Planning Commission, may require appropriate Setback Requirements and adequate off-street parking for individual parcels prior to issuing any building permits in a Commercial District.

(F) Height of Buildings.

(1) Maximum height for principle uses: 60 feet; except that within 100 feet of the (R) District, no structure shall exceed 35 feet in height.

(2) Maximum height for accessory uses: 20 feet.

(G) Use Limitations.

(1) All business establishments shall be retail, service, or wholesale establishments dealing directly with consumers.

(2) Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.

(3) All business, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building unless screened from the residential district by a sight-obscure fence permanently maintained at least six (6) feet in height.

(4) Openings to structure on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise, or other adverse effects on residential properties.

(5) Motor vehicles, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscape area.

2-104 INDUSTRIAL DISTRICT (I)

This district provides for non-offensive types of industry, warehousing, processing, and manufacturing activities. The regulations of this district are intended to provide standards of external effective compatible with the surrounding or abutting districts.

(A) Permitted Uses.

(1) Facilities for the manufacturing, fabrication, processing, or assembly of products; provided that such facilities are completely enclosed and provided that no effects from noise, smoke, glare, vibration, fumes, or other environmental factors are measurable at the property line.

(2) All other facilities for the manufacturing, fabrication, processing, or assembly of products; provided that such facilities are not detrimental to the public health, safety, or general welfare and provided that the following performance standards are met:

(a) Smoke: no operation shall be conducted unless it conforms to the State standards established pertaining to smoke emissions.

(b) Particulate matter: no operation shall be conducted unless it conforms to the State standards established pertaining to emission of particulate matter.

(c) Dust, odor, gas, fumes, glare, or vibration: no emission of these matters shall result in a concentration at or beyond the property line which is detrimental to the public health, safety, or general welfare or which causes injury or damage to property.

(d) Radiation hazards and electrical disturbances: no operation shall be conducted unless it conforms to State standards established pertaining to radiation control.

(e) Noise: no operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise radiating from property line at a distance of 25 feet or more therefrom shall not exceed 75 db (A).

(f) Water pollution: no water pollution shall be emitted by the manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the State.

(3) General research facilities.

(4) Indoor eating and drinking establishments on the same lot as, and incidental to, any use allowed by right or special review.

(5) Automobile parking lots.

(6) Sales, service and storage of mobile homes, campers, boats, bicycles, motor vehicles, motorized equipment, and accessories for such vehicles.

(7) Commercial uses (excluding retail stores) including, but not limited to, the following: lumber yards, nursery, stock production and sales, yard equipment and supply dealers, firewood operations, building contractors and equipment, transportation centers, service garages, wholesale operations, household equipment and appliance repair, rental establishments, car washes, bulk cleaning and laundry plants, cold storage lockers, and printing services-provided adequate safeguards are taken to protect adjoining properties from objectionable or harmful substances, conditions or operations. Animals may be permitted only in compliance with Article Supplemental Provisions, Section 5-114.

(8) Public utility uses, facilities, services, and buildings.

(9) Accessory buildings and uses.

(10) Gasoline service stations (see Article 5, Supplemental Provisions, Section 5-120)

(B) Conditional Uses.

- (1) Retailing establishments.
- (2) Professional services.
- (3) Administrative and executive offices.
- (4) General business and professional offices.
- (5) Vocational schools.
- (6) Animal hospitals and kennels.
- (7) Outdoor amusement and entertainment establishments.
- (8) Extraction of natural resources.
- (9) Drive-in theaters.
- (10) Junkyards.

(C) Lot Size.

- (1) Minimum lot area: ~~one (1) acre.~~ 10,000 square feet.
- (2) Minimum lot width: ~~150 feet.~~ 80 feet.

(D) Setback Requirements.

- (1) Minimum front yard: 30 feet.
- (2) Minimum side yard: ten (10) feet.
- (3) Minimum rear yards: ten (10) feet.

(E) Lot Coverage. The total coverage of all buildings shall not occupy more than 50 80 percent of the lot area, except for residential buildings. Approval of the governing body of the City is required for a building or structure to exceed 60 per cent of lot area.

The governing body of the City, considering the need for off-street parking, differing highway and road constraints and regulations, topography, differing traffic congestion, and the health, safety, and the welfare of the community, and upon any recommendation of the Planning Commission, may require appropriate Setback Requirements and adequate off-street parking for individual parcels prior to issuing any building permits in

a Industrial District.

(F) Height of Buildings.

(1) Maximum height for principle uses: 60 feet; except that within 100 feet of the (R) District, no structure shall exceed 35 feet in height.

(2) Maximum height for accessory uses: 25 feet.

(G) Use Limitations.

(1) All operations, activities, and storage shall be conducted wholly inside of a building, or buildings, unless the nearest point of such operation or activity is more than 200 feet from the boundary of any other zoning district other than an (I) District and except that storage may be maintained outside the building and side yards or rear yards if such storage area is separated from public streets and other property (except property located in an (I) District) by screening of not less than six (6) feet in height.

(2) Servicing and maintenance of vehicles shall be permitted only when such is necessary to the conduct of a permitted use.

(3) If a lot in an (I) District adjoins a Residential District, screening shall be provided at the lot lines sufficient to protect, on a year around basis, the privacy of adjoining residential uses.

(4) No building shall be used for residential purposes except that a watchman or owner of the use may reside on the premises.

2-105 FLOOD PLAIN DISTRICT (FP)

The Flood Plain District is designated for the purpose of protecting the citizen and his property from danger of flood, to aid the natural drainage of the land, and to maintain vegetative lands for recreation and ecological balance.

(A) Permitted Uses.

(1) General farming and ranching including raising of grains, fruits, vegetables, grasses, hay, and livestock.

(2) Management of natural wildlife habitats and reserves, both public and private.

(3) Recreational facilities (park, playfields, and playgrounds) operated by a public entity.

(B) Conditional Uses.

(1) Utilities, electrical and other transmission lines.

(2) Temporary structures and buildings pertaining to permitted and conditional uses.

(3) Accessory buildings and structures used as private garages, sheds, fences, and similar structures.

(4) Extraction of natural resources.

(C) Lot Size.

(1) Minimum lot area: none.

(2) Minimum lot width: none.

(D) Setback Requirements.

(1) Minimum front yard: none.

(2) Minimum side yard: none.

(3) Minimum rear yard: none.

(E) Lot Coverage. The total coverage of all buildings shall not occupy more than 20 percent of the lot area.

(F) Height of Buildings.

(1) Temporary structures must conform to height requirements pertaining to principle structures in adjoining districts.

(2) Accessory buildings and structures must conform to height requirements pertaining to accessory structures in adjoining districts.

(G) Special Provisions. When any part of the Flood Plain District has been designated as an established floodway by an applicable Natural Resource District, any structure permitted by the said District shall be permitted; provided such permitted structure shall not be used in violation of Section 2-501 (B) above, nor shall variation from any other section of this ordinance be permitted.

2-106 HISTORICAL SITES DISTRICT (H)

The Historical Site District is designated for the purpose of protecting and preserving the historical structures and sites in the municipality and its jurisdiction. Such districts may

be designated by the Planning Commission and uses restricted as deemed necessary and prudent by the Planning Commission.

2-107 SIGNS

All signs adjacent to Interstate and Primary Highways must comply with the Rules and Regulations of the Department of Roads, in accordance with the provisions of Article 9, Chapter 34, of the Nebraska Revised Statutes.

Signs shall not be erected or maintained in such a manner as to obscure, or otherwise physically interfere with an official traffic sign, signal or device, or in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic. All signs shall be maintained in a neat and presentable condition. In the event their use shall cease, they shall be removed promptly and the area restored to a condition free from refuse and rubbish. After 30 days notice and failure to do so, the municipality shall remove the sign and assess the charges to the owner.

Signs shall be of a kind and character not unsightly. In the event of a complaint on the character or kind of sign being maintained, the decision of the Board of Adjustment shall be final as to compliance of the sign with these provisions, which decisions shall be made after an investigation and report by the Planning commission, if deemed desirable by the Board.

(A) Free Standing Signs in the (A), (FP), (H), and (R) Districts.

(1) Signs permitted in the (A), (FP), (H), and (R) Districts shall be erected and maintained at least 15 feet from the street line or road.

(2) Each property owner may erect one sign not to exceed six (6) square feet in total area.

(B) Free Standing Signs in the (C) and (CB) District.

(1) Signs permitted in the (A), (FP), (H), and (R) Districts.

(2) Signs identifying a retailing and service establishment area. One (1) sign not exceeding 50 square feet in area. Signs shall be limited to those identifying the establishment, except that no business sign shall be located within 50 feet of a lot in a residential district, a public park, or a school residential property or on streets.

2-108 CENTRAL BUSINESS DISTRICT.

This district is intended to provide a full range of retail sales and services including opportunities for a complete variety of comparative shoppers' goods, plus activities not basically conducted within an enclosed structure such as used car lots, etc.. The

regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for providing service to the people of the retail trade area, and to prohibit activities of an industrial nature. The regulations are designed to permit development of commercial and business functions plus certain public facilities which are needed to serve the occupants of the district.

In all aspects Central Business District (CB) is the same as Commercial District (C) except the Minimum Lot Width is 25 feet, the Minimum Lot Area is 2,000 square feet, and the Lot Coverage in the Central Business District is 100 per cent of the lot area, except for residential buildings.

ARTICLE 3 CONDITIONAL USES

3-101 AUTHORIZATION TO GRANT OR DENY CONDITIONAL USES

Uses designated in this ordinance as conditional uses shall be permitted upon approval by the governing body all in accordance with the standards and procedures specified in Section 3-101 through 3-107. The governing body will receive a recommendation by the Planning Commission prior to acting upon any application for a conditional use. In permitting a conditional use, the governing body may specify other conditions found necessary to protect the best interest of the surrounding property or neighborhood or the municipality and its jurisdiction as a whole. These conditions may include increasing the required lot size or yard dimensions, increasing street widths, controlling the location and number of vehicular access points to the property, increasing the number of off-street parking or loading spaces required, limiting the number of signs, limiting the coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, requiring screening and landscaping where necessary to reduce noise and glare and maintain the property in a character in keeping with the surrounding area, and requirements under which any future enlargement or alteration of the use shall be reviewed by the governing body and new conditions imposed. Change in use, expansion or contraction of site area, or alteration of structures, or uses classified as conditional existing prior to the effective date of this ordinance shall conform to all regulations pertaining to conditional uses.

3-102 APPLICATION FOR A CONDITIONAL USE

A request for a conditional use or modification of any existing conditional use may be initiated by a property owner or his authorized agent by filing an application with the City Clerk by written letter. The application shall be accompanied by a site plan, drawn to scale, showing locations of all utilities, rights-of-way and road ways. The governing body may require other drawings or material essential to an understanding of the proposed use and its relationship to surrounding properties. The property owner shall provide payment for all costs incurred by the municipality as a result of the conditional use request.

3-103 PUBLIC HEARING ON A CONDITIONAL USE

A proposed conditional use shall be considered by the governing body at a public hearing held within 45 days after filing of the application. The City Clerk shall give notice of the hearing in the following manner:

(A) By publication of a notice in a newspaper of general circulation in the municipality not less than 20 days prior to the date of the hearing.

(B) By sending notices by mail not less than ten (10) days prior to the date of the hearing to all abutting property owners. Failure to receive such notice shall not invalidate any proceedings in connection with the application for a conditional use.

3-104 RECESS OF THE HEARING BY BOARD OF TRUSTEES

The governing body may recess a hearing on a request for a conditional use in order to obtain additional information or to serve further notices upon other property owners or persons whom it decides may be interested in the proposed governing body shall announce the time and date when the hearing will be resumed.

3-105 ACTION ON A CONDITIONAL USE

The governing body may approve, or approve conditionally or disapprove a request for a continual use. A file containing a written record of the action taken by the governing body with regard to conditional uses shall be maintained by the governing body.

3-106 NOTIFICATION OF ACTION

The City Clerk shall notify the applicant for a conditional use in writing of the governing body's action within seven (7) days after the decision has been rendered.

3-107 STANDARDS GOVERNING CONDITIONAL USES

A conditional use shall ordinarily comply with the standards of the district concerned for uses permitted outright except as specifically modified in granting the conditional permit (see Article 5, Supplemental Provisions, Section 5-119 and 5-120).

ARTICLE 4

OFF-STREET PARKING AND LOADING

4-101 OFF-STREET PARKING

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any district in the municipality and its jurisdiction, off-street parking spaces shall be provided in this section unless greater requirements are otherwise established. Where square feet are specified, the area measured shall be the floor area primary to the functioning of the particular use of property and shall exclude stairwells; elevator shafts; hallways; ornamental balconies; space occupied by heating, air conditioning, or other utility equipment; and space devoted to off-street parking or loading. The number of employees of a new or expanding business shall be estimated in a manner approved by the Board of Adjustment and the number of employees of an established business shall be determined from an examination of the payroll.

USE

STANDARD

(A) Residential Uses.

(1) One (1) family dwellings and multi-family dwellings:

Two (2) spaces per dwelling unit which may include the garage and driveway leading to the garage.

(2) Residential hotel; rooming or boarding house:

Four (4) spaces per five (5) guest accommodations plus one (1) additional space for owner.

(3) Housing restricted to aged, disabled, etc.:

One-half (1/2) space per unit.

(4) Dormitories and other lodging facilities and rooms for unmarried students:

One (1) space per occupant for the first 20 occupants and a total number of spaces equal to 75 percent of the total number of occupants or 20 spaces, whichever is greater.

USE	<u>STANDARD</u>
<u>(B) Commercial Residential Uses</u>	
(1) Hotel:	
(2) Motel	
(3) Club; Lodge:	<p>One (1) space per two (2) guest rooms plus one space per two (2) employees.</p> <p>One (1) space per guest room or suite plus one (1) additional space for owner or manager.</p> <p>Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.</p>
<u>(C) Institutions.</u>	
(1) Convalescent hospital; nursing home; sanitarium; rest home; home for aged:	One (1) space per two (2) beds for patients or residents.
(2) Hospital:	Three (3) spaces per two (2) beds.
<u>(D) Places of Public Assembly.</u>	
(1) Church:	One (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium.
(2) Library; reading room:	One (1) space per 400 feet of floor area plus one (1) space per two (2) employees.
(3) Preschool nursery:	Two (2) spaces per teacher.
(4) College; vocational school:	One (1) space per five (5) seats in a classrooms.

(5) Other auditoriums:

One (1) space per four (4) seats
or eight (8) feet of bench length.
STANDARD

USE

(E) Commercial Amusements.

(1) Stadium; arena; theater:

One (1) space per four (4) seats or
eight (8) feet of bench length.

(2) Bowling alley:

Five (5) spaces per alley plus
one (1) space per two (2) employees.

(3) Dance hall; skating rink:

One (1) space per 100 feet of floor
area plus one (1) space per two (2)
employees.

(F) Commercial.

(1) Rental store:

One (1) space per 125 square
feet of floor space.

(2) Service or
repair shop

One (1) space per 400 square
feet of floor area.

(3) Offices:

One (1) space per 300 square
feet of floor area plus one (1)
space per two (2) employees.

(4) Medical and dental clinic:

One (1) space per 200 square
feet of floor area plus
one (1) space per two (2) employees.

(5) Eating or
drinking establishment:

One (1) space per 100 square
feet of floor area.

(6) Mortuaries:

One (1) space per four (4) seats
or eight (8) feet of bench
length in chapels.

(G) Industrial.

(1) Manufacturing
establishment:

One (1) space per employee.

USE

STANDARD

(2) Wholesale
establishment:

One (1) space per employee plus
one (1) space per 700 square
feet of patron serving area.

4-102 GENERAL PROVISIONS- OFF-STREET PARKING AND LOADING

(A) The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.

ARTICLE 5

SUPPLEMENTAL PROVISIONS

5-101 DISTRICT BOUNDARIES

Unless otherwise specified, district boundaries are lot lines or the center line of streets, alleys, railroad rights-of-way, or such lines extended. Where a district divides a land parcel under a single ownership into two districts, then the entire parcel shall be zoned for the less restrictive use by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than 20 feet. If the adjustment involves a distance of more than 20 feet, the procedures for a district change shall be followed.

5-102 GENERAL PROVISIONS REGARDING ACCESSORY USES

(A) Accessory uses shall comply with all requirements for the principle use except where specifically modified by this ordinance, and shall also comply with the following limitations.

(1) A greenhouse or hothouse may be maintained accessory to a dwelling only if there are no sales from the premises.

(2) A guest house may be maintained in a residential district accessory to a dwelling provided there are no kitchen facilities in the guest house and provided such guest house of the principle dwelling, and not as a rental unit for permanent occupancy.

(B) Temporary Uses Permitted. The following uses of land are permitted in each zoning district (unless restricted to particular zoning districts) subject to the specific regulations and time limits which follow, and to the other applicable regulations of the district in which the use is permitted:

(1) Christmas tree sales in any Commercial or Industrial District for a period not to exceed 60 days. Display of Christmas trees need not comply with the yard and setback requirements of this ordinance, provided that no tree shall be displayed within 30 feet of the intersection of the curb line of any two (2) streets.

(2) Contractor's office and equipment sheds or trailers (containing no sleeping or cooking accommodations) accessory to a construction project, and to continue only during the duration of such project.

(3) Real estate offices incidental to a new housing development to continue only until the sale or lease of all lots in the development.

(4) Seasonal sale of farm produce grown on the premises, to continue for not more than four (4) months per year. Structures incidental to such sale need not comply with the applicable front yard requirements if the structures are removed or moved back of the required front yard setback line at the end of the season during which they are used.

(5) Promotional activities of retail merchants, involving the display of goods and merchandise may be conducted outside of enclosed buildings for a period of not more than two (2) consecutive weeks in any three (3) month period and retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building subject to the following conditions:

(a) No portion of the display shall be on public owned property.

(b) No required off-street parking space or loading area will be utilized for such display, storage, or dispensing.

(c) These provisions shall in no way be deemed to authorize the outdoor displays of or the sales of, used furniture, used appliances, used plumbing, used house wares, used building materials or similar display, or sale in any business district.

5-103 STANDARDS GOVERNING HOME OCCUPATIONS

Home occupations shall be governed by the following regulations:

(A) Home occupations shall not occupy more than 20 percent of the total floor area of the main building or if located in an accessory building, shall not occupy more than 15 percent of the total lot area.

(B) Home occupations shall be operated entirely from an enclosed structure with no exterior storage of materials or equipment.

(C) The home occupation shall not change the dwelling's residential character.

(D) The operation shall not substantially increase traffic in the area.

(E) The operation shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

(F) One sign mounted flush on the dwelling units may be displayed.

5-104 PROJECTIONS FROM BUILDINGS

Cornices, caves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and other similar architectural features may project not more than three (3) feet into a required yard or into required open space as established by coverage standards.

5-105 MAINTENANCE OF MINIMUM ORDINANCE REQUIREMENTS

No lot area, yard, or other open space, or required off-street parking or loading area existing on or after the effective date of these regulations shall be reduced in area, dimension, or size below the minimum required by this ordinance, nor shall any lot area which is required by this ordinance for one use can be used as the lot area, yard, or other open space or off-street parking or loading area requirement for any other use.

5-106 GENERAL EXCEPTION TO LOT SIZE REQUIREMENTS

If, at the time of passage of this ordinance, a lot, or the aggregate of contiguous lots or land parcels held in a single ownership, has an area or dimension which does not meet the lot size requirements of the district in which the property is located, the lot or aggregate holdings may be occupied by any use permitted outright in the district subject to the other requirements of the district, and subject to the other requirements of the district, and providing, if there is an area deficiency, residential use shall be limited to a single-family residence. The minimum lot size requirements of (A) and (R) Districts shall not apply to utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators, and major transmission lines (not including utility offices, repair, storage, or production facilities).

5-107 EXCEPTIONS TO YARD REQUIREMENTS

The following exception to the front yard requirement for a dwelling is authorized for a lot in any district If there are dwellings on both abutting lots with front yards of less than the required depth for the district, the depth of the front yard for the lot may be the average front yard of the abutting dwellings.

5-108 GENERAL EXCEPTION TO BUILDING HEIGHT LIMITATIONS

The following type of structures or structural parts are not subject to the building height limitations of this ordinance: chimneys, tanks, church spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, masts, aerials, cooling towers, elevator shafts, and other similar projections.

5-109 ACCESS

All lots shall abut a street, other than an alley, for a width of at least 35 feet.

5-110 VISION CLEARANCE

Vision Clearance areas shall be provided with the following distance establishing the size of the vision clearance area:

(A) In a Residential District, the minimum distance shall be 30 feet. At alley intersections in a Residential District, the minimum distance shall be ten (10) feet.

(B) In all other districts, the minimum distance shall be 15 feet, or at intersections including an alley, ten (10) feet, except that when the angle of the intersection between streets is less than 30 degrees, the distance shall be 25 feet.

5-111 SCREENING

(A) Junkyards (salvage yards) shall be screened with an eight (8) foot high opaque, solid fence or earth berm so as to provide visual and aural separation between such use and adjacent areas.

(B) All extractive industries shall be screened by means of plant materials, earth mounding or solid fencing at least six (6) feet in height to provide visual and aural separation between such use and adjacent areas.

5-112 REGULATION OF FENCES, WALLS & HEDGES IN THE RESIDENTIAL DISTRICTS OF THE CITY OF SCRIBNER

(A) In the residential districts of the City as set forth on the official Zoning District map, fences, walls & hedges may be built to all lot lines, with no portion thereof extending over the line. No portion of a fence, wall or hedge shall be more than six feet, six inches (6'6") above the ground measured at the fence, wall or hedge line.

(B) EXCEPTIONS. Except that on corner lots a fence, wall or hedge shall not exceed three (3) feet in height, thirty (30) feet each way from the corner of a lot where two (2) streets intersect; provided, however, a forty-two inch (42") chain link fence or equivalent providing clear vision upon which no vegetation will be permitted to grow is permissible under this section a fence shall not exceed four (4) feet in height, fifteen (15) feet each way from the corner of a lot where an alley and/or driveway and a street intersect: provided, however, the Council, by resolution, may prescribe in a specific case a variation in the application of this section if it is found that said variation would not be injurious to the public health, safety, and welfare of the city.

(C) PERMIT REQUIRED. No fence, wall or hedge shall be built without a permit being issued therefor by the City Building Inspector upon application of the property owner. The fee for such permit shall be the same as provided in the Uniform Building Code Ordinance no. 361 of said city and shall be paid to the City Treasurer at the time the permit is issued. (Rev., Nov. 25, 1997)

5-113 EXTRACTIVE INDUSTRIES, SALVAGE JUNKYARDS, KENNELS AND ANIMAL HOSPITALS.

Extractive industries, salvage junkyards, kennels and animal hospitals shall be located a minimum of 300 feet from any Residential District.

5-114 ANIMALS WITHIN THE CITY LIMITS AND RESIDENTIAL DISTRICTS

(A) No horse, mule, sheep, cow, goat, swine, poultry, fowl, or other livestock, or small animals when said small animals are raised or kept for commercial purposes, nor any wild animals, shall be kept within the City limits of the City of Scribner.

(B) In Residential Districts outside the city limits of the city of Scribner, the following rules shall apply:

(1) Cows, horses, sheep, goats, poultry or other fowl shall not be kept on lots having an area of less than one (1) acres, and under no circumstances shall they be kept for commercial uses.

(2) Domestic rabbits shall not be kept on lots having an area of less than one-half acres.

(3) Animal runs or barns and chicken or fowl pens shall be located on the rear half of the lot but not closer than 70 feet from the front lot line nor closer than 50 feet from any residence.

(4) Animals, chickens, and fowl shall be properly caged or housed, and proper sanitation shall be maintained at all times. All animal or poultry food shall be stored in metal or other rodent-proof containers.

5-115 SWIMMING POOLS

DEFINITIONS: Swimming Pool - meaning any permanent underground pool.

A Swimming pool may be permitted in any district as an accessory use subject to the following additional requirements:

(A) No public or private swimming pool may be located in any required front yard or side yard abutting a street.

(B) Every swimming pool must be completely surrounded by a fence or wall not less than 48 inches in height with no openings large enough to permit children to pass through other than gates or doors that can be fastened to protect against entry. A dwelling house or accessory building may be used as part of such required enclosure.

(C) All gates or doors opening through such enclosures must be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use.

5-116 BUILDINGS ON THE SAME LOT

Only one principal building shall be permitted on any lot unless approved as part of a planned unit development under Article 7, Planned Unit Developments, of this ordinance.

5-117 DRIVE-IN FACILITIES

Any use permitted in a zoning district which intends to conduct a portion or all of its business with persons desiring to remain in their automobiles, or which allows products to be consumed on the premises outside the principal building, and which is not subject to the conditional use reviewed in provisions of Article 3, Conditional Uses, or is not part of a planned unit development under Article 7, Planned Unit Developments, must submit a site plan to be reviewed and approved by the governing body. In reviewing and approving the site plan for such a use, the governing body must be satisfied that the traffic circulation on and adjacent to the site conforms to the following criteria:

(A) Traffic circulation shall be arranged so that internal pedestrian and vehicular movements are compatible and traffic hazards are minimized.

(B) Traffic circulation, ingress and egress shall be arranged so as to avoid hazardous or adverse effects on adjacent sites and streets.

5-118 STORAGE AND PARKING OF MOBILE HOMES, TRAILERS, AND COMMERCIAL VEHICLES

Commercial vehicles and trailers of all types, including camping units, travel and hauling trailers and mobile homes, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any Residential District, except in accordance with the following provisions:

(A) Not more than one (1) commercial vehicle, not to exceed one and one-half (1-1/2) tons rated capacity for each family living on the premises, shall be permitted; and, in no case shall a commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products be permitted.

(B) Not more than one camping unit, travel or hauling trailer per family living on the

premises shall be permitted. Said trailer or camping unit shall not be parked or stored for more than one (1) week unless it is located behind the front yard building lines.

(C) A mobile home shall not be stored in any required front or side yard.

(D) Automobile vehicles, trailers, or vehicles of any kind, required to be registered and licensed by laws of the State of Nebraska, which are without current license plates, shall not be parked or stored other than in completely enclosed building, provided however, that one such vehicle may be stored on the lot outside of any enclosed building if it under a canvas cover.

(E) Repair and body shops may not be operated on any such lots.

(F) Vehicles and machinery that are being salvaged or used for parts may only be kept in Junkyards, which may not be located in any Residential District.

5-119 DESIGN AND REGULATORY PROCEDURE FOR MOBILE HOME PARK DEVELOPMENT

A plan, drawn to scale, of the general design of the mobile home court, and showing the location of all rental lots, off-street parking, utilities, and accessory streets shall accompany any, application for a conditional use permit.

(A) Park Size.

(1) The minimum park size shall be two (2) acres in an undeveloped area or one (1) acre when in an existing developed area.

(2) The maximum density shall be nine (9) mobile homes per acre.

(B) Rental Lot Size.

The minimum lot size for a mobile home placed upon a rental lot within a mobile home park shall be 2,500 square feet.

(C) Setback Requirements for Mobile Homes Placed in a Mobile Home Park.

(1) The minimum distance between mobile homes placed in a mobile home park shall be 20 feet measured by a straight line between any two (2) adjacent mobile homes.

(2) The minimum distance of a mobile home to the nearest public street shall be ten (10) feet as measured from the rental lot line abutting the public right-of-way to the nearest wall of the mobile home.

(3) The minimum distance of a mobile home to the nearest accessory street located within the mobile home park shall be ten (10) feet as measured from the edge of

the street to the nearest wall of the mobile home.

(D) Garages. Carports. Accessory Buildings.

Any additions to, or accessory use buildings for the mobile home shall be constructed in conformance with setback requirements as required of the mobile home (Section 5-119 (Q)).

(E) General Design Standards-Mobile Home Parks.

(1) Accessory roads through the mobile home park shall be 20 feet wide or wider.

(2) Parking drives for mobile homes shall be ten (10) feet wide or wider.

(3) There shall be one and one-half (1-1/2) off-street parking spaces provided per mobile home.

(4) Sewerage treatment and water facilities shall be provided in accordance with regulations established by the Nebraska Department of Health and as agreed to by the governing body.

(5) Electrical installations shall be provided in accordance with all codes and ordinances in effect as of the effective date of these regulations and as agreed to by the governing body.

(6) The mobile home park shall provide two (2) entrances. All dead-end roads within the mobile home park shall provide a minimum turn around of 40 feet in diameter.

(7) There shall be no on-street parking within the mobile home park. A supplementary parking lot shall be provided if deemed necessary by the Planning commission and the governing body.

5-120 GENERAL DESIGN STANDARDS FOR SPECIAL SERVICES

(A) Gasoline service stations shall have at least 10,000 square feet of lot area and all surfaces associated with the sale of gasoline shall be on an all-weather material.

(B) Pre-school or nursery schools not associated with the public school system shall maintain a minimum of 100 square feet of play area per child.

5-121 REQUIREMENTS PRIOR TO SALE OF PART OF A LOT OR PART OF A TRACT OF LAND

Prior to the sale or prior to any development of a tract of land or any part of a lot, the owner or owners of any continuous tract of land or lot of less than one (1) acre and

sizable enough to locate a multiple number of dwellings (two dwelling or more) shall submit 6 copies of their preliminary plan, including the utilities, of the whole tract of land to the City Clerk's office at least 10 days prior to the Planning Commission meeting.

The Planning Commission shall recommend to the governing body the necessary or advised procedure to properly develop the whole tract of land or lot. The governing body shall either approve, disapprove, or modify the Planning Commission's recommendations.

In no event shall the necessary and prescribed procedure for a tract of less than one (1) acre exceed in scope, detail, and degree the requirements of Article 7 for Planned Unit Developments exceeding one (1) acre.

5-122 METAL ROOFING GUIDELINES

Residential Zoning:

1. Vertical ribbed metal roofing sheets of any type are not allowed and shall not be attached to any roof surface on any residentially zoned structure.
 - a. This excludes certain approved metal shingles designed to mimic lap shingles or tile.
 - b. This also excludes flat roof sections covered by a continuous, seamed or welded sheet.
2. Permits must specify a particular type or form of roofing or siding.
 - a. No vertical sheet siding is allowed.
 - b. Steel siding does not constitute metal roofing applied to sidewalls.
 - c. Any roofing or siding must be of uniform color, except for trim areas.
 - d. This does not apply to metal window trim, soffit, fascia or associated trim.
 - e. Steel or aluminum horizontal lap siding is allowed along with appropriate trim.
 - f. Any generally recognized steel ribbed roof sheets are specifically not to be used in a residentially zoned area.
 - g. This does not apply to commercially built utility sheds no larger than 8 ft by 12 ft or to approved commercially built car ports.

Commercial Zoning:

1. Metal roof sheeting is allowed on all commercially zoned areas. Recommended product is standing seam or high ribbed.
2. Facades and frontages may also be covered with or trimmed with metal.
3. All metal buildings are allowed given zoning restrictions are followed.
4. By following zoning boundaries building exteriors are kept aesthetically autonomous and eliminates any conflict

ARTICLE 6

NON-CONFORMING USES, STRUCTURES, LOTS, AND SIGNS

6-101 CONTINUATION OF NON-CONFORMING USE OR STRUCTURE

Subject to the provisions of Section 6-101 through 6-105, a non-conforming structure or use may be continued and maintained in reasonable repair but shall not be altered or extended. A complete record of the location, value, nature, and extent of all non-conforming uses shall be made and kept by the Administrator.

6-102 NON-CONFORMING STRUCTURE

A structure conforming as to use but non-conforming as to height, setback, or coverage may be altered or extended providing the alteration or extension does not result in an increased violation of this ordinance.

6-103 DISCONTINUANCE OF A NON-CONFORMING USE

(A) If a non-conforming use is discontinued from use for a period of 12 months, further use of the property shall be for a conforming use.

(B) If a non-conforming use involving a mobile home is discontinued from use, further use of the property shall be for a conforming use.

6-104 TERMINATION OF CERTAIN NON-CONFORMING USES

A use which is non-conforming with respect to provision for screening shall provide screening within a period of five (5) years from the date of passage of this ordinance.

6-105 CHANGE OF NON-CONFORMING USE

If a non-conforming use is changed, it may be changed to a use similar to the original non-conforming use subject to the approval of the Planning Commission and the governing body.

6-106 DESTRUCTION OF A NON-CONFORMING USE

If a non-conforming structure or a structure containing a non-conforming use is destroyed by fire, explosion or act of God, a future structure or use on the property shall conform to the provisions of this ordinance.

6-107 COMPLETION OF BUILDING

Nothing contained in this ordinance shall require any change in the plans, construction, alteration, or designated use of a building which is under construction at the time of adoption of this ordinance.

6-108 NON-CONFORMING LOTS OF RECORD

In any district in which one-unit dwellings are permitted, a single-family residence and customary accessory buildings may be erected on any single lot of record which exists as such at the time of adoption of this ordinance. Such a lot must have been in separate ownership and not of continuous frontage with other lots under the same ownership. This provision shall apply even though such lots fail to meet the requirements of the district, provided, the requirements of the district for minimum yard dimensions shall be met unless a variance to said requirements has been granted by the Board of Adjustment.

6-109 NON-CONFORMING SIGNS

(A) No such sign may be enlarged or altered in such a manner as to increase its nonconformity; however, any sign or portion thereof may be altered to decrease its nonconformity.

(B) If any such sign or non-conforming portion thereof be destroyed by any means, it shall not be reconstructed except in conformity with the applicable provisions of this ordinance.

(C) If any such sign should for any reason be moved from its location, it shall conform to the provisions of the district in which it is located after it is moved.

(D) The right to operate and maintain any non-conforming signs shall terminate within three (3) years after the adoption of this ordinance.

6-110 DISTRICT CHANGES

Whenever the boundaries of a district shall be changed, Sections 6-101 through 6-110 shall also apply to any non-conforming uses created as a result of the change.

ARTICLE 7

PLANNED UNIT DEVELOPMENTS

7-101 PLANNED UNIT DEVELOPMENTS

In view of the trend toward the development of group houses, planned neighborhoods, shopping centers, or other planned developments intended for greater convenience of utility, which may necessitate variations from existing regulations, such variations may be permitted provided the development plan meets all the requirements specified in Section 7-101 through 7-120.

7-102 APPLICATION

The owner or owners of any continuous tract of land, excluding land in Agricultural District (A), of not less than one (1) not more than ten (10) acres, shall submit an application to the Planning Commission for planned unit development.

7-103 TYPES OF PLANNED UNIT DEVELOPMENT

The following types of planned unit development may be established by placing a PUD overlay over the applicable existing zoning district or districts. The overlays are as follows:

PUD-R Residential	permitted in District (R)
PUD-C Commercial	permitted in District (C)
PUD-I Industrial	permitted in District (I)

7-104 ZONING CHANGE

A zoning change is not required; however, each planned unit development requires a public hearing and the development plan must be approved by the governing body.

7-105 PUD-R, RESIDENTIAL

The total number of dwelling units permitted in a planned unit development shall equal the number of residences normally allowed within similar boundaries. Multiple unit dwellings and commercial centers are allowable in the PUD-R, as authorized by the Planning Commission and the governing body.

Commercial centers shall be subject to the following requirements:

(A) Such centers including parking shall be included as an integral part of the PUD and

shall not occupy more than one and one-half (1-1/2) percent of the total area of the PUD.

(B) Except as stated in Section 7-102, all requirements applicable to the (C) District and to the PUD-C District are applicable to the commercial center in the PUD-R District.

(C) Such commercial centers shall be limited to categories reasonably necessary to efficiently serve residents of the planned unit development in which it is located.

7-106 PUD-C, COMMERCIAL

Residential development is permitted when part of the overall development; however, it must meet the requirements of residential uses normally required in the (R) District.

7-107 PUD-I, INDUSTRIAL

Residential uses are not permitted in planned unit industrial developments. There shall be no retail uses unless they are accessory in nature and are intended and designed to serve the group development. There shall be no outside storage unless screened as required by the Planning Commission.

No storage and industrial operation within 100 feet of residential development shall be permitted.

Building height shall not be greater than the height limitation established for the District in which the development is located.

7-108 SUBMISSION OF THE PRELIMINARY PLAN

The developer(s) shall prepare a preliminary plan together with improved plans and other supplementary material as may be required to indicate the general program and objectives of the project, and shall submit 18 copies of the preliminary plan to the City Clerk's office at least ten (10) days prior to the Planning Commission meeting.

(A) Scale. The preliminary plan shall be drawn on a sheet 18 by 24 inches or a multiple thereof at a scale of one (1) inch equals 100 feet.

(B) General Information. The following general information shall be shown on the preliminary plan:

- (1) Proposed name of the PUD.
- (2) Date, north point, and scale of drawing.

(3) Clearly state the map is a preliminary plan.

(4) Location of the PUD and the names of adjacent subdivisions or the name of the adjacent property owners.

(5) Names and addresses of the owner, developer, and engineer or surveyor, landscape architect, or any other persons involved in the planning of the proposed development.

(C) Existing Conditions. The following existing conditions shall be shown on the preliminary plan:

(1) The location, width and names of all existing or platted streets within or adjacent to the tract, together with easements, railroad right-of-way, and other important features such as section lines and corners, municipality boundary lines and monuments.

(2) Location and direction of all water courses and areas subject to flooding.

(3) Natural features such as rock outcropping, marshes, wooded areas, and isolate preservable trees.

(4) Existing uses of the property, including location of all existing structures to remain on the property after the development.

(5) The location within the development and in the adjoining streets and property of existing sewers, water mains, culverts, drain pipes and the electric and gas lines proposed to serve the property to be developed.

(6) Zoning on and adjacent to the tract.

(D) Proposed Plan of Land Partitioning. The following information shall be included on the preliminary plan:

(1) Streets showing location, width, names, and approximate grades. The relationship of all streets to any projected streets as shown on any development plan adopted by the Planning Commission, or, if there is no complete development plan, as suggested by the Planning Commission to assure adequate area traffic circulation.

(2) Easements, showing width, and purpose.

(3) Lots, showing approximate dimensions, minimum lot sizes, and proposed lot and block numbers.

(4) Sites, if any, allocated for various uses when more than one (1) use is involved.

7-109 EXPLANATORY INFORMATION WITH PRELIMINARY PLAN

The following information shall be submitted in separate statements and maps accompanying the preliminary plan or if practicable, shall be shown on the preliminary plan:

- (A) Improvements to be requested of the municipalities and the approximate time such requested will be made.
- (B) Detailed improvements to be made by the developer and the approximate time such improvements are to be completed.
- (C) Other information that may be pertinent to the development

7-110 PRELIMINARY REVIEW OR PROPOSAL

Within two (2) days after being submitted, the Administrator shall furnish the specified number of copies of the preliminary plan and supplemental material to appropriate municipal departments and to each of the following:

- (A) County engineer—one (1) copy.
- (B) Fire Department—one (1) copy to each, if necessary.
- (C) Park Department—one (1) copy.
- (D) Utility companies serving the proposed preliminary plan—one (1) copy to each.
 - (1) Electric
 - (2) Gas
 - (3) Telephone
 - (4) Water and Sewer
- (E) School District Administrator—one (1) copy.
- (F) Nebraska Department of Roads, if development is adjacent to a state highway-one (1) copy.

7-111 PUBLIC HEARING

Within 60 days after receiving the preliminary plan for the proposed Planned Unit

Development, the Planning Commission will review the plan and the reports of the agencies specified in Section 7-110, and will establish a public hearing date. Notice of the time, place, and purpose of the public hearing shall be published in a newspaper of general circulation in the municipality not less than 20 days prior to the date of hearing.

7-112 PLANNING COMMISSION ACTION

Within 30 days after the public hearing, the Planning Commission shall approve, approve conditionally, or disapprove the plan.

(A) If the preliminary plan is disapproved or approved conditionally, the reason for such action shall be stated in writing and transmitted to the applicant. A second copy shall be filed in the Planning Commission files.

(B) If the plan conforms to all the standards, or after the applicant and Planning Commission agree upon any revisions which shall be filed with the Planning commission on a revised copy, the applicant may proceed with preparation of a final plan. These agencies will be given at least ten (10) days to review the plans, suggest revisions and return the plans to the Administrator's Office.

7-113 FINAL PLAN

Within six (6) months after tentative approval of the preliminary plan, the developer shall cause the final plan to be prepared in conformance with the preliminary plan as tentatively approved. At least five (5) days prior to the meeting of the Planning commission, the developer shall submit the original drawing of the final plan prepared on a linen in India Ink and three (3) prints of the final plan and supplementary information to the municipality. On the final plan, space for the date and signatures of the following shall be included:

(A) Owners and developers of tract to be developed.

(B) Chairman of Planning commission.

(C) Chairman of City.

7-114 INFORMATION ON FINAL PLAN

The final plan shall include all the information required on the preliminary plan with any changes or additions as previously required by the Planning Commission when

tentatively approved. The following information shall also be included on, or accompany, the final plan:

(A) A certificate signed and acknowledged by all parties having any recorded title interest in the tract, consenting to the preparation and recording of the final plan.

(B) A certificate signed by the engineer or surveyor responsible for any surveys made during preparation of the plan.

7-115 PLANNING COMMISSION ACTION ON FINAL PLAN

The Planning Commission shall review and act upon the final plan within 60 days after it has been submitted for final approval. The Planning Commission shall review and examine the final plan to determine that the plan as shown is substantially the same as it appeared on the approved preliminary plan and that there has been compliance with any conditions that might have been attached to the preliminary plan. The Planning Commission may approve and shall send the final plan to the governing body for official action, either approval or disapproval.

7-116 FILING AND RECORDING

After the plan is duly approved and signed, the linen shall be made part of the permanent file of the Zoning Administrator and the Zoning Map shall be corrected to show the attachment of the planned unit development.

7-117 PERMIT

After filing and recording the final plan, the Planning Commission shall notify the Administrator, in writing, to issue a permit for the planned unit development.

7-118 CHANGES IN PLAN

A building permit shall not be issued for any building which does not conform to the plan, except that a reasonable adjustment to location and gross floor area of individual buildings may be granted after a review by the Planning Commission. If the Planning commission does not approve the adjustment, then the developer shall proceed in accordance with the final plan.

7-119 TIME LIMIT

The developer shall make a reasonable effort to commence construction of the proposed planned unit development within one (1) year from the date of approval.

7-120 DEVELOPMENT STANDARDS

The following standards shall apply to all planned unit developments:

- (A) The tract must be a continuous parcel, one (1) acre or more, under one (1) ownership or held jointly by two (2) or more owners, or a group of owners who combine to have a planned unit development.
- (B) The proposed development shall be designed to produce an environment of a stable and desirable character, not out of harmony with its surrounding neighborhood, and shall not conflict with the Comprehensive Plan or any parts thereof.
- (C) Buildings within a PUD may be relieved of District regulations concerning yard size, setback, height, bulk, and other requirements where such requirements interfere with the overall development.
- (D) Off-street parking and loading shall be provided in accordance with the District.
- (E) Signs shall be permitted in accordance with the District.

ARTICLE 8

BOARD OF ADJUSTMENT

8-101 ESTABLISHMENT POWERS AND DUTIES

The Board of Adjustment for the City of Scribner, Nebraska, shall be established in accordance with Section 5, L.B. 317. 1st Session, 84th Legislature, Nebraska, and hereinafter called the Board. The Board shall have the powers and duties ascribed by State Law.

8-102 VARIANCES

The Board may authorize variances from the requirements of this ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, the literal interpretation of this ordinance would cause undue or unnecessary hardship, except that no variance shall be granted to allow the use of property for purposes not authorized within the district in which the proposed use would be located. In granting a variance the Board may attach conditions which it finds necessary to protect the best interests of the surrounding property or neighborhood and to otherwise achieve the purposes of this ordinance. No variance shall be granted unless it can be shown that all of the following conditions are met:

- (A) The strict application of this ordinance would produce undue hardship.
- (B) Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
- (C) The authorization of such variance will not be of substantial detriment to adjacent property and the charter of the district will not be changed by the granting of the variance.
- (D) The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (E) The hardship does not result from the action of the owner of the property.
- (F) The granting of such variance will not confer on the owner of such property any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

8-103 ACTION ON A VARIANCE

No variance shall be authorized unless the Board finds that the conditions or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practical the formulation of a general regulation to be adopted as an amendment to the ordinance.

8-104 APPEALS FROM THE BOARD

Any person or persons, jointly or severally, aggrieved by any decision of the Board, may seek review of such decision by the district court in the manner provided by the laws of the State and particularly by Chapter 23, Laws of Nebraska.

ARTICLE 9

DUTIES AND FEES

9-101 DUTIES OF OFFICIALS

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the Administrator, and that such questions shall be presented to the Board of Zoning Adjustment only on appeal from the decision of the Administrator, and that recourse from the decision of the Board of Zoning Adjustment shall be to the courts as provided by law and particularly by Chapter 23, Laws of Nebraska.

It is further the intent of this ordinance that the duties of the governing body, as such, in connection with this ordinance shall include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this ordinance. Under this ordinance the governing body shall have only the duties of:

(A) Considering and adopting or rejecting proposed amendments or the repeal of this ordinance, as provided by law.

(B) Establishing a schedule of fees and charges as stated in Section 9-102.

(C) The fees associated with getting a Building Permit for construction of a new residential house is waived up to \$1,500.00. Any fee due over \$1,500.00 will be due the City of Scribner by the builder or homeowner.

9-102 FEES

The governing body shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, certificates of zoning compliances, appeals, amendments to the official zoning map, and other matters pertaining to this ordinance. The schedule of fees shall be posted in the office of the administrator and the Municipal Clerk, and may be altered or amended only by the governing body.

Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

ARTICLE 10

AMENDMENTS

10-101 AUTHORIZATION AND HEARING

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed, provided however, that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten (10) days notice of the time and place of such hearing shall be published in a news paper of general circulation in the municipality.

An amendment may be initiated by the governing body, by a motion of the Planning Commission, or by written petition of any property owner addressed to the governing body. The governing body shall act on such petitions within 90 days of receipt. Having once considered a petition, the governing body will not consider substantially the same petition for one year.

All proposed amendments shall be reviewed by the Planning Commission and its recommendation shall be forwarded to the governing body.

10-102 MINIMUM SIZE OF PARCEL

No amendment changing the zoning classifications of any lot, parcel, or tract of land shall be adopted unless such lot, parcel, or tract has 100 feet of frontage on a public street, or has 10,000 square feet of area, or abuts on a lot, parcel, or tract of land that has the same zoning classification as that which is proposed from the property which is the subject of the proposed amendment.

ARTICLE 11

ADMINISTRATION, ENFORCEMENT, AND INTERPRETATION

11-101 ENFORCEMENT

The Administrator, designated by the governing body, shall have the power and duty to enforce the provisions of this ordinance.

11 -102 FORM OF PETITIONS, APPLICATIONS, AND APPEALS

All permits, petitions, applications, and appeals provided for in this ordinance shall be made on forms provided for the purpose or as otherwise prescribed by the Planning Commission or governing body in order to assure the fullest practical presentation of pertinent facts and to maintain a permanent record. All applications for building and occupancy permits shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the lot to be used and/or built upon; the exact sizes and locations on the lot of the buildings and other structures, existing and proposed; the existing and intended use of each building, structure, or part thereof; the number of families to be accommodated, if any; and such other information as is needed to determine conformance with the provisions of this ordinance and of the building code.

11-103 PERMITS ON UNPLATTED LAND

There shall be no building permit issued on a plot which does not consist of a platted lot or lots duly approved and recorded, except, that on 20 acres or more where the use of said land is entirely for agricultural purposes, a building permit may be issued.

11 -104 PERMITS IN AREAS OF KNOWN FLOODING

There shall be no building permits issued for a structure to be used for human habitation on a plot of land which is subject to flooding, except that a permit may be issued if the grade elevation of such structure is located not less than three (3) feet above the highest official or known flood elevation.

11-105 TEMPORARY PERMITS

The Administrator shall issue temporary permits for buildings to be constructed and used for storage incidental to construction of buildings on the property and for signs advertising a subdivision or tract of land or the lots thereon.

11 -106 TIME LIMIT ON A PERMIT FOR A CONDITIONAL USE OR A VARIANCE

A building permit for a conditional use or for a use involving a variance shall be void after six (6) months, from the day of issuance if no construction has taken place.

11-107 INTERPRETATION

Where the conditions imposed by any provision of this ordinance or of any other resolution, or regulation, the provisions which are more restrictive shall govern.

11-108 SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any section, sentence, clause, or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

11-109 PENALTY

The owner or owners of any building or buildings or premises or part thereof where anything in violation of this ordinance exists or is placed or maintained; and any architect, builder, or contractor who assists in the commission of any such violation; and all persons or corporations who violate or maintain any violation of any of the provisions of this ordinance or who fail to comply therewith or with any requirements thereof or who build in violation of any statement of plan submitted and approved thereunder shall, for each and every violation or noncompliance, be guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than \$25.00 nor more than \$100.00 for each offense. Every person violating or contributing in any way to be the violation of any provision of this ordinance shall be deemed guilty of a separate offense for each day during which such violation continues and may be punished therefor as herein provided.

ARTICLE 12

DEFINITIONS

12-101 DEFINITIONS

As used in this ordinance, the masculine includes the feminine and neuter, and the singular includes the plural.

The following words and phrases, unless the context otherwise requires, shall mean:

1. Accessory Structure or Use. A structure or use incidental and subordinate to the main use of the property, including a home occupation, and which is located on the same lot with the main use.
2. Administrator. The designated administrator of the municipality to administer the regulations within this ordinance. The administrator shall be designated by the municipality.
3. Alley. A tract of land dedicated for public use along the side of or in the rear of lots intended to provide a secondary means of access to and from streets and such lots.
4. Apartment House. See dwelling, multiple-family.
5. Basement. That portion of a building between floor and ceiling which is partly below and partly above grade, but so located that the vertical distance from the grade to the floor below is greater than the vertical distance from the grade to the ceiling..
6. Billboard. See sign.
7. Building. A structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, excluding fences.
8. Building Coverage. Any area or a portion of lot which is covered by all buildings on that lot.
9. Building Height. The vertical distance measured from the lowest point of finished grade on the lot within 25 feet of the building to the uppermost point of the roof.
10. Business or Professional Office. The office of an engineer, planner, dentist, doctor, attorney, real estate broker, insurance broker, architect, or other similar professional persons, and any office used primarily for accounting, correspondence, research, editing, or administration.
11. Camping Unit. Any pick-up camper, motor home, travel trailer, tent trailer,

or similar mobile unit not exceeding either eight (8) feet in body width or 32 feet in body length and designed specifically for recreational and vacation purposes.

12. Camping Unit Campground. Any plot of improved property utilized for camping and parking of camping units as herein defined. Such a Camping Unit Campground shall be referred to as a "campground" for the purposes of this Ordinance.

13. Common Open Space. A parcel of land or an area of water or a combination of both land and water within any site designated as a planned unit development. Common open space does not include streets, alleys, parks, off-street parking and loading areas, public open space, or other facilities dedicated by the developer or public use. Common open space shall be substantially free of structures, but may contain such improvements that are approved as part of the planned unit development and are appropriate for the recreation of residents of the planned unit development.

14. Comprehensive Plan. An official map or street plan, the future land use map or plan, or any other long range plan or map of the municipality.

15. Corner Lot. A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street and where, in either case, the interior angle formed by the intersection of street lines does not exceed 135 degrees.

16. County. The County of Dodge, Nebraska.

17. County Board. The County Board of Supervisors.

18. Density. The number of dwelling units per acre of land devoted to housing and usable open space.

19. District. An area or areas within the incorporated part of the municipality and its jurisdictional area for which the regulations and requirements governing use, lot, and bulk of building and premises are uniform.

20. Drive-in Establishments. An establishment which is designed to provide, wholly or in part, service to customers while they remain in their automobiles parked upon the premises.

21. Dwelling. Multiple-unit. A building containing two (2) or more dwelling units.

22. Dwelling. One-unit. A detached building containing one (1) dwelling unit.

23. Dwelling. Ranch and Farm. Residential dwellings appurtenant to agricultural operations including living quarters for persons employed on the premises (but not including labor camps or dwellings for transient labor), guest houses not rented or otherwise conducted as a business, and private garages, stables, and bams.

24. Dwelling. Single-unit. A detached principal building other than a mobile home designed for or used as a dwelling exclusively by one (1) family as an independent living unit.

25. Dwelling Unit. One (1) or more rooms designed for occupancy by one (1) family and not having more than one (1) cooking facility.

26. Easement. The authorization by a property owner for the use by the public, a corporation, or persons, of any designated part of his property for specific purposes.

27. Employees. All persons, including proprietors, working on the premises during the largest shift at peak season.

28. Essential Governmental or Public Utilities Service. The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground or overhead gas, electrical, steam or water transmission distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories of adequate service by such public utilities or municipal departments or commissions or for the public health or safety or general welfare.

29. Family. An individual, or two (2) or more persons related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit in which board and lodging may also be provided for not more than four (4) additional persons, excluding servants; or a group of not more than five (5) persons who need not be related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit.

30. Feed Lots. The confined feeding of food, fur, or pleasure animals in buildings, lots, pens, pools, or ponds which normally are not used for raising crops or for grazing animals. For the purpose of this ordinance, the term feed lot shall include the confined feeding of: 150 or more feeder or fat cattle, 100 or more beef cows, 100 or more dairy cattle, 500 or more swine, 2,000 or more sheep, 3,000 or more turkeys, or 10,000 or more chickens, ducks, or geese.

31. Fence. Sight Obscuring. A free-standing structure of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above purposes or a dense evergreen planting.

32. Frontage. That portion of a lot, parcel, tract, or block abutting upon a street.

33. Garage. Private. An accessory building or portion of a main building used for the parking or temporary storage of vehicles or used by occupants of the main building.

34. Garage. Public. A building other than a private garage used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire, or sale.

35. Gasoline Service Station. A building or premise on or in which the principal use is the retail sale of gasoline, oil, or other fuel for motor vehicles which may include as an incidental use only, facilities used for polishing, greasing, washing, or otherwise cleaning or light servicing of motor vehicles, but may not include liquefied petroleum gas distribution facilities or facilities for major repairs for motor vehicles.

36. Governing Body. The elected governing body of the City.

37. Grade (Ground Level). The average of the finished ground level at the center of all walls of the building. In case walls are parallel to and within five (5) feet of a sidewalk, the above-ground level should be measured at the sidewalk.

38. Home Occupation. An occupation carried on within a dwelling or accessory building by members of the family occupying the dwelling provided the residential character of the building is maintained and the occupation is conducted in such a manner as not to give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term nor infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes.

39. Hospital. An establishment which provides sleeping and eating facilities to persons receiving medical, obstetrical, or surgical care and nursing service on a continuous basis.

40. Hotel. A building in which lodging is provided for guests for compensation and in which no provision is made for cooking in the guest rooms.

41. Junkyard (Salvage). Any lot, parcel, or tract used for storage, keeping, sale, or abandonment of junk and/or for the dismantling, demolition, or abandonment of three

(3) or more unlicensed motor vehicles or other junk or parts thereof.

42. Kennel. A lot or building in which four (4) or more dogs or cats at least four (4) months of age are kept commercially for board, propagation, or sale.

43. Lot. A parcel or tract of land which is occupied by a structure together with the yards and other open spaces required by this ordinance.

44. Lot Area. The total horizontal area within the lot lines of a lot.

45. Lot Double Frontage. A lot which runs through a block from the street to street and which has two (2) non-intersecting sides abutting on two (2) or more streets.

46. Lot Depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.

47. Lot Interior. A lot other than a corner lot.

48. Lot Line. The property line bounding a lot.
49. Lot Line, Front. In the case of an interior lot, the lot line separating the lot from the street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley.
50. Lot Line, Rear. A lot line which is opposite and most distant from the front lot line, and in the case of an irregular, triangular, or other shaped lot, a line ten (10) feet in length within the lot paralleled to and at a maximum distance from the front lot line.
51. Lot Line, Side. Any lot line not a front or rear lot line.
52. Lot Width. The distance on a horizontal plane between the side lot lines of a lot, measured at right angles to the line establishing the lot depth at the established building setback line.
53. Mobile Home. A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or 32 feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built.
54. Mobile Home Park. Any plot of ground upon which two (2) or more mobile homes, occupied or intended to be occupied for dwelling or sleeping purposes, are located for periods of longer than 90 days, regardless of whether or not a charge is made for such accommodation.
55. Mobile Home Space. A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.
56. Modular Home. A structure designed to be transported after fabrication and located as a permanent addition to, and becoming part of, the real property. Such a structure must meet minimum construction requirements of the Uniform Building Code or similar requirements as accepted by the Federal Housing Administration or the Veteran's Administration. Such structure must be set on a permanent foundation and is subject to all local building, zoning, and housing regulations. Any such modular home meeting the requirements herein defined is not considered a mobile home.
57. Motel. A building or group of buildings on the same lot containing guest units with separate entrances from the building exterior and consisting of individual sleeping quarters.
58. Municipality. The City of Scribner, Nebraska.
59. Net Development Area. All land area in a Planned Unit Development less land in slopes in excess of 15 percent.
60. Non-conforming Structure or Use. A lawful existing structure or use at the time this ordinance or any amendments thereto becomes effective which does not conform to the

requirements of the zone in which it is located.

61. Parking. Off-street. Parking of motor vehicles off the public right-of-way.

62. Parking Space. A rectangular area containing not less than 200 square feet with maneuvering and access space required for a standard American automobile to park within the rectangle.

63. Person. Every natural person, firm, partnership, association, or corporation.

64. Planned Unit Development. A project of a single owner or a group of owners acting jointly, involving a related group of residences, or businesses, or industries and associated uses, planned as a single entity and therefore subject to development and regulation as one land use unit rather than as an aggregation of individual buildings located on separate lots. The Planned Unit Development includes usable, functional, open space for the mutual benefit of the entire tract and is designed to provide variety and diversity through the variance of normal zoning and subdivision standards so that maximum long-range benefits can be gained and the unique features of the development or site is preserved and enhanced, while still being in harmony with the surrounding neighborhood. Approval of a Planned Unit Development does not eliminate the requirements of subdividing. A Preliminary Plat and a Final Plat must be submitted and processed through the subdivision procedures as provided in the Subdivision Regulations of the Municipality or County (if applicable).

65. Plan. Preliminary. The map or maps of a planned unit development, and specified supporting materials, drawn and submitted.

66. Plan. Final. A map and supporting materials of the approved preliminary plan.

67. Premises. A general term meaning part or all of any lot, parcel, or tract or part or all of any building or structure or group of buildings or structures located thereon.

68. Property Line. The boundary of any lot, parcel, or tract as the same is described in the conveyance to the owner, and shall not include the streets or alleys upon which the said lot, parcel, or tract may abut.

69. Public Hearing. A meeting called by a public body for which public notice has been given and which is held in a place in which the general public may attend to hear issues and express their opinions.

70. Public or Central Water Supply System. A public sewerage system that is used or designed to be used for collection, treatment (preliminary and secondary), and discharge of domestic sewage, industrial or commercial wastes from two (2) or more residential units; two (2) or more mobile home spaces in mobile home subdivisions or mobile home parks; two (2) or more lots or properties located in platted subdivisions; or two (2) or more industrial or commercial properties.

71. Public or Central Water Supply System. A public water supply system which serves two (2) or more residential units; two (2) or more mobile home spaces in residential units; two (2) or more mobile home spaces in mobile home subdivisions or mobile home parks; two (2) or more lots or properties located in platted subdivisions; or two (2) or more industrial or commercial properties.

72. Retail. Sale to the ultimate consumer for direct consumption and/or use, and not for resale.

73. Right-of-Way. Public. All streets, roadways, sidewalks, alleys, and all other areas reserved for present or future use by the public, as a matter of right, for the purpose of vehicular or pedestrian travel.

74. Screening. Decorative fencing, evergreen vegetation, or earth berms maintained for the purpose of concealing from view the area behind such screening. When fencing is used for screening, it shall be not less than six (6) nor more than eight (8) feet in height.

75. Service Drive. A driveway entering a street from a drive-in business establishment or an off-street parking area, excluding residential driveways, serving fewer than ten (10) dwelling units.

76. Setbacks. See yard, yard front, yard rear, and yard side.

77. Sign. A presentation or representation, other than a house number, by words, letters, figures, designs, pictures, or colors publicly displayed so as to give notice relative to a person, a business, an article, or merchandise, a service, an assemblage, a solicitation, or a request for aid or other type of advertising. This includes the board, metal, or surface upon which the sign is painted, included, or attached. Each display surface of a sign shall be considered to be a sign.

78. Storv. The entire width between the boundary lines of every way which provides for public use for the purpose of vehicular and pedestrian traffic and the placement of utilities and including the terms "road," "highway," "land," "place," "avenue," "alley," or other similar designations.

80. Structure. That which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts jointed together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground, such as a permanent foundation.

81. Structural Alteration. Any change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams, or girders, or any structural change in the roof.

82. Subdivision. The division of a lot, tract, or parcel of land into two (2) or more sites, or other divisions of land for the purpose, whether immediate or future, of ownership or building development, except that the division of land shall not be considered to be a subdivision when the parcel of land created is more than five (5) acres in area.

83. Use. The purpose for which land or a structure is designed.

84. Use. Accessory. A subordinate use which is customarily incidental to the principal building or to the principal use of the lot.

85. Use. Conditional. A use which may be permitted in a zoning district upon favorable action by the Governing Body.

86. Use Non-conforming. A use which lawfully occupied a building or land at the time this Ordinance or an amendment hereto became effective and which does not now conform with the use regulations applicable in the zoning district in which it is located.

87. Use. Principal. The main use of land or structures as distinguished from a subordinate or accessory use.

88. Use Regulations. The provisions of this Ordinance which identify permitted and conditional uses, impose use limitations, require adherence to performance standards, and regulate accessory uses.

89. Use. Temporary. A use which, by nature and intent, exists for a short time only.

90. Vision Clearance Area. A triangular area on a lot at the intersection of two (2) streets or a street and a railroad, two (2) sides of which are lot lines measured from the corner intersection of the lot lines to the distance specified in this Ordinance. The third side of the triangle is a line across the corner of the lot joining the ends of the other two (2) sides. Where the lot lines at the intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. The vision clearance area contains no planting, walls, structures, or temporary or permanent obstructions exceeding three and one-half (3 1/2) feet in height measured from the top of the curb or existing grade.

91. Yard. An open space on a lot which is unobstructed from the ground upward except as otherwise provided in this ordinance.

92. Yard. Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of the main building.

93. Yard. Rear. A yard extending between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of the main building.

94. Yard. Side. A yard between a building and the side lot line measured horizontally at right angles to the side lot line from the side lot line to the nearest point of the building.

95. Driveway. An all weather surfaced vehicle access way from a village street to a garage or parking area adjacent to, or within close proximity (ten (10) feet or less) of a habitable structure.