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CHAPTER 11 – MUNICIPAL PLANNING

Article 1. Zoning and Subdivision Regulations

§11-101 ZONING REGULATIONS; ADOPTED BY REFERENCE.

A. The zoning regulations are in a pamphlet titled "Oakland, Nebraska, Zoning Regulations 2001" as prepared by JEO Consulting Group, Inc. Said zoning regulations are attached as Exhibit A to Ordinance 567 and are incorporated herein by reference.

B. Three copies of said zoning regulations shall be marked or stamped "Official Copy as Incorporated by Ordinance 567, Dated the 10th day of September, 2001," to which shall be attached a copy of the incorporating ordinance, and said copies shall be filed in the office of the City Clerk and shall be available to the public for inspection during regular business hours.

C. The zoning map titled "Oakland, Nebraska, Zoning Map" is hereby adopted as the official zoning map for the City and for the area outside of but within one mile of the city limits of Oakland, Nebraska, and said map shall be marked or stamped "Official Copy Incorporated by Ordinance No. 567." Three copies of said map shall be filed in the office of the City Clerk and shall be available to the public for inspection during regular business hours.
(Amended by Ord. No. 567, 9/10/01)

§11-102 SUBDIVISION REGULATIONS; ADOPTED BY REFERENCE.

A. The subdivision regulations are in a pamphlet titled, "Oakland, Nebraska, Subdivision Regulations 2001" as prepared by JEO Consulting Group, Inc. Said subdivision regulations are attached as Exhibit A to Ordinance 568 and are incorporated herein by reference.

B. Three copies of said Subdivision Regulations shall be marked or stamped "Official Copy as Incorporated by Ordinance 568, Dated the 10th day of September, 2001," to which shall be attached a copy of the incorporating ordinance. Said copies shall be filed in the office of the City Clerk and shall be available to the public for inspection during regular business hours.

(Amended by Ord. No. 568, 9/10/01)

Article 2. Fair Housing

§11-201 FAIR HOUSING; PURPOSE.

The purpose of this article is to promote the general welfare of the residents of Oakland by endorsing the provisions of the Nebraska Fair Housing Act, Sections 20-301 through 20-344 RS Neb., to the effect that there shall be no discrimination in the City of Oakland in the acquisition, ownership, possession or enjoyment of housing in accordance with Article I, Section 25 of the Constitution of the State of Nebraska. (Ord. No. 550, 10/11/99)

§11-202 FAIR HOUSING; DEFINITIONS.

As used in this article, unless the context otherwise requires:

“Aggrieved person” shall include any person who (A) claims to have been injured by a discriminatory housing practice or (B) believes that he or she will be injured by a discriminatory housing practice that is about to occur.

“Commission” shall mean the Nebraska Equal Opportunity Commission.

“Dwelling” shall mean any building, structure, or portion thereof which is occupied as or designed or intended for occupancy as a residence for one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

“Familial status” shall mean one or more minors being domiciled with (A) a parent or another person having legal custody of such individual or (B) the designee of a parent or other person having legal custody, with written permission of the parent or other person.

“Handicap” shall mean, with respect to a person, (A) a physical or mental impairment, excluding the current illegal use of or addiction to a controlled substance as defined in section 28-401 RS Neb., which substantially limits one or more of such person's major life activities; (B) a record of having such an impairment; or (C) being regarded as having such an impairment.

“Person” shall include one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers, and fiduciaries.

“Rent” shall include lease, sublease, let, and otherwise grant for consideration the right to occupy premises not owned by the occupant.

“Restrictive covenant” shall mean any specification limiting the transfer, rental, or lease of any housing because of race, creed, religion, color, national origin, sex, handicap, familial status, or ancestry.

(Ord. No. 550, 10/11/99)

