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**ARTICLE ONE
BASIC PROVISIONS**

1-1 Title

Chapter 11 of the Plattsmouth Municipal Code shall be known as the Zoning Ordinance of the City of Plattsmouth.

1-2 Jurisdiction

The provisions of this chapter shall be applicable to all property within the corporate limits of the City of Plattsmouth and its two-mile extra-territorial jurisdiction as provided by Section 14, Revised Statutes of Nebraska, 1943.

1-3 Purpose

The purposes of the Zoning Ordinance of the City of Plattsmouth are to:

- A. Serve the public health, safety, and general welfare of the city and its jurisdiction.
- B. Classify property in a manner that reflects its suitability for specific uses.
- C. Provide for sound, attractive development within the city and its jurisdiction.
- D. Encourage compatibility of adjacent land uses.
- E. Protect environmentally-sensitive areas.
- F. Further the objectives of the Comprehensive Development Plan of the City of Plattsmouth.

1-4 Consistency with Comprehensive Development Plan

The City of Plattsmouth intends that this Zoning Ordinance and amendments thereto shall be consistent with the City's Comprehensive Development Plan.

1-5 Conflicting Provisions

The Zoning Ordinance shall be held to provide the minimum requirements necessary for the promotion of health, safety, and welfare. If any provision of the Zoning Ordinance conflicts with any other provision of the Zoning Ordinance, any other Ordinance of the City of Plattsmouth, or any applicable state or federal law, the more restrictive provision shall apply.

1-6 Relief from Other Provisions

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, state, or federal ordinance or statute.

1-7 Severability of Provisions

If any chapter, section, subsection, clause, or phrase of this Zoning Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

