

**CHAPTER 11  
CITY OF KIMBALL  
ZONING ORDINANCE**

**ARTICLE 1  
GENERAL PROVISIONS**

11-101. TITLE

This ordinance and any amendments thereto shall be known and may be referred to as the City of Kimball Zoning Ordinance.

11-102. JURISDICTION

This ordinance shall apply to the incorporated area of the City of Kimball, Nebraska, that portion of the area outside the City's corporate boundary which is within the one-mile area of planning and zoning jurisdiction set forth by Nebraska law, as may be amended, and the Kimball Airport and approach zones, as shown on the Zoning District Map, incorporated herein by reference.

11-103. PURPOSE

The term "Zoning Rules and Regulations" shall mean to 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; to divide the municipality into districts and to divide the area one mile beyond and adjacent to the corporate limits into districts and establish by reference to maps the boundaries of said districts for said purposes; to provide for off-street parking and loading; to provide for its administration and interpretation; to provide for definitions and for amendments to this ordinance; to provide for its endorsement and prescribing penalties for the violation of its provisions; to provide for a board of adjustment and defining its powers and duties; to provide for invalidity of a part and for repeal of other ordinances in conflict with this ordinance.

11-104. APPLICATION OF REGULATIONS

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the zoning regulations herein specified for the district in which it is located.
2. Mobile homes in other than approved parks, except as otherwise permitted by this Ordinance, are hereby declared to be nonconforming uses and subject to the restrictions and regulations applicable to such uses.
3. Mobile Homes, to Be Used As Dwellings Only. No mobile home shall be used for a purpose other than a one-family dwelling. However, a mobile home may be used as a temporary office or shelter incidental to construction on a development of the premises on which the mobile home is located during the construction or development.