

Table of Contents

SEWERS	1
I. MUNICIPAL POWERS, DUTIES, AND LIABILITIES	
A. GENERALLY	
§ 1 State pre-emption	
§ 2 Municipal discretion	
§ 3 Power to construct	
§ 4 Acquiring of facilities	
§ 5 Private sewers	
§ 6 Intercity cooperation	
§ 7 Liability for damage by sewer system	
§ 8 Power to terminate or limit	
§ 9 Environmental concerns; fluoride	
B. EXERCISE OF POWERS BY OFFICIALS	
§ 10 Officers; board members	
§ 11 Engineering officials; employees	
C. EXTRATERRITORIAL FACILITIES AND SERVICES	
§ 12 Municipal authority and duties	
§ 13 Charges to users	
§ 14 Justifying annexation	
II. DISTRICTS	
§ 15 Creation and control	
§ 16 Joint districts	
III. PRELIMINARY PROCEEDINGS	
§ 17 Notice and hearing	
§ 18 Procedural requirements	
§ 19 Elections	
IV. SPECIAL ASSESSMENTS	
A. PROPERTY OWNERS' DUTIES AND REMEDIES	
§ 20 Notice and hearing requirements	

- § 21 Refunding assessments

B. MUNICIPAL AUTHORITY AND DUTIES

- § 22 Power to levy special assessments
- § 23 Procedural requirements
- § 24 Necessity of benefit
- § 25 Apportioning assessments
- § 26 Validity of reassessments
- § 27 Liens

V. NONASSESSMENT FINANCING

A. TAXATION AND APPROPRIATION

- § 28 Generally

B. BONDS

- § 29 Constitutional and statutory powers
- § 30 Procedural requirements
- § 31 Elections
- § 32 Debt limitations

C. RATES AND RENTALS

- § 33 General validity to impose
- § 34 Enforcement; penalties; imprisonment
- § 35 Uses of rentals
- § 36 Review
- § 37 Rate differentials
- § 38 Computation of amount
- § 39 Charge without use
- § 40 Exempt and nonexempt users
- § 41 Challenge to sewer rates

VI. LOCATION OF FACILITIES; LAND ACQUISITION

- § 42 General zoning considerations
- § 43 Land acquisition; eminent domain
- § 44 Procedural requirements

VII. CONTRACTS; CONSTRUCTION OF FACILITIES

A. BIDS

- § 45 Necessity; effect on contract
- § 46 Notice to bidders

TABLE OF CONTENTS

B. CONTRACTS

§ 47 Generally

C. CONTRACTORS

§ 48 Bonds

D. CONNECTIONS

§ 49 Power to compel connections

§ 50 Requirement based on structure, location or character of property

§ 51 Connection fees

§ 52 Owner's right to connect

§ 53 Legal proceedings

SHOPPING CENTERS..... 155

I. IN GENERAL

§ 1 Parking restrictions

§ 2 Restrictions on First Amendment activity on premises; distribution of leaflets, handbills, picketing

II. ZONING

§ 3 Comprehensive zoning

§ 4 Public health, welfare, and safety; traffic concerns

§ 5 Special protection of existing business

§ 6 Rezoning

§ 7 —Hearings

§ 8 Denial of rezoning

§ 9 Reasonableness as factor

§ 10 Spot zoning

§ 11 Variances

§ 12 Conditional uses

§ 13 —Hours

§ 14 Vested rights

§ 15 Floating zones

§ 16 Buffer zones

§ 17 Site plan approval

III. TAXATION

§ 18 Retail tax

§ 19 Miscellaneous forms of taxation

**SUBWAYS; PUBLIC TRANSIT
VEHICLES; BUSES 185**

I. MUNICIPALLY OWNED TRANSIT SYSTEMS

- § 1 In general
- § 2 Obtaining funds to construct or purchase system
- § 3 Subways

II. PRIVATELY OWNED TRANSIT SYSTEMS

A. FRANCHISE, PERMIT OR LICENSE

- § 4 Authority of municipality generally
- § 5 Limitations on authority
- § 6 Sightseeing buses

**B. LOSS, AMENDMENT OR EXPIRATION OF
FRANCHISE, PERMIT OR LICENSE**

- § 7 Revocation or forfeiture
- § 8 Relocation or removal of facilities

C. REGULATING OPERATIONS OF SYSTEM

- § 9 Authority of municipality generally
- § 10 Advertising on transit facilities—Political matters
- § 11 —First Amendment concerns
- § 12 —Promoting religion
- § 13 —Benches
- § 14 Indemnity bond or liability insurance policy
- § 15 Loading and unloading passengers
- § 16 Passenger capacity

D. FARES AND TRANSFERS

- § 17 Authority to regulate
- § 18 Conflict with state regulation

III. TAXATION

- § 19 Authority and limitations
- § 20 Gross receipts tax
- § 21 Excise Taxes
- § 22 Tax Exemptions

STREETS; SIDEWALKS; BRIDGES	223
--	------------

I. IN GENERAL

- § 1 Municipal rights
- § 2 Establishment
- § 3 Street names
- § 4 —Right to change
- § 5 Abandonment

II. DEFINITIONS

- § 6 Abutting
- § 7 Road
- § 8 Street
- § 9 Way

III. DEDICATION

- § 10 Generally
- § 11 What constitutes dedication
- § 12 What constitutes—By implication
- § 13 Acceptance
- § 14 —What constitutes

IV. VACATION; CLOSING

- § 15 Generally
- § 16 Power of municipality
- § 17 —Motives; Wisdom; Expediency
- § 18 Conditional vacation
- § 19 Consent and rights of abutting owners
- § 20 Effect
- § 21 Validity
- § 22 Notice; Hearing
- § 23 Actions attacking

V. ACCESS; INGRESS; EGRESS

- § 24 Generally
- § 25 Right to deny

VI. ENCROACHMENTS; OBSTRUCTIONS

- § 26 Generally
- § 27 Sidewalk obstructions
- § 28 —Prohibition

VII. CREATION OF IMPROVEMENT DISTRICTS

- § 29 Generally
- § 30 Validity

VIII. CONSTRUCTION; OPENING

- § 31 Generally

IX. SIDEWALKS; IMPROVEMENTS, MAINTENANCE

- § 32 Generally
- § 33 Abutting owners—Rights
- § 34 —Duties and liabilities

X. STREETS; IMPROVEMENT, MAINTENANCE

- § 35 Improvements, generally
- § 36 Grade
- § 37 —Change

XI. DRIVEWAYS; CURB CUTS

- § 38 Generally

XII. TUNNELS

- § 39 Generally

XIII. BRIDGES; VIADUCTS

- § 40 Bridges, generally
- § 41 Toll bridges

XIV. EXCAVATIONS

- § 42 Generally
- § 43 Warning signs; barricades; lighting

XV. TREES; SHRUBS

- § 44 Municipal control
- § 45 Removal
- § 46 Liability to abutting owners

XVI. ASSESSMENT FOR LOCAL IMPROVEMENTS

- § 47 General power
- § 48 Property subject to—Abutting
- § 49 Method of assessment

TABLE OF CONTENTS

§ 50	—Front foot
§ 51	—Assessed value
§ 52	Benefits, property owners
§ 53	—Necessity
§ 54	—Determination
§ 55	—Validity
§ 56	Challenge by property owners
§ 57	—Notice
§ 58	Estoppel; Laches
§ 59	Exemptions
§ 60	Reassessment
§ 61	Liens

XVII. ASSESSMENT BONDS

§ 62	Validity
§ 63	Referendum

XVIII. LIABILITY OF MUNICIPALITY

§ 64	Notice as prerequisite
§ 65	Defective sidewalks
§ 66	Defective streets

XIX. VALIDITY OF IMPROVEMENT ORDINANCES

§ 67	Generally
------	-----------

XX. ENFORCEMENT OF ASSESSMENTS

§ 68	Collection generally
------	----------------------

XXI. ENJOINING ENFORCEMENT

§ 69	Enjoining collection
§ 70	Injunctions

STREET VENDORS 337

§ 1	General power to regulate
§ 2	Use of streets for business—Prohibition
§ 3	Conduct of business
§ 4	Sound devices; crying wares
§ 5	Newspaper vendors
§ 6	Validity of licensing regulations
§ 7	First Amendment implications
§ 8	Pushcarts
§ 9	Food vendors; food trucks
§ 10	Classifications

§ 11 Sales from stopped vehicles

SUBDIVISIONS..... 359

I. FILING PLATS

A. AUTHORITY TO REGULATE

- § 1 Constitutional and statutory
- § 2 Conflict with statute
- § 3 Administrative boards
- § 4 Definitions
- § 5 Preliminary plan

B. FEES AND BONDS

- § 6 Authority to require bonds
- § 7 Protecting contractors and adjoining property owners
- § 8 Fees for plat examination

C. COMPLIANCE WITH SUBDIVISION SPECIFICATIONS

- § 9 Consistent with statutes and ordinances
- § 10 As inverse condemnation
- § 11 Zoning restrictions
- § 12 Vested rights doctrine
- § 13 Prerequisite to building permit
- § 14 Exceptions; Variances

D. COMPLIANCE WITH RESUBDIVISION SPECIFICATIONS

- § 15 Prerequisite to building permit

E. REJECTION AND APPROVAL

- § 16 Procedure
- § 17 Rejection; Grounds for rejection
- § 18 —As inverse condemnation
- § 19 —Traffic Concerns
- § 20 —Environmental concerns
- § 21 Rejection—Schools

II. CONDITION OF PROPERTY TO BE SUBDIVIDED

A. DEDICATING STREETS AND PUBLIC GROUNDS

- § 22 Authority to require

TABLE OF CONTENTS

- § 23 Reasonableness of conditions
- § 24 Apportioning off-site costs
- § 25 Paving and surfacing roads
- § 26 Cul-de-sacs
- § 27 Access to properties
- § 28 Schools
- § 29 Parks and recreational areas
- § 30 Street lights

B. FEES IN LIEU OF DEDICATION

- § 31 Authorization by statute
- § 32 Validity of fees in lieu of dedication

C. LOT SIZES

- § 33 Conflict with zoning restrictions
- § 34 Zoning change after plat recordation

D. SEWAGE AND WATER SYSTEMS

- § 35 Authority to require drainage
- § 36 Water mains
- § 37 Sewer installation
- § 38 Denial for insufficient capacity

SUNDAY LAWS..... 461

- § 1 Effect of state law
- § 2 —Preempted by state law
- § 3 Classifications
- § 4 —Closing ordinances as applied to small stores
- § 5 Prohibiting certain sales
- § 6 —Alcoholic beverages
- § 7 —Automobile sales
- § 8 Valid exemptions