

**ERIE TOWNSHIP**

**CASS COUNTY**

**NORTH DAKOTA**

**2008**

**ZONING  
REGULATIONS**

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# **1 INTRODUCTION**

## ***1.1 Title***

These regulations shall be known, and may be cited and referred to as the Erie Township of Cass County, North Dakota Zoning Regulations.

## ***1.2 Purpose and Intent***

1. Protect Erie Township's agricultural integrity and heritage.
2. Protect Public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.
3. Provide an adequate, safe and efficient system for the transportation of people, goods and services.
4. Ensure and maintain the public participation in decisions affecting Erie Township and it's residents.

## ***1-3 Authority***

These regulations are adopted under the authority granted by Chapter 58-03 of the North Dakota Century Code.

## ***1.4 Jurisdiction***

### **General**

These regulations shall apply to the use and enjoyment of all lands within Erie Township, Cass County, North Dakota.

### **Extraterritorial Areas**

When an incorporated municipality has declared its intent in exercising its extraterritorial authority as provided by Chapter 40-47 of the North Dakota Century Code, these regulations shall not apply to the area delineated for that purpose.

## ***1.5 Interpretation***

These regulations shall be held to be minimum requirements adopted for promotion of purposes cited in [Section 1.2](#). Whenever the requirements of these regulations are at variance with the requirements of other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive shall govern unless otherwise specifically stated.

## ***1.6 Severability***

If any part, provision or portion of these regulations is adjudged invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.



## ***1.7 Effective Date***

These regulations shall be effective upon adoption by the Township Board of Supervisors as provided by the North Dakota Century Code.

## ***1.8 Non-restriction of farming***

No regulation or restriction contained in this ordinance shall be construed to prohibit or prevent the use of land or buildings for farming or any of the normal incidents of farming.

# **2 RULES AND DEFINITIONS**

## ***2.1 Rules***

In construction of these regulations, the rules and definitions contained in this section shall be observed and applied except when the context clearly indicates otherwise.

- 1) Words used in present tense shall include the future.
- 2) Words used in singular number shall include the plural number, and the plural the singular.
- 3) Shall is a mandatory word and not discretionary.
- 4) May is a permissive word.

## ***2.2 Definitions***

Terms used in this ordinance have the same meaning as given by the laws and rules of the state of North Dakota, specifically chapter 33-16-03 of the North Dakota Administrative Code. The definitions for these terms and for additional terms are:

**Accessory Building and Uses** - a subordinate building or portion of the main building the use of which is clearly incidental to and serves exclusively the principal building or principal use. The accessory building or use shall be located on the same zoning lot and it is established to contribute to the comfort, convenience or necessity of occupants of the principal building or principal use.

**Adjoining Properties** - properties contiguous with the Wind Energy Facility Perimeter and external to such Perimeter.

**Agriculture** - process of producing food and fiber including, but not limited to the land, facilities, structures, and buildings for operation and maintenance thereof. It includes all types of general farming, crop and vegetable farming, dairying, livestock and poultry raising, apiaries, fur farming, horticulture, pasturing, tree farming and related land based food and fiber producing facilities.

**Agriculture (Farming, Ranching)** - the art or science of cultivating the soil and activities incidental thereto; cultivating land for production of agricultural crops or livestock;

raising, feeding, or producing livestock, poultry, milk, or fruit. The term shall include incidental retail selling by the producer of products raised on the premises, provided that space necessary for parking of vehicles of customers shall be furnished off the public right-of-way. The term does not include producing timber or forest products, nor does the term include a contract whereby a processor or distributor of farm products or supplies, provides grain, harvesting grain, or other farm services. See also Section 11-33-02 of the North Dakota Century Code.

**Airport** - any area designated for the landing and take off of aircraft and any appurtenant areas which are used or intended for use for airport buildings and structures including runways, taxi-ways, aircraft storage and tie down areas, hangars and other related facilities and open spaces other than landing strips used for family purposes.

**Animal feeding operation** - a place where: livestock have been, are or will be confined, concentrated and fed for 45 or more days in any 12 month period; pasture, crops or other vegetation are not normally managed or sustained for grazing during the normal growing season; and , animal waste or *manure* accumulates. This term does not include an *animal wintering operation*. Two or more feeding operations under common ownership shall be considered a single animal operation, if they use a common system for manure handling.

**Animal Feeding Operation Structure** - lagoon, formed manure storage, wash water storage structure, earthen manure storage basin, or any animal confinement building.

**Animal Hospital or Kennel** - a building or premises set up for treatment and boarding of domestic animals including veterinary facilities.

**Animal wintering operation** - the confinement of cattle or sheep used or kept for breeding purposes in a feedlot or sheltered area at any time between October 15 and May 15 of each production cycle under circumstances in which these animals do not obtain a majority of their feed and nutrients from grazing. The term includes the weaned offspring of cattle and sheep, but it does not include (1) breeding operations of more than 1,000 animal units or (2) weaned offspring which are kept longer than 150 days and that are not retained for breeding purposes.

**Applicant** - an individual, corporation, group of individuals, partnership, joint venture, owners, or any other business entity having charge or control of one or more animal feeding operations.

**Aquifer** - a geologic formation, group of formations, or part of a formation capable of storing and yielding ground water to wells and springs.

**Building** - any structure designed or intended for shelter, housing, business, office, and accommodation of persons, animals, chattels or property.

**Building Area** - that portion of the zoning lot that can be occupied by the principal use, excluding the front, rear and side yards.

**Building Height** - vertical distance from the grade to the highest point of the roof.

**Building Line** - a line establishing the minimum distance that structures may be placed from the lot lines or highway right-of-way. For the purposes of these regulations the building line is the same as setback line.

**Building, Principal** - a building, the principal use of which is single family and multi-family dwellings, and offices, shops, stores and other uses.

**Certificate of Site Compatibility** - a certificate of site compatibility within the meaning of North Dakota Century Code chapter 49.22 or successor statute.

**Channel** - a natural or man-made water course for conducting the flowing water.

**Closure** - taking of those actions to close and reclaim a feedlot. Closure actions may include, but are not limited to, cleaning of buildings, disposal of manure, and demolition and/or removal of all manure storage structures.

**Club or Lodge** - a private club or lodge which is a nonprofit association of persons for the purpose of gatherings and entertaining members including consumption of food and beverages.

**Commercial** - a division of trade or production which deals with the exchange of goods and services from producer to final consumer. It comprises the trading of something of economic value such as goods, services, information or money between two or more entities. Commerce functions as the central mechanism which drives capitalism and certain other economic systems

**Commission** - Township Zoning Commission.

**Comprehensive Plan** - a guide for management of the physical resources and development of the Township as adopted by the Board of Supervisors.

**Conditional Use** - use of a special nature not automatically permitted in a zoning district and which requires review and approval of the Zoning Commission after public hearing.

**Conforming Building or Structure** - a building or structure which complies with all requirements of these regulations and other regulations adopted by the Township.

**Development** - any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures, the construction of additions or alternations to buildings or structures, ditching, lagooning, dredging, filling, grading, paving, excavation and drilling operations.

**Development Plan** - a document including maps and data for physical development of an area as provided by these regulations.

**District** - a section or sections of the township for which regulations governing the use of building and premises, the building heights, size of yards, lot area, lot width and the use are uniform.

**Due process** - involves two essential elements; (1) notice and (2) an opportunity for a hearing. The notice must adequately describe the potential action that might affect the person(s) being notified and it must provide the person(s) a reasonable time to respond. If the person(s) request(s) a hearing, the hearing must be fair and allow the person(s) to present relevant evidence and arguments.

**Dwelling** - any building or portion thereof, used exclusively for human habitation including single family and multiple family units but not including hotels or motels.

**Dwelling, Multiple Family** - a single building or portion thereof, containing 2 (two) or more dwelling units.

**Dwelling, Single Family** - a building containing one dwelling unit only.

**Earthen Manure Storage Basin** - an earthen cavity, either covered or uncovered, which, on a regular basis, receives waste discharges from an animal feeding operation and from which accumulated wastes from the basin are removed at least once a year.

**Encroachment** - any fill, building, structure or use including accessory used projecting into the required yard areas or public and private property.

**Established Residence** - any residence established by a personal presence, in a fixed and permanent dwelling with an intent to remain there.

**Establishment** - a place of business for processing, production, assembly, sales, service of goods and materials.

**Existing** - an animal unit handling facility in place on the date this ordinance is effective.

**FAA** - the Federal Aviation Administration.

**Farm** - a tract of land of not less than five acres which is devoted to agricultural activities.

**Farming** - see Agriculture (Farming, Ranching).

**Feedlot** - a parcel of land which contains a commercial operation for feeding or raising of 200 (two hundred) or more animals which is operated as a separate activity and not incidental to farming.

**Flood Plain** - lowland and relatively flat areas adjoining inland and coastal waters that are inundated by a 100 (one-hundred) year flood.

**Frontage** - the front part of a lot abutting a public right-of-way, or road or highway.

**Grade** - land elevation at the horizontal intersection of the ground and the building.

**Ground Water** - water below the land surface in a geological unit in which soil pores are filled with water and the pressure of that water is equal to or greater than atmospheric pressure.

**Home Occupation** - any occupation carried on in a dwelling unit by a member or members of the family and which meets these requirements:

- 1) That the occupation is conducted within the principal building and not in an accessory building.
- 2) That no stock-in-trade is kept or commodities sold other than those produced on the premises.
- 3) That no more than 25 (twenty five) percent of the floor area of the dwelling is devoted to such home occupation.

**Hotel or Motel** - a building in which lodging accommodations, with or without meals are provided for compensation.

**Hub Height** -, when referring to a Wind Turbine, the distance measured from the ground level to the center of the turbine hub.

**Junk or Salvage Yard** - an open area where waste or scrap material, including parts of used motor vehicles, appliances and farm implements are bought, sold, exchanged, stored, baled, parked, disassembled or handled.

**Kennel, Animal** - any premises where dogs, cats and other household pets are boarded, bred and maintained for compensation.

**Lagoon** - an impoundment made by excavation or earth fill for biological treatment of animal or other agricultural wastes. Lagoons can be aerobic, anaerobic or facultative, depending on their loading and design.

**Livestock** - any animal raised for food, raw materials or pleasure, including but not limited to, beef and dairy cattle, bison, sheep, swine, poultry and horses. Livestock also includes fur animals raised for pelts.

**Lot** - a piece, parcel, lot or area of land of continuous assemblage established by survey, plat or deed.

**Lot Lines** - the property lines bounding the lot.

**Lot Width** - the horizontal distance between the side lot lines of a lot measured at the front building setback line.

**Lot, Zoning** - a single lot, parcel, tract of land within a zoning district developed or to be developed.

**Manufactured home** - a type of housing unit that is largely assembled in factories and then transported to sites of use.

**Manufacturing** is the use of tools and labor to make things for use or sale

**Manure** - fecal material and urine from livestock, as well as animal housing wash water, bedding material, rainwater or snow melt that comes in contact with fecal material or urine.

**MET Tower** - temporary and permanent meteorological towers used for the measurement of wind speed.

**Mobile Home** - a manufactured trailer intended for family residential occupancy.

**Mobile Home Park** - a parcel of land for which a detailed plan indicating the location of lots, blocks, streets, facilities and utilities exists.

**Nonconforming Building** - any building which does not comply with any or all of these regulations.

**Nonconforming Use** - any principal use of land or building which does not comply with any or all of these regulations.

**Nursing Home or Convalescent Home** - a home for the aged or infirm which unrelated persons are accommodated for compensation.

**Nuisance** - an unreasonable interference with the public's right to property. It includes conduct that interferes with public health, safety, peace or convenience.

**Occupied Structures and Facilities** - any occupied dwelling, commercial building or publicly-used structure or facility.

**Operator** - an individual or group of individuals, a partnership, a corporation, a joint venture, or any other entity owning or controlling one or more animal feeding operations or animal wintering operations.

**Permitee** - an individual, group of individuals, corporation, partnership, joint venture, owners, or any other business entity, or combination thereof, that leases or owns the wind rights, Wind Turbines and associated improvements, and all subsequent assignees and/or transferees of these rights, and that submits a Wind Energy Facility Sitting Permit application, develops the Wind Energy Facility, and subsequently operates such Facility.

**Permitted Uses** - those uses, buildings or structures which comply with the provisions of specific zoning districts because of the similarities in nature and relationship to each other. Permitted uses are distinct from conditional uses that are authorized only if certain requirements of these provisions are met after a public hearing and approval by the Zoning Commission.

**Person** - any individual, firm, corporation, partnership or legal entity.

**Planned Development** - a grouping of buildings and structures on a site of five (5) or more acres in single ownership which is not limited by the yard or building height limitations but is based on a detailed development plan and recorded in the Office of the Township Code Administrator upon approval by the Township Board of Supervisors.

**Pollution, Air** - the presence in the outdoor atmosphere of one or more air contaminants in such quantities and duration as is or may be injurious to human health, welfare, or property, animal, or plant life or which unreasonably interferes with the enjoyment of life or property.

**Pollution, Water** - manmade or man-induced alteration of the physical, chemical, biological integrity of any Waters of the State.

**Processing** typically describes the act of taking something through an established and usually routine set of procedures to convert it from one form to another, as a manufacturing procedure.

**Public Roadway or Public Way** - any dedicated and recorded right-of way including alleys, sidewalks, streets, roads or highways.

**Regional Flood** - a flood determined by the state and Federal Emergency Management Agency which is representative of large floods known to have occurred in the County.

**Rotor Diameter** - the diameter of the circle formed by the swept area of the Wind Turbine's blades.

**Service Station** - any building or premises where automotive fuels, automotive related services, lubricants, parts, and supplies are made available to the motorist.

**Shall** - that the requirement is mandatory, rather than optional.

**Sign** - any emblem, name, identification, description or illustration which is used for outdoor advertising having permanent location on the ground or attached to or painted on a building including bulletin boards, billboards and poster boards, but excluding real estate for sale signs, political campaign signs, public information and traffic signs.

**Site Plan** - a detailed plan for making improvements to parcel(s) of land for the purpose of building and development as provided in these regulations.

**Slaughterhouse** - a facility where animals are killed and processed into meat products.

**Source-Water Protection Area** - a boundary which defines the surface and subsurface area surrounding water well or a well field, which supplies a public water system and through which contaminants are likely to move toward and reach such water well or field.

**Stream** - any running body of surface water that ordinarily flows within a channel. This includes both perennial and intermittent streams.

**Structural Alterations** - any change in the supporting elements of a building or structure including bearing elements, partitions, columns, beams, girders, roofs, exterior walls and embankment.

**Structure** - anything constructed or erected, the use of which requires permanent location on the ground including advertising signs and billboards.

**Substantial Improvement** - any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 (fifty) percent of the market value of the structure either:

- 1) Before the improvement or repair is started, or



- 2) If the structure has been damaged and is being restored, before the damages occurred. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling or floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

**Surface water** - water of the state located on the ground surface such as lakes, reservoirs, rivers and creeks.

**Total Height** -, when referring to a Wind Turbine, the distance measured from the ground level to the blade extended at its highest point.

**Township** - Erie Township.

**Utilities** - installations for conducting water, sewage, gas, electricity, television, storm water and similar facilities providing service to and used by the public.

**Variance** - the relaxation of the terms of the zoning regulations in relationship to building height, size of the front, rear and side yards, where the literal enforcement of these regulations could create unreasonable hardship, but it is not contrary to the purposes of the Township Comprehensive Plan and these regulations.

**Waters of the state** - all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, situated wholly or partly within or bordering upon the state, except those private waters that do not combine or effect a junction with natural surface or underground waters just defined.

**Wind Energy Facility** - a facility directly generating electricity or indirectly generating electricity or energy through production of hydrogen, compressed air or other energy carrier from conversion of wind to energy and consisting of one or more Wind Turbines under common ownership or operating control, and includes substations, temporary and permanent MET Towers, cables/wires and other buildings accessory to such facility, whose main purpose is to supply electricity directly, or through wind energy conversion to another form of energy, to off-site customer(s).

**Wind Energy Facility Perimeter** - the boundary of the Wind Energy Facility as defined by the external property lines of landowners who have a contractual relationship with the Permittee and who will receive Wind Turbine compensation type payments or other forms of revenue derived from Wind Turbines sited within such Wind Energy Facility.

**Wind Energy Facility Siting Permit** - a construction and operating permit granted in accordance with the provisions of this Ordinance.

**Wind Turbine** - a wind energy conversion system which converts wind energy into electricity, hydrogen, compressed air, or some other energy carrier and includes the turbine, blade, tower, base and pad transformer, if any; provided that such a system shall only be a Wind Turbine for the purposes of 6.10, if it has a nameplate capacity of 100 kilowatts or greater. Wind Turbines of less than 100 kilowatts nameplate capacity will be regulated pursuant to [section 6.7](#).

**Yard** - an open space on the zoning lot which is unoccupied or unobstructed by any portion of a structure from the ground upward.

**Zoning Commission** - a body consisting of no more than 6 (six) members, of which not more than 3(three) is a Township Supervisor, with membership appointed yearly by the Supervisors during their annual or special Township meeting.

### **3 GENERAL PROVISIONS**

#### ***3.1 Compliance***

No building or land shall hereafter be used or occupied and no building shall be erected, moved, or altered unless in conformity with these regulations.

#### **Building Height, Lot Area and Yards**

No building shall exceed the height, occupy larger part of lot area, and no lot shall be created smaller than the requirements of these regulations.

#### **Substandard Lots**

All existing lots at the date of adoption of these regulations shall be deemed buildable unless for the reasons of land suitability, flooding and other physical limitations contrary to the purpose of these regulations.

#### ***3.2 Amendments***

The Township Board of Supervisors may, from time to time, amend, supplement or repeal any part of these regulations after a public notice and hearing.

#### ***3.3 Comprehensive Plan***

These regulations are administered and enforced to implement the Comprehensive Plan of the Township, a document adopted by the Board of Supervisors as a policy guide for protection of the townships natural resources and accommodating the type of development deemed appropriate including but not limited to the following objectives.

- 1) Protect Erie Township's agricultural integrity and heritage
- 2) Protect Public health, safety and welfare by deterring incompatible land uses from harming conforming land uses
- 3) Provide an adequate, safe and efficient system for the transportation of people, goods and services

- 4) Ensure and maintain the public participation in decisions affecting Erie Township and its residents

### ***3.4 Non-conforming Uses***

The lawful use of a building or premises existing at the date of adoption of these regulations may be continued. Where a non-conforming use is discontinued for a period of more than twelve consecutive calendar months any subsequent use or occupancy of such premises shall conform to these regulations. Whenever a building is destroyed or damaged by fire or other casualty to the extent of more than 60 (sixty) percent of its market value it shall not be restored unless said building shall conform to the provisions of the district in which it is located. Non-conforming uses shall not be expanded to occupy a larger area of land than existed at the date of adoption of these regulations unless approved by the Zoning Commission after a public hearing.

### ***3.5 Land Suitability***

No land shall be used for a purpose which is held unsuitable for the reason of flooding, soil limitations, inadequate drainage, incompatibility with adjoining uses or any condition likely to be harmful to the health, safety or the welfare of the people in the area. The Township Zoning Commission may require information and data to determine the land suitability. The Township may consult with the county and state agencies to assist in its determination.

### ***3.6 Conditionally Permitted Uses***

Where a use is classified as a conditional use under these regulations and exists at the date of adoption of these regulations, it shall be considered a conditional use permit with a variance from the township. Where a use is not allowed as a conditional use or permitted use, under these regulations, and exists at the date of adoption of these regulations, it shall be considered non-conforming and shall be subject to the nonconforming buildings and use provisions.

### ***3.7 Road and Highway Access***

A permit for access to the township roads is required by the Board of Supervisors. In granting the access permit to the township roads, the Board of Supervisors may adopt rules and regulations as to the number of access points per mile, the width, construction and other features of the access to the adjoining properties. The Board of Supervisors may place conditions when granting a road access permit. Farm driveways and field access points are exempt from these provisions.

### ***3.8 Road and Highway Setbacks***

All buildings and structures shall be placed at least 50 (fifty) feet from county and state highway rights-of-way and at least 50 (fifty) feet from the township road rights-of-way for the purpose of preventing hazardous accumulations of snow and to allow for future

widening of public right-of-ways. Tree plantings and shelterbelts shall be planted at least 33 ½ (thirty-three and a half) feet from center of N and W roads and at least 33 ½ (thirty-three and a half) feet from center of S and E roads.

## **4 ZONING DISTRICT BOUNDARIES AND MAP**

### ***4.1 Zoning District***

In order to carry out the purposes and provisions of these regulations, the following zoning districts are hereby established.

- 1) Agricultural District
  - a) The agricultural district is intended to encourage agricultural and agricultural support businesses.
- 2) Single Family Residential District
  - a) The single family residential district is intended to encourage the establishment and preservation of low density residential neighborhoods characterized primarily by Single Family Dwellings. It is further to provide for certain other uses such as educational, religious and recreational activities compatible with residential areas and to reserve undeveloped lands for similar types of residential development. Since these developments are intended to be residential and at densities compatible with urban development, all development must take place within established subdivisions as approved by Cass County or the contiguous municipality if authorized by law. No permits will be issued for any non-agricultural use unless the parcel is platted pursuant to law.
- 3) Multiple Family Dwelling District (approval of Township) regulations and zoning will be addressed at the time of application.
  - a) The multiple family residential district is intended to encourage the establishment and preservation of medium to high density residential neighborhoods with a variety of housing types. It is further to provide for certain other uses compatible with residential development.
- 4) Manufactured Home Districts (approved by the Township Board)
  - a) The manufactured home district is intended to provide for manufactured home in subdivided developments, in safe, attractive, residential neighborhoods with all urban services and desired amenities available as in other residential areas.
- 5) Mobile Home Park District
  - a) The mobile home part district is intend to provide for the establishment and maintenance of areas for mobile or manufactured homes in mobile home parks not

subdivided into individual lots, in an appropriate, safe, sanitary and attractive environment.

6) Commercial General District

a) The commercial general district is intended to provide for local commercial developments that allow for highway oriented businesses and for general commercial uses in a way that allows orderly and easy access to transportation routes without permitting or creating strip or spot development.

i) Area and Density requirements:

(1) When the lot will be connected to an adequate sewer and water supply, the minimum lot size shall be 12,000 square feet for Single Family Dwelling and 12,000 square feet, plus, 3,000 square feet for each Dwelling Unit over one in each structure; and non-residential uses shall have no minimum lot size except when specially provided for in the ordinance.

(2) When the lot is connected to a private sewer and water system, the minimum lot size shall be 100,000 square feet for single family dwellings or commercial uses with under 5 employees working at the same time; and 100,000 square feet plus 15,000 square feet for each dwelling unit over one in each structure; and such size as may be recommended by the Cass County Sanitarian for all other uses.

(3) Lot Width: For uses other than single-family dwelling the minimum lot width shall be 100 (one hundred) feet.

(4) Depth: Minimum depth shall be 120 (one hundred twenty) feet.

(5) Buildings may not cover more than 25 (twenty-five) percent of the lot area

(6) Accessory buildings shall be equal to or less than the ground floor area of the main buildings

ii) Building Height / size limits

(1) For residential uses, the maximum height of structures shall be 2 ½ (two and one half) stories or 35 feet (but never more than 40 feet above the flood plain).

iii) Setback requirements

(1) The minimum setback from road and highway rights-of-way shall be 75 feet.

(2) No building line shall be closer than 20 (twenty) feet to another structure on an adjacent lot.

## ***4.2 Zoning District Map***

### **Zoning Districts**

The location and boundaries of the zoning districts are hereby established as shown on the “Zoning District Map” on file in the Office of the Township Code Administrator. The zoning district maps, together with all information shown thereon and all amendments thereto, shall be an integral part of these regulations.

### **Public Roads and Highways as Boundary**

Where zoning district boundary lines are indicated as following roads and highways or extensions thereof, such boundary lines shall be construed to be the center line of said roads and highways or extension thereof unless clearly shown to the contrary.

### **Property Line as Boundary**

Where a zoning district boundary line coincides approximately but not exactly with the property line, the zoning boundary shall be construed to be the lot line at that location. All section lines, half section lines and quarter section lines may be construed as the property lines.

### **District Description for Unsubdivided Lands**

For unsubdivided property, zoning district boundaries are determined by metes and bounds description or by a legal description as deemed necessary.

### **Vacated Areas**

Where a public road or highway is vacated by the official action of the Board of Township Supervisors, the zoning district boundaries shall be extended to the center of the vacated public road or highway.

### **Zoning District Boundary Interpretation**

Where any uncertainty exists as to the exact location of the zoning district boundary lines, the Board of Supervisors shall determine the location of such boundary lines.

### **Certification**

The official zoning map shall bear a certificate with the signature of the Township Chairman and certification of the Township Clerk and date of adoption of the zoning map as an integral part of these regulations.

## **5 ZONING DISTRICT REGULATIONS**

### ***5.1 Agricultural District***

#### **Purpose**

The purpose of this district is to provide for preservation and protection of agricultural lands and to discourage uses incompatible with agricultural operations or detrimental to agricultural lands utilization.

#### **Permitted Uses**

- 1) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.
- 2) Accessory Buildings and Structures.
- 3) Grain Elevators and Accessory Structures.
- 4) Home Occupations.
- 5) Single Family Non-farm Residential Units on 10 (ten) acres or more.
- 6) Commercially Operated Air landing Strip and Accessory Buildings.
- 7) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 8) Sale and Services of Agricultural Equipment and Machinery.
- 9) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 10) Public and Non-Profit Wildlife Management Areas

#### **Conditionally Permitted Uses**

- 1) Cemeteries.
- 2) Churches.
- 3) Parks and Playgrounds.
- 4) Public and Private Schools.
- 5) Public Buildings and Facilities Including County Garages.
- 6) Commercial repair, maintenance and body shops.
- 7) Stock Piling of Sand and Gravel for Road Construction and maintenance.

- 8) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 9) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10](#).
- 10) Antique and Craft shops
- 11) Art Studios
- 12) Feedlots
- 13) Slaughterhouses
- 14) Voltage Transmission Lines and Accessory Structures.
- 15) Radio, TV Stations and Towers.
- 16) Salvage and Junk Yards Subject to Provisions of [Section 6.6](#).
- 17) Sanitary Landfills Subject to the Provisions of [Section 6.5](#).
- 18) Sewage Lagoons and Wastewater Treatment Facilities.
- 19) Golf Courses
- 20) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 21) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 22) Mobile Homes and Mobile Home Parks
- 23) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.
- 24) Manufactured Homes
- 25) Apartment or Multi family dwellings
- 26) Commercial business

## ***5.2 Single Family Residential District***

### **Permitted Uses**

- 1) Home Occupations.
- 2) Single Family Non-farm Residential.



- 3) Churches.
- 4) Parks and Playgrounds.
- 5) Public and Private Schools.
- 6) Manufactured Homes

### **Conditionally Permitted Uses**

- 1) Cemeteries.
- 2) Public Buildings and Facilities Including County Garages.
- 3) Commercial repair, maintenance and body shops.
- 4) Stock Piling of Sand and Gravel for Road Construction and maintenance.
- 5) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 6) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10](#).
- 7) Antique and Craft shops
- 8) Art Studios
- 9) Feedlots
- 10) Slaughterhouses
- 11) Voltage Transmission Lines and Accessory Structures.
- 12) Radio, TV Stations and Towers.
- 13) Salvage and Junk Yards Subject to Provisions of [Section 6.6](#).
- 14) Sanitary Landfills Subject to the Provisions of [Section 6.5](#).
- 15) Sewage Lagoons and Wastewater Treatment Facilities.
- 16) Golf Courses
- 17) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 18) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 19) Mobile Homes and Mobile Home Parks

- 20) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.
- 21) Apartment or Multi family dwellings
- 22) Commercial business
- 23) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.
- 24) Accessory Buildings and Structures.
- 25) Grain Elevators and Accessory Structures.
- 26) Commercially Operated Air landing Strip and Accessory Buildings.
- 27) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 28) Sale and Services of Agricultural Equipment and Machinery.
- 29) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 30) Public and Non-Profit Wildlife Management Areas

#### **Lot Area and Lot Width**

- 1) For residential uses the lot area shall not be less than 50 X 150 or equal square area.

#### **Yard Requirements**

- 1) The minimum front yard, measured from the front lot line shall not be less than 50 (fifty) feet for properties abutting township roads and 100 (one hundred) feet for properties fronting on other rights-of-ways.
- 2) The minimum rear yard, measured from the rear lot line shall not be less than 50 (fifty) feet.
- 3) The minimum side yard, measured from the side lot line shall not be less than 50 (fifty) feet.

#### **Building Height**

- 1) The building height for residential buildings shall not exceed two and one half stories or 35 (thirty five) feet except for farm buildings and structures.
- 2) The building heights for manufacturing of agricultural products and for construction and maintenance of livestock/agricultural waste systems shall be determined by the Township Board of Supervisors.
- 3) The building height, excepting the radio and TV towers, MET Towers, Wind Turbines, and church steeples for all other uses shall not exceed 35 (thirty five) feet.

### **Parking Requirements**

- 1) For non farm uses the parking requirements shall be subject to the provisions of [Section 6.2](#) of these regulations.

### **Sign Requirements**

- 1) Sign requirements shall be subject to the provisions of [Section 6.3](#) of these regulations.

**5.3 Multiple Family Dwelling District** (approval of Township Board) regulations and zoning will be addressed at the time of application.

### **Permitted Uses**

- 1) Home Occupations.
- 2) Multi Family Non-farm Residential Units.
- 3) Churches.
- 4) Parks and Playgrounds.
- 5) Public and Private Schools.

### **Conditionally Permitted Uses**

- 1) Cemeteries.
- 2) Public Buildings and Facilities Including County Garages.
- 3) Commercial repair, maintenance and body shops.
- 4) Stock Piling of Sand and Gravel for Road Construction and maintenance.
- 5) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 6) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10](#).
- 7) Antique and Craft shops
- 8) Art Studios
- 9) Feedlots
- 10) Slaughterhouses
- 11) Voltage Transmission Lines and Accessory Structures.

- 12) Radio, TV Stations and Towers.
- 13) Salvage and Junk Yards Subject to Provisions of [Section 6.6.](#)
- 14) Sanitary Landfills Subject to the Provisions of [Section 6.5.](#)
- 15) Sewage Lagoons and Wastewater Treatment Facilities.
- 16) Golf Courses
- 17) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 18) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 19) Mobile Homes and Mobile Home Parks
- 20) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.
- 21) Manufactured Homes
- 22) Apartment or Multi family dwellings
- 23) Commercial business
- 24) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.
- 25) Accessory Buildings and Structures.
- 26) Grain Elevators and Accessory Structures.
- 27) Commercially Operated Air landing Strip and Accessory Buildings.
- 28) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 29) Sale and Services of Agricultural Equipment and Machinery.
- 30) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 31) Public and Non-Profit Wildlife Management Areas

**Lot Area and Lot Width**

- 1) For non-farm residential in agricultural zone uses the lot area shall not be less than 10 (ten) acres.
- 2) For non-residential uses the lot area shall not be less than 50 X 150 or equal square area.

### **Yard Requirements**

- 1) The minimum front yard, measured from the front lot line shall not be less than 50 (fifty) feet for properties abutting township roads and 100 (one hundred) feet for properties fronting on other rights-of-ways.
- 2) The minimum rear yard, measured from the rear lot line shall not be less than 50 (fifty) feet.
- 3) The minimum side yard, measured from the side lot line shall not be less than 50 (fifty) feet.

### **Building Height**

- 1) The building height for residential buildings shall not exceed two and one half stories or 35 (thirty five) feet except for farm buildings and structures.
- 2) The building heights for manufacturing of agricultural products and for construction and maintenance of livestock/agricultural waste systems shall be determined by the Township Board of Supervisors.
- 3) The building height, excepting the radio and TV towers, MET Towers, Wind Turbines, and church steeples for all other uses shall not exceed 35 (thirty five) feet.

### **Parking Requirements**

- 1) For non farm uses the parking requirements shall be subject to the provisions of [Section 6.2](#) of these regulations.

### **Sign Requirements**

- 1) Sign requirements shall be subject to the provisions of [Section 6.3](#) of these regulations.

## ***5.4 Manufactured Home Districts*** (approved by the Township Board)

### **Permitted Uses**

- 1) Home Occupations.
- 2) Single Family Non-farm Residential Units.
- 3) Churches.
- 4) Parks and Playgrounds.
- 5) Public and Private Schools.
- 6) Manufactured Homes

### **Conditionally Permitted Uses**

- 1) Cemeteries.

- 2) Public Buildings and Facilities Including County Garages.
- 3) Commercial repair, maintenance and body shops
- 4) Stock Piling of Sand and Gravel for Road Construction and maintenance.
- 5) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 6) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10](#).
- 7) Antique and Craft shops
- 8) Art Studios
- 9) Feedlots
- 10) Slaughterhouses
- 11) Voltage Transmission Lines and Accessory Structures.
- 12) Radio, TV Stations and Towers.
- 13) Salvage and Junk Yards Subject to Provisions of [Section 6.6](#).
- 14) Sanitary Landfills Subject to the Provisions of [Section 6.5](#).
- 15) Sewage Lagoons and Wastewater Treatment Facilities.
- 16) Golf Courses
- 17) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 18) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 19) Mobile Homes and Mobile Home Parks
- 20) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.
- 21) Apartment or Multi family dwellings
- 22) Commercial business
- 23) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.

- 24) Accessory Buildings and Structures.
- 25) Grain Elevators and Accessory Structures.
- 26) Commercially Operated Air landing Strip and Accessory Buildings.
- 27) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 28) Sale and Services of Agricultural Equipment and Machinery.
- 29) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 30) Public and Non-Profit Wildlife Management Areas

#### **Lot Area and Lot Width**

- 1) For-residential uses the lot area shall not be less than 50 X 150 or equal square area.

#### **Yard Requirements**

- 1) The minimum front yard, measured from the front lot line shall not be less than 50 (fifty) feet for properties abutting township roads and 100 (one hundred) feet for properties fronting on other rights-of-ways.
- 2) The minimum rear yard, measured from the rear lot line shall not be less than 50 (fifty) feet.
- 3) The minimum side yard, measured from the side lot line shall not be less than 50 (fifty) feet.

#### **Building Height**

- 1) The building height for residential buildings shall not exceed two and one half stories or 35 (thirty five) feet except for farm buildings and structures.
- 2) The building heights for manufacturing of agricultural products and for construction and maintenance of livestock/agricultural waste systems shall be determined by the Township Board of Supervisors.
- 3) The building height, excepting the radio and TV towers, MET Towers, Wind Turbines, and church steeples for all other uses shall not exceed 35 (thirty five) feet.

#### **Parking Requirements**

- 1) For non farm uses the parking requirements shall be subject to the provisions of [Section 6.2](#) of these regulations.

#### **Sign Requirements**

- 1) Sign requirements shall be subject to the provisions of [Section 6.3](#) of these regulations.

## ***5.5 Mobile Home Park District***

### **Permitted Uses**

- 1) Home Occupations.
- 2) Single Family Non-farm Residential Units.
- 3) Churches.
- 4) Parks and Playgrounds.
- 5) Public and Private Schools.
- 6) Mobile Homes and Mobile Home Parks

### **Conditionally Permitted Uses**

- 1) Cemeteries.
- 2) Commercial repair, maintenance and body shops
- 3) Public Buildings and Facilities Including County Garages.
- 4) Stock Piling of Sand and Gravel for Road Construction and maintenance.
- 5) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 6) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10](#).
- 7) Antique and Craft shops
- 8) Art Studios
- 9) Feedlots
- 10) Slaughterhouses
- 11) Voltage Transmission Lines and Accessory Structures.
- 12) Radio, TV Stations and Towers.
- 13) Salvage and Junk Yards Subject to Provisions of [Section 6.6](#).
- 14) Sanitary Landfills Subject to the Provisions of [Section 6.5](#).
- 15) Sewage Lagoons and Wastewater Treatment Facilities.
- 16) Golf Courses



- 17) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 18) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 19) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.
- 20) Manufactured Homes
- 21) Apartment or Multi family dwellings
- 22) Commercial business
- 23) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.
- 24) Accessory Buildings and Structures.
- 25) Grain Elevators and Accessory Structures.
- 26) Commercially Operated Air landing Strip and Accessory Buildings.
- 27) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 28) Sale and Services of Agricultural Equipment and Machinery.
- 29) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 30) Public and Non-Profit Wildlife Management Areas

#### **Lot Area and Lot Width**

- 1) For residential uses the lot area shall not be less than 50 X 150 or equal square area.

#### **Yard Requirements**

- 1) The minimum front yard, measured from the front lot line shall not be less than 50 (fifty) feet for properties abutting township roads and 100 (one hundred) feet for properties fronting on other rights-of-ways.
- 2) The minimum rear yard, measured from the rear lot line shall not be less than 50 (fifty) feet.
- 3) The minimum side yard, measured from the side lot line shall not be less than 50 (fifty) feet.

#### **Building Height**

- 1) The building height for residential buildings shall not exceed two and one half stories or 35 (thirty five) feet except for farm buildings and structures.

- 2) The building heights for manufacturing of agricultural products and for construction and maintenance of livestock/agricultural waste systems shall be determined by the Township Board of Supervisors.
- 3) The building height, excepting the radio and TV towers, MET Towers, Wind Turbines, and church steeples for all other uses shall not exceed 35 (thirty five) feet.

#### **Parking Requirements**

- 1) For non farm uses the parking requirements shall be subject to the provisions of [Section 6.2](#) of these regulations.

#### **Sign Requirements**

- 1) Sign requirements shall be subject to the provisions of [Section 6.3](#) of these regulations.

### ***5.6 Commercial General District***

#### **Permitted Uses**

- 1) Grain Elevators and Accessory Structures.
- 2) Commercially Operated Air landing Strip and Accessory Buildings.
- 3) Commercial repair, maintenance and body shops
- 4) Manufacturing and Processing of Agricultural Products Produced in the township with exception to slaughterhouses.
- 5) Sale and Services of Agricultural Equipment and Machinery.
- 6) Storage of Farm Related Chemicals, Fertilizers and Fuels.
- 7) Public Buildings and Facilities Including County Garages.
- 8) Commercial or non-profit Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet from Any Residence.

#### **Conditionally Permitted Uses**

- 1) Cemeteries.
- 2) Accessory Buildings and Structures.
- 3) All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.
- 4) Home Occupations.
- 5) Single Family Non-farm Residential Units.

- 6) Public and Non-Profit Wildlife Management Areas
- 7) Churches.
- 8) Veterinary Clinics, Animal Hospitals and Domestic Animal Kennels not nearer than 500 (five hundred) Feet From Any Residence Except the Residence of the Owner or Operator.
- 9) Salvage and Junk Yards Subject to Provisions of [Section 6.6.](#)
- 10) Parks and Playgrounds.
- 11) Public and Private Schools.
- 12) Stock Piling of Sand and Gravel for Road Construction and maintenance.
- 13) Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.
- 14) Wind Energy Facility with 1 (One) or More Wind Turbines of 100 Kilowatts Nameplate Capacity or Greater Subject to the Provisions of [Section 6.10.](#)
- 15) Antique and Craft shops
- 16) Art Studios
- 17) Feedlots
- 18) Slaughterhouses
- 19) Voltage Transmission Lines and Accessory Structures.
- 20) Radio, TV Stations and Towers.
- 21) Sanitary Landfills Subject to the Provisions of [Section 6.5.](#)
- 22) Sewage Lagoons and Wastewater Treatment Facilities.
- 23) Golf Courses
- 24) Mining of Sand, Gravel, Minerals and Oil are Subject to Provisions of Section 6.4.
- 25) Mobile Homes and Mobile Home Parks
- 26) Manufactured Homes
- 27) Apartment or Multi family dwellings

**Area and Density requirements:**

- 1) When the lot will be connected to an adequate sewer and water supply, the minimum lot size shall be 12,000 square feet for Single Family Dwelling and 12,000 square feet, plus, 3,000 square feet for each Dwelling Unit over one in each structure; and non-residential uses shall have no minimum lot size except when specially provided for in the ordinance.
- 2) When the lot is connected to a private sewer and water system, the minimum lot size shall be 100,000 square feet for single family dwellings or commercial uses with under 5 employees working at the same time; and 100,000 square feet plus 15,000 square feet for each dwelling unit over one in each structure; and such size as may be recommended by the Cass County Sanitarian for all other uses.
  - a) Lot Width: For single family dwellings the minimum lot width shall be 100 (one hundred) feet. For uses other than single-family dwelling the minimum lot width shall be 120 (one hundred twenty) feet.
    - i) Depth: Minimum depth shall be 120 (one hundred twenty) feet.
    - ii) Buildings may not cover more than 25 (twenty-five) percent of the lot area
    - iii) Accessory buildings shall be equal to or less than the ground floor area of the main buildings
  - b) Building Height / size limits
    - i) For residential uses, the maximum height of structures shall be 2 ½ (two and one half) stories or 35 feet (but never more than 40 feet above the flood plain).
  - c) Setback requirements
    - i) The minimum setback from road and highway rights-of-way shall be 75 feet.
    - ii) No building line shall be closer than 20 (twenty) feet to another structure on an adjacent lot.

## **6 SPECIAL PROVISIONS**

### ***6.1 Additional Use Provisions, Restrictions, and Requirements***

No use, whether permitted or conditional, shall be permitted if the use is deemed, by the Township Supervisors, to be dangerous, obnoxious or offensive to persons residing in the vicinity thereof, or impair the use, enjoyment or value of any property.

### ***6.2 Off-Street Parking***

#### **Purpose**

The purpose of this section is to provide for the off-street parking regulations to:

- 1) Increase the safety and capacity of public roads by requiring off-street parking or loading facilities.
- 2) Minimize adverse effects of off-street parking and off-street loading facilities on the adjacent properties.
- 3) Lessen congestion and preventing the overtaxing of public roads by regulating the location and capacity of off-street parking or off-street loading facilities.

### **General Requirements**

- 1) An off-street automobile parking space shall be at least 9 (nine) feet wide and 20 (twenty) feet long, exclusive of access drives or ramps.
- 2) All open off-street parking areas with 4 (four) or more spaces and all loading berths shall be graded to dispose of all surface water run-off but not be diverted to adjoining properties.

### **Special Requirements**

- 1) No building shall be erected or enlarged without meeting the following parking requirements.
- 2) Business; professional or public office building, studio, bank, medical or dental clinics, 3 (three) parking spaces plus one additional space for each four hundred (400) square feet of floor area over one thousand (1,000) square feet.
- 3) Hotels and motels; one parking space for each room plus one space for each 200 (two hundred) square feet of eating and drinking establishments or restaurants.
- 4) Private club or lodge; one parking space for each 200 (two hundred) square feet of service area.
- 5) Restaurant, eating and drinking establishment; one parking space for each 100 (one hundred) square feet of floor area.

## **6.3 Signs**

### **Purpose**

The purposes of regulating signs in the Township is to provide for a visually pleasant environment and minimize potentially unsafe conditions for all age groups, but yet offer opportunities for public and private information and advertising.

### **General Requirements**

- 1) No sign shall be located, erected, moved, reconstructed, extended, enlarged or structurally altered without obtaining a permit from the Township Code Administrator.
- 2) Directory signs shall not be larger than 20 (twenty) square feet in area for permitted uses.

- 3) Directory signs for conditional uses shall not be larger than 40 (forty) square feet.
- 4) Advertising signs shall not be larger than 96 (ninety-six) square feet.

## ***6.4 Mining of Sand, Gravel, Oil, Minerals or Gas and Excavation***

### **Purpose**

The purpose of these provisions is to provide for mining and extraction of sand, gravel, oil minerals and gas for commercial uses, and to protect and preserve agricultural land by guiding such operations, and to minimize the traffic, noise, dust, fume and vibration impact on the adjoining uses and the road network.

### **Site Approval Requirements**

All mining and excavation site require approval by Township excepting those related to farming and township road maintenance.

### **Data Submission Requirements**

- 1) A site plan for operation and reclamation of the mined land including maps showing location of the land to be mined, location of roads and points of access to the site, maps showing the existing and proposed contours after the land is mined and a time table for operation of the site.
- 2) A guarantee that the reclamation of the site be completed within one year of the closure or abandonment of the operation of the site.
- 3) Proof of compatibility with the existing land form including the vegetation, surface and ground water resources.

### **Proximity to Existing Uses**

The operation of sand, gravel, oil, minerals and gas sites shall not be nearer than 500 (five hundred) feet from any residential uses or 300 (three hundred) feet from non-residential uses.

### **Permit Requirements**

Any person who operates a mining operation shall obtain a permit from Township before resuming any mining or excavation operations.

## ***6.5 Sanitary Landfills and Solid Waste Sites***

Compliance with North Dakota State Laws and Rules any person who operates sanitary landfills or solid waste sites shall comply with all North Dakota state laws and administrative rules set forth by the state agencies.

### **Compliance with Township Ordinances and Procedures**

Where a Township solid waste ordinance exists, any person who operates a sanitary landfill or solid waste site shall comply with the Township Ordinance, rules and procedures.

### **Township Ordinance and Procedures**

The Township hereby adopts solid waste provisions, subject to the provisions of NDCC 11-33-20, to assure meeting the purposes of these regulations and the township comprehensive plan.

### **Purpose**

The purpose of these provisions is to protect public health, ground and surface water, conflict with present land uses and preservation and protection of natural resources in the Township.

### **Site Approval Requirements**

All solid waste sites require approval by Township Zoning Commission.

### **Location Standards**

- 1) No landfill or incinerator shall be located within 1,000 (one thousand) feet of residential uses, 500 (five hundred) feet of commercial buildings and structures.
- 2) No landfill shall be located in areas which due to high water table, flooding, or soil conditions may affect the quality of surface and ground water.
- 3) No landfill operation shall be located nearer than 200 (two hundred) feet of all road and highway rights-of-way.

### **Data Submission Requirements**

- 1) Maps of the area showing existing features such as roads, highways, vegetation cover, water courses, drainage way, soils, topography, depth of water table, wet lands, sloughs, existing uses, buildings and structures including the existing utility lines.
- 2) A plan for operation of the site including a descriptive text explaining consistency or inconsistency with the natural or man made environment.
- 3) Records of data and information submitted to the state of North Dakota appropriate agencies and the Township as a part of application for state and Township permits.
- 4) The Zoning Commission may require additional information if it deems it necessary.

### **Statement of Findings**

Upon the public notification and a public hearing the Zoning Commission shall determine whether the proposed site meets the requirements of these regulations. The Zoning commission may place conditions for approval of the site.

## ***6.6 Junk or Salvage Yards***

### **Purpose**

The purpose of these requirements is to preserve and protect the visual and other environmental amenities of the rural areas while allowing the salvage or junk yards as business places.

### **Site Approval Requirements**

All sites for salvage and junk yards require approval by the Township Zoning Commission.

### **Location Standards**

- 1) No salvage or junk yard shall be located within 500 (five hundred) feet of a residential lot and 200 (two hundred) feet of commercial buildings and structures.
- 2) No salvage or junk yard shall be located in areas which due to high water table, flooding and soil conditions may affect the quality of surface and ground water.
- 3) No salvage or junk yard shall be located nearer than 200 (two hundred) feet of all road and highway rights-of-way.
- 4) Properties must be screened by a privacy fence and/or natural vegetation which will not allow the vehicles/salvage to be visible from roadways and adjacent properties.
- 5) Must comply with
  - a) North Dakota Health Code
  - b) Permits required by the Township, County and State
  - c) Required Inspection of Jurisdiction

## ***6.7 Utilities***

### **Purpose**

The purpose of these provisions is to encourage orderly development of utilities in relationship to the agricultural and nonagricultural uses and to provide for the safety of the Township residents.



### **General Requirements**

- 1) The utilities include but not limited to electric power, electrical transmission lines, electrical towers and substations, natural gas pipelines, the petroleum product pipelines, water and sewer lines, telephone lines and other above ground or underground communication and energy transfer lines and pipelines.
- 2) All new utility lines and pipelines require a permit from the Zoning Commission.
- 3) All new utility lines and pipelines are considered conditional uses and shall conform to the provisions of [Section 8.2](#), of these regulations.
- 4) All pipelines, natural gas, petroleum pipelines and other energy transfer lines shall be placed deep enough in the ground so as to not interfere with or become hazardous to normal farming operations.
- 5) Excavation for tunneling of any pipelines under roads, farm drains, group drains and local drains shall be done by the company owning or leasing said pipelines and the cost of said excavation and damages to be born by the said company.
- 6) The Permittee shall ensure that, following completion of construction of the utilities , Township roads will be repaired or restored to a condition at least equal to the condition prior to construction.
- 7) Utility setbacks near residents shall be 1000 feet.

## ***6.8 Public and Non-Profit Wildlife Management Areas***

### **Purpose**

These provisions are designed to address the need for Public Wildlife Management Areas and at the same time preserve and protect the interest of the township for its tax lease and investment in construction and maintenance of public roads.

### **General Requirements**

- 1) All publicly owned and non-profit agency wildlife management areas established after adoption of these regulations require a conditional use permit subject to the provisions of [Section 8.2](#).
- 2) If the area is leased for this purpose, the public agency is required to provide the following as a part of the petition for a conditional use permit:
  - a) A road maintenance agreement specifying duties and responsibilities of the owner/lessee for access and through roads.
  - b) Duties and responsibilities of the owner/lessee for the control of noxious weeds in the wildlife management area.

- 3) If the land is purchased by a public agency for such a purpose, the public agency shall arrange for compensating the township for the loss of the property tax.
- 4) When a township road provides access to the wildlife management area, a road maintenance agreement specifying the duties and responsibilities of the public agency shall be a part of the conditional use permit.

## 6.9 Animal Feeding Operations

### Purpose

These regulations are designed to allow commercial feedlots for feeding of livestock, fur bearers and poultry at the same time protect the adjoining uses against odor, run off and other incompatible characteristics associated with feedlots.

### General Provisions

- 1) **Equivalent Animal Numbers** - An “animal unit equivalent” is a unitless number developed from the nutrient and volume characteristics of *manure* for a specific *livestock* type. The term “animal units” is used to normalize the number of animals (e.g., head) for each specific livestock type which produce comparable bulk quantities of *manure*. The animal unit equivalents for types of *livestock* and the numbers of *livestock* for facility size thresholds of 500 (five hundred) animal units (a.u.) and so forth, are listed in the following table.

**Equivalent Numbers of the Livestock (hd)  
for Four Sizes (a.u.) of Animal Feeding Operations**

Livestock Type	Animal Unit Equivalent	300 a.u.	1,000 a.u.	2,000 a.u.	5,000 a.u.
<b>1 Horse</b>	2.0	250 hd	500 hd	1,000 hd	2,500 hd
<b>1 Dairy Cow</b>	1.33	375	750	1,500	3,750
<b>1 mature beef</b>	1.0	500	1,000	2,000	5,000
<b>1 beef feeder</b>	1.0	500	1,000	2,000	5,000
<b>Finishing</b>					
<b>1 beef feeder backgrounding</b>	0.75	666	1,333	2,667	6,667
<b>1 mature bison</b>	1.0	500	1,000	2,000	5,000
<b>1 bison feeder</b>	1.0	500	1,000	2,000	5,000
<b>1 swine 55 lbs</b>	0.4	1,250	2,500	5,000	12,500
<b>1 goose/duck</b>	0.2	2,500	5,000	10,000	25,000
<b>1 sheep</b>	0.1	5,000	10,000	20,000	50,000
<b>1 swine, nursery</b>	0.1	5,000	10,000	20,000	50,000
<b>1 turkey</b>	.0182	27,500	55,000	110,000	275,000
<b>1 chicken</b>	.01	50,000	100,000	200,000	500,000

1) **Environmental Protection** - The operator of a new facility for animal feeding is expected to locate, construct, operate and maintain the facility so as to minimize, reduce or abate effects of pollution on environmental resources and on public safety and health. The operator of an existing facility is expected to operate and maintain the facility so as to minimize, reduce or abate effects of pollution on environmental resources and on public safety and health. Each operator shall comply with applicable state laws and rules, including the laws and rules administered by the North Dakota Department of Health and with any permits granted by that department.

## 2) **Holding Facilities**

a) Earthen Manure Storage Basin

- i) Plans for an earthen structure for any operation shall be approved by Professional Engineer (P.E.) Registered in the State of North Dakota.
- ii) (b) Soil testing to determine the engineering properties of the earthen structure and natural liner materials shall be conducted under the supervision of a qualified professional soil scientist.
- iii) (c) The bottom side slopes shall be made of relatively impervious material that will permit a maximum seepage rate not to exceed 1/56 inch per day.
- iv) (d) The bottom of the storage facility shall be at least 4 (four) feet above the highest water table elevation.
- v) (e) Any manure storage structure which is unused or abandoned for 3 (three) or more years shall have proper closure to the satisfaction of the State Health Department. All manure holding facility valves shall have proper security measures to prevent accidental or malicious opening.

## 3) **Enforcement**

a) Township Zoning Commission - This Animal Feeding Operation Ordinance shall be administered by the Township Zoning Commission with supervisory assistance from the Code Administrator and supplemental assistance from other Township departments. The Code Administrator shall have the following duties.

- i) Conduct preliminary administrative reviews of permits, management plans and other information as required by this Ordinance and forward recommendations for disposition to the Township Supervisors.
- ii) If there is probable cause to believe work is being done or a condition exists that is contrary to the provisions of this Ordinance, the Code Administrator may

recommend to the Township Supervisors that a stop work order be issued. Such notice shall be served upon the owner and/or operator in accord with the provisions of Rule 4 of the North Dakota Rules of Civil Procedure.

- iii) Mail notice of authorization to proceed to the owner and/or operator after the Township Supervisors has determined that a violation of this Ordinance, for which a stop work order was issued, has been remedied.
  - iv) Review applications to ensure compliance with this Ordinance.
  - v) Mail permits issued by the Township Supervisors to the owner and/or operator.
  - vi) Maintain records and permits as required by this Ordinance. Any records required to be maintained by the State Health Department shall be provided by the Code Administrator upon request.
  - vii) Provide open records to feedlot owners and operators and the general public concerning this Ordinance in accord with the open records laws.
  - viii) Inspect feedlot operations to insure compliance with the standards of this Ordinance.
- 4) **Township Supervisors** - The Township Supervisors have responsibility for decisions on zoning. Although the Board may use the Code Administrator to administer files, investigate complaints, devise draft policies, and/or recommend stop work orders or revocation of permits; final decisions on matters of zoning, including but not limited to: whether to issue or lift a stop work order, whether to grant or revoke a permit, are matters for the discretion of the Township Supervisors; not delegation. In the event of a violation of this ordinance or a judgment on a civil action by the North Dakota Department of Health, the County, after due process, can order cessation of a facility for animal feeding within a reasonable period of time and until such time as the *operator* corrects or abates the cause(s) of the violation. The Township may institute appropriate actions or proceedings, including but not limited to, requesting injunctive relief, to prevent, restrain, correct or abate such violations. If the cause(s) of the violation are not remedied within a reasonable period of time as set by the County, the permit may be revoked. All costs incurred for corrective action may be recovered by the Township in any manner recommended by the Office of the States Attorney. These and other remedies, as determined appropriate, may be imposed upon the owner, operator or other responsible person either in addition to or separate from other enforcement actions.
- 5) **Penalty** - If any Animal Feeding Operation is in violation of any portion of this Ordinance or regulation there under, the offending party may be criminally prosecuted under the provisions of North Dakota Century Code section 11-33-21, a class B misdemeanor. If such violations are not remedied within a reasonable period of time as set by the Board of

Township Supervisors, the Special Use Permit for Animal Feeding Operations may be revoked. Such notice shall be served upon the owner or operator according to the North Dakota Rules of Civic Procedure.

- 6) **Severability** - If any paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this ordinance. If the application of this Ordinance to any particular property, building, or structure is for any reason held to be invalid or unconstitutional by a decision of competent jurisdiction, such decision shall not affect the validity of any other property, buildings, or structures.
- 7) **Closure And Abandonment** - The landowner, owner and operator of any concentrated animal feeding operation shall be responsible for the ongoing management of manure and the final closure of the feedlot including the cleaning of buildings and proper disposal of manure from all manure storage structures and demolition and/or removal of all manure storage structures. Owners and operators of any concentrated animal feeding operation shall have joint and several liability for clean-up, closure or remedy of abandoned sites.
- 8) **Complaints** - Any complaint against a Concentrated Feeding Operation must be in writing and signed. All such complaints shall be investigated by the Code Administrator and, if necessary, referred to the State Department of Health or other appropriate agency. The Sheriff will assist the Code Administrator by conducting investigation of complaints of zoning ordinance violations.

### **Setback Requirements**

- 1) **Water Resource Setbacks** - The *operator* of a new *animal feeding operation* that has more than 500 (five hundred) animal units shall not locate or establish that operation:
  - a) Within 1/2 mile of a delineated source of water protection area for a public water system. For the surface-water intakes of public water systems, source water protection areas include all or portions of the surface water that supplies the water for the public water system, including all or portions of the surface-water's shoreline.
  - b) Within a designated 100 (one hundred) year flood plain.
- 2) **Odor Setbacks** An owner of property shall locate and establish a residence, business, church, school, public park or zone for residential use so as to provide a separation distance from any existing animal feeding operation. The separation distances, or setbacks, are listed in the following tables. An owner of property who is an operator may locate the owner's residence or business within the setbacks.
- 3) **Setback Distances for Animal Feeding Operations** –
  - a) Areas zoned for Residential and Commercial use

Animal Unit Equivalent	Setback Requirement
0 – 500	¼ mile
501 – 1000	½ mile
1001 – 2000	¾ mile
2001 – 5000	1 mile
5001 – more	1 ½ mile

b) Federal or State Highway Right of Way

Animal Unit Equivalent	Setback Requirement
0 – 500	¼ mile
501 – 1000	½ mile
1001 – 10,000	¾ mile
10,000 – more	1 ½ mile

c) Township Road Right of Way and Adjacent Property

Animal Unit Equivalent	Setback Requirement
0 – 500	200 feet
501 – 1000	200 feet
1001 – 10,000	200 feet
10,000 – more	200 feet

- d) The operator of a new animal feeding operation shall locate the site of that operation from the above stated existing areas so as to exceed the corresponding listed setback.
- e) If notified in writing by an operator of a planned future expansion of an animal feeding operation, the local unit of government may implement the corresponding odor setback for a temporary time period not to exceed two years, after which time the setback will remain in effect only if the expansion was completed.
- f) The Township may, upon recommendation of the Code Administrator, increase or decrease a setback distance for a new animal feeding operation after consideration of the proposed operation's plans, if it determines that a greater or lesser setback distance is necessary or acceptable, respectively, based upon site conditions or demonstrable safety, health, environmental or public welfare concerns.

**Conditional Uses**

- 1) Permit Procedures

- a) Applicability - The operator of a new livestock facility or an existing livestock facility, which meets the definition of an *animal feeding operation* and which is a conditional (or special) use of land as listed below, shall apply for a conditional (or special) use permit.
  - i) A new *animal feeding operation* that would be capable of handling, or that expands to handle, more than 500 animal units is a conditional (or special) use of land.
  - ii) An existing *animal feeding operation* that expands to handle more than 500 (five hundred) animal units is a conditional (or special) use of land.
    - (1) Whenever the capacity of an *animal feeding operation* is expanded to handle more than 1,000 (one thousand) or 10,000 (ten thousand) animal units, the operator shall apply for a new conditional (or special) use permit.
    - (2) Whenever a signed complaint has been received by the Code Administrator or the North Dakota Health Department and inspection reveals that the animal feeding operator should have had a permit pursuant to this Ordinance, the operator shall apply for a Special Use Permit.
    - (3) Whenever a change in ownership or operational control occurs, the new owner or operator shall apply for a new Special Use Permit. The Code Administrator will review permit applications and forward them with recommendation for approval or denial to the Township Supervisors. If the recommendation is denial, the Code Administrator will give the reasons for that recommendation in writing to the Supervisors and the applicant. The Supervisors consideration of the application will be taken up at a meeting of the Supervisors noticed in accord with the open meetings laws. The Discussion of the Supervisors in relation to approval or denial of the application will be recorded on audio tape and preserved.
- b) Ownership Change - An operator of a facility that includes an animal feeding operation having a permit granted by this Ordinance shall notify the Township of the sale or the transfer of the ownership of that operation.
- c) Operating Change - An operator of a facility that includes an animal feeding operation having a permit granted by this Ordinance shall notify the Code Administrator of intent to include an alternate livestock type. The notice shall be given at least 120 (one hundred and twenty) days prior to the anticipated date of the change.

## 2) Procedure

- a) Application for a conditional use (or special use) permit shall be submitted to the Code Administrator for tentative approval. The Code Administrator shall notify the Department of Health that it has received such application. The conditional use (or special use) permit application shall be available for public inspection by the Code

Administrator for 14 (fourteen) days prior to the Public Hearing at the request of an individual(s).

- b) The Code Administrator shall notify by certified mail, at last known address, properly franked, all property owners having property within the corresponding odor setback distance of a proposed new *animal feeding operation* or the expansion of an existing animal feeding operation. This notification must occur within 21 (twenty-one) days of receiving the application. Along with the application, the applicant shall provide the names and addresses of all landowners to be notified.
  - c) Upon receipt of the Special Use Permit application, the Zoning Commission shall hold at least 1 (one ) Public Hearing in a location to be prescribed by the Township Supervisors. At least 14(fourteen ) day in advance of each hearing, notice of the time and place of such hearing shall be published in the official newspaper of the county and any other such paper as deemed necessary by the Code Administrator. All townships within the set back requirements shall be notified by U.S. mail as to the time and place of the Public Hearing.
  - d) The Zoning Commission shall report its findings to the Board of Township Supervisors.
  - e) Following tentative approval or denial of the application by the Board of Township Supervisors, the applicant shall be notified by letter of the decision, including conditions imposed, if any.
  - f) The applicant shall then forward its application for a conditional (or special) use permit, together with the tentative approval by the Board of Township Supervisors, to the North Dakota Department of Health.
  - g) Following a review by the Department of Health of the operator's application for a state permit, the Department of Health will notify the Township of its decision.
  - h) The conditional (or special) use permit will become final following the granting of a permit by the Department of Health.
  - i) A conditional (or special) use permit granted to the operator of a new animal feeding operation shall be put into use within 24 (twenty-four) months, or the permit shall lapse and the operator must re-apply.
  - j) No construction shall take place until the permit has been issued by the North Dakota Department of Health.
- 3) Fees - The fee for each Special Use Permit application shall be similar to the building permit fees of this Ordinance.
- 4) Application Requirements



- a) The application for a conditional use (or special use) permits to operate a facility for an animal feeding operation shall include a scaled site plan. If the facility will handle more than 1,000 (one thousand) animal units, the scaled site plan shall be prepared by a registered land surveyor, a civil engineer or other person having comparable experience or qualifications. The site plan shall include building and waste system locations, ground elevations, setback from roads and/or highways and adjoining property, current land use, location of any active or abandoned wells, the location of any surface water, the drainage patterns of the site, and all existing or proposed accesses.
- b) Owners name, address and telephone number.
- c) Legal description of the site
- d) Number and type of animals
- e) Surrounding land uses and ownership, if the operation will have the capacity to handle more than 1,000 (one thousand) animal units. A copy of the application submitted to the Department of Health including photocopies of the manure management and operation plan, the management plan for fly and odor control, the management plan for disposal of dead animals, and the nutrient management plan.
- f) Information on soils and aquifers.
- g) Other information as required in the application and/or requested by the Code Administrator or the Township Supervisors.

### **Miscellaneous**

- 1) The applicant shall develop, maintain, and follow a nutrient plan to ensure safe disposal of manure for the protection of surface and ground water as per guidelines listed in the latest draft of the "North Dakota Department of Health Guidelines for Approval of Livestock Waste Systems". A copy of such plan as submitted to the North Dakota Health Department shall be provided to the Code Administrator.
- 2) The applicant shall develop, maintain, and follow a manure management and operation plan to ensure safe storage and application of manure and to protect surface and ground water as per North Dakota Health Department requirements. A copy of such plan shall be submitted to the Code Administrator.
- 3) The Township Supervisors may request information relating to an animal feeding operation not contained in these regulations.
- 4) The Township Supervisors may impose, in addition to the standards and requirements set forth in these regulations, additional conditions which the Township Supervisors considers necessary to protect the public health, safety, and welfare of Erie Township citizens. This

shall include additional monitoring if the possibility exists that groundwater or surface water quality may be compromised.

- 5) Any and all cost to implement any additional conditions as set forth by the Township Supervisors shall be borne by the owner of the facility.
- 6) When considering an application, the Township Supervisors will take into consideration current and past violations relating to animal feeding operations that the applicant or operator has or has had an interest in.
- 7) All State and Federal regulations shall be adhered to.

### **Sewage Disposal**

Certain soil types in Erie Township have limitations for soil absorption disposal systems (septic tanks) as is indicated in the maps and tables of the Soil Conservation Service Survey of Erie Township Soils. Said soils shall be avoided when designing a septic tank system. If said soils cannot be avoided, proof that adequate precautionary steps will be taken, shall be provided to the Township Supervisors.

All soil absorption systems shall adhere to the following restrictions:

- 1) Soil absorption systems shall be located at a point lower than elevation grade of any nearby water well or spring
- 2) Soil absorption systems shall not be located within 15 (fifteen) feet of a dwelling, within one hundred(100) feet of a private water supply, or within100 (one hundred) feet of any public water supply, stream, river, lake, reservoir or other water area; 3. No part of a seepage pit or drain field shall be located closer than 15 (fifteen) feet to any property line nor closer than120 (one hundred twenty) feet to any lake or drainage ditch. A soil absorption system shall not be constructed on any lot smaller than 1 (one) acre (43,560 square feet) in soils with slight limitations; nor on any lot smaller than 2 (two) acres (87,120 square feet) in soils with severe sewage disposal limitations. Inspection and approval by the Township Code Administrator of any proposed sewage disposal system site shall be required prior to the issuance of a building permit for said site or to the installation of any sewage disposal system. Disapproval of any such site by the Township Code Administrator may be appealed to the Township Supervisors, which shall then either uphold or reverse the decision of the Township Code Administrator. The Township Code Administrator and/or the Township Supervisors may require percolation testing of the proposed site prior to its decision. The costs of said testing shall be borne by the developer of the test site(s).

### **Structures in Flood Prone Hazard Areas**

Construction of any structure other than agricultural buildings in flood prone areas and flood hazard areas identified by the Federal Insurance Administration, the State Water Commission or other government body shall be in accordance with the regulations set forth in this section.

- 1) Description - The flood hazard areas in Erie Township are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base.
- 2) Methods of Reducing Flood Losses - In order to limit flood damages in Cass County, this ordinance has provisions for restricting, prohibiting or guiding development activities that are subject to flood damage.
- 3) Permit Review - All building permit applications shall be reviewed by the Township Supervisors to determine if the proposed development adversely affects the flood carrying capacity of a flood prone area to assure that all development sites are reasonably safe from flooding. All applications shall also be reviewed to determine if all necessary permits have been obtained from those Federal, State or Local agencies from which prior approval is required. For the purposes of this ordinance, "adversely affects" means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent over-bank areas.
  - a) If it is determined that there is no adverse effect and the development is not a building, then the permit may be granted.
  - b) If it is determined that there is an adverse effect, then technical justification (i.e., a registered professional engineer) for the proposed development shall be required.
  - c) If the proposed development is a building, then the provisions of "General Standards" shall apply.
- 4) General Standards - If a proposed building site is located in a flood prone area, all new construction and substantial improvements (including the placement of prefabricated buildings and mobile homes) shall conform to the following standards:
  - a) Anchoring
    - i) All new construction and substantial improvements shall be anchored to prevent flotation collapse or lateral movement of the structure.
  - b) Construction Materials and Methods
    - i) All new construction and substantial improvements shall be constructed using methods and materials that minimize flood damage.
  - c) 3. Utilities
    - i) All new and replacement water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

- ii) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- d) Subdivision Proposal
  - i) All subdivision proposals shall be consistent with the need to minimize flood damage;
  - ii) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
  - iii) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- 5) Geophysical Exploration Requirements –
  - a) Any persons intending to carry out geophysical (including seismic) exploration activities in Erie Township shall obtain a Geophysical Exploration permit at least two weeks prior to commencement of such activities. In addition, a copy of the surety bond filed with the ND Industrial Commission shall be affixed to the permit. Only the Township Zoning Commission may issue a Geophysical Exploration permit, it may also at its discretion suspend or revoke said permit, with or without prior notice to the permit holder or other parties. Refer to Permit Fee Scheduled for permit costs.
  - b) Suspension or revocation of a Geophysical Exploration Permit shall be accompanied by cessation of all activities at all sites covered by said permit, excepting those activities specifically allowed to continue, which shall be specified in written form. Notice of suspension or revocation of any Geophysical Exploration Permit shall be delivered to the permit holder or any of his agents at any site covered by the permit or at any office of the permit holder. Any damages, special meeting costs, or other costs associated with any Geophysical Exploration Permit or exploration activities which are incurred after issuance of said permit may be assessed against the permit holder.
  - c) Geophysical exploration activities are further required to be conducted in compliance with all State and Federal laws and regulations relating thereto.

## ***6.10 Wind Energy Facility***

### **Purpose**

The purpose of the Ordinance is to provide a regulatory framework for the siting, construction and operation of Wind Energy Facilities in the Township, subject to reasonable restrictions, which will preserve the safety and well-being of the residents, while fostering equitable and orderly development of Wind Energy Facilities.

## **Regulatory Framework**

- 1) Zoning - Wind Energy Facilities may be constructed within the Township, subject to the restrictions and conditions of this Ordinance.
- 2) Principal or Accessory Use A different existing use or an existing structure on the same parcel shall not preclude the installation of a Wind Energy Facility or a part of such facility on such parcel. Wind Energy Facilities that are constructed and installed in accordance with the provisions of this Ordinance shall not be deemed to constitute expansion of a nonconforming use or structure.
- 3) Applicability - The requirements of this Ordinance shall apply to all Wind Energy Facilities with one or more Wind Turbines rated at 100 (one hundred) kilowatts nameplate capacity or larger constructed after the effective date of this Ordinance. No operation of an existing Wind Energy Facility shall be allowed without full compliance with this Ordinance and its Wind Energy Facility Siting Permit, and no modification or alteration of an existing Wind Energy Facility shall be allowed without issuance of a new Wind Energy Facility Siting Permit pursuant to [Wind Energy Facility Siting Permit](#)

## **Wind Energy Facility Siting Permit**

- 1) Application for Permit No work, except for wind monitoring, soil testing and other survey work, may commence to construct a Wind Energy Facility until a Township Wind Energy Facility Siting Permit (“Permit”) has been issued by the Township Board of Supervisors. The prospective Permittee shall submit an application for said Permit to the Township Zoning Commission, [see permit schedule](#). The application shall be signed by an authorized representative of the prospective Permittee and the following information:
  - a) The complete name, legal address and phone number of the prospective Permittee and responsible contact person.
  - b) A USGS topographical map of the Wind Energy Facility and 500 (five hundred) feet of all Adjoining Properties along the Wind Energy Facility Perimeter, which map shall show all existing features, including property boundaries, structures, improvements, roads, utility lines, public facilities and natural features. The map shall also show location of all proposed improvements for the Wind Energy Facility, including Wind Turbines, Met Towers, electrical lines and roads. Each proposed Wind Turbine shall be numbered and fully described in technical details, including Rotor Diameter, model, and manufacturer, and distances, measured in feet, from property lines and from existing improvements for each proposed Wind Turbine.
  - c) Details as to how the prospective Permittee will comply with each item in [General Requirements for Wind Energy Facilities](#)
  - d) A schedule for the proposed start and completion of construction of the Wind Energy Facility.

- e) Copies or signed summaries of all leases and easements for Wind Turbines and associated equipment and infrastructure to be sited within the Township and any written agreements between the prospective Permittee and affected parties holding associated wind rights on Adjoining Properties established for the purpose of seeking a setback Variance(s) pursuant to [item 2 under General Requirements](#).
- 2) Public Hearings - Upon receipt of the application, the Zoning Commission and any experts it may retain, shall review the application and, in its discretion, may hold a public hearing on the application within no more than 45 (forty-five) days from receipt of the application, providing at least 15 (fifteen) days notice prior to the hearing in the official newspaper of Cass County and mailing written notice to property owners within 500 (five hundred) feet of the proposed Wind Energy Facility.
- 3) Deliberation and Decision If the Zoning Commission finds that the prospective Permittee will comply with all requirements, it may, within no more than 30 (thirty) days after the hearing, issue a Permit.
- 4) Demonstration of Compliance the Permit issued pursuant to [item 3 under Wind Energy Siting Permit](#) shall be contingent upon the Permittee's final demonstration of compliance with the requirements of the Permit following completion of construction of the Wind Energy Facility. Within 90 (ninety) days of Wind Energy Facility construction, the Permittee shall submit to the Zoning Commission an updated and final USGS topographical map, or survey if available, providing all information pursuant to [item 1b in Wind Energy Facility Siting Permit](#) and demonstrating actual compliance with the requirements and conditions of the Permit.

### **General Requirements for Wind Energy Facilities**

- 1) Appearance, Lighting, Facility Footprint, Agricultural Operations, Roads and Power Lines
  - a) Wind Turbines shall be painted a non-reflective, non-obtrusive color.
  - b) Wind Turbines shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the Wind Energy Facility.
  - c) 3) Each Wind Turbine shall be marked with a visible identification number to assist with provision of emergency services, and the Permittee shall file with local fire departments, law enforcement and the county emergency management coordinator a Wind Energy Facility map identifying Wind Turbine locations and numbers.
  - d) Wind Turbines shall not be artificially lighted, except to the extent required by the FAA or other applicable authority.

- e) At Wind Energy Facility sites, the design of the buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, and location that will blend the Wind Energy Facility to the natural setting and existing environment.
  - f) At Wind Energy Facility sites, the location and construction of access roads and other infrastructure shall, to the extent reasonably possible, minimize disruption to farmland, the landscape and agricultural operations within the Township.
  - g) The Permittee shall promptly replace or repair all fences or gates removed or damaged during all phases of the Wind Energy Facility's life, unless otherwise negotiated with the affected landowner. When the Permittee installs a gate where electric fences are present, the Permittee shall provide for continuity in the electric fence circuit.
  - h) The Permittee shall ensure that, following completion of construction of a Wind Energy Facility, Township roads will be repaired or restored to a condition at least equal to the condition prior to construction of such Facility.
  - i) The Permittee shall place electrical lines, known as collectors, and communication cables underground when located on private property. Collectors and cables shall also be placed within or adjacent to the land necessary for Wind Turbine access roads, unless otherwise negotiated with the affected landowner. [This paragraph does not apply to feeder lines.]
  - j) The Permittee shall place overhead feeder lines on public rights-of-way, if a public right-of-way exists, or the Permittee may place feeder lines on private property. A change of routes may be made as long as the feeders remain on public rights of way and approval has been obtained from the governmental unit responsible for the affected right-of-way. When placing feeders on private property, the Permittee shall place the feeder in accordance with the easement negotiated with the affected landowner.
- 2) Setbacks - The following setbacks and separation requirements shall apply to all Wind Turbines in a Wind Energy Facility.
- a) Occupied Structures and Facilities: Each Wind Turbine shall be set back from the nearest occupied dwelling, commercial building or publicly-used structure or facility at a distance not less than 1.25 (one and a quarter) times its Total Height or 750 (seven hundred and fifty) feet, whichever is greater.
  - b) Public Roads and Above Ground Communication and Electrical Lines: Each Wind Turbine shall be set back from the nearest public road or above ground communication and electrical lines at a distance not less than 200 (two hundred) feet, determined at the center of the existing right-of-way.
  - c) Wind Energy Facility Perimeter: Each Wind Turbine shall be set back from the Wind Energy Facility Perimeter at a distance not less than 5 (five) times the Rotor Diameter of

the Wind Turbine. A Variance may be granted if an authorized representative or agent of the Permittee and those affected parties on Adjoining Properties with associated wind rights sign a formal and legally-binding agreement expressing all parties' support for a Variance that waives or reduces the setback requirement.

- 3) Minimum Ground Clearance - The blade tip of any Wind Turbine shall, at its lowest point, have ground clearance of no less than 75 (seventy-five) feet.
- 4) Restoration of Property - Within 180 (one hundred and eighty) days of termination or abandonment of leases or easements for a Wind Energy Facility in the Township, the Permittee shall cause, at its expense, removal of all structures to a depth of four feet below pre-construction grade.
- 5) Transfer of Wind Energy Facility Siting Permit - In the event of a change in ownership or controlling interest in a Wind Energy Facility and the transfer of the Permit, any successors and assigns of the original Permittee shall comply with the requirements and conditions of such Permit for the duration of operation of a Wind Energy Facility permitted in the Township. Within thirty (30) days of such change in ownership or controlling interest of any entity owning a Wind Energy Facility, the parties to the transaction shall notify the Commission by letter and provide information pursuant to [item 1 under Wind Energy Facility Siting Permit](#). The letter shall be signed by the authorized representatives or agents of both the original Permittee and the entity to which the Permit is being transferred.

### **6.11 Garden Sheds**

A garden shed shall be no larger than 12 (twelve) feet by 12 (twelve) feet and no greater than 8 (eight) foot high sidewalls. Garden sheds shall be located no less than 3 (three) feet from the rear and side lot lines in rear corners of the property. There shall be no more than 2 (two) garden sheds on any residential lots. Said structures shall have doors facing into the property.

### **6.12 Public Nuisances**

The maintenance of public nuisances including, but not limited to noxious weeds, smoke, gases, radio interference, blighted structures or buildings, substantial noise in excess of 75 dB during the day and 65 dB at night, accumulation of junk, trash, rubbish, household goods, automobiles, recreational vehicles, dead or diseased trees shall be subject to the provisions of the Township

### **6.13 Noise**

Sustained noise of over 75 dB during the day and 65 dB at night is not allowed



### **6.14 Recreational Vehicles and Travel Trailers**

The use of recreational vehicles, travel trailers and other trailers used for temporary occupancy shall be limited to 240 (two hundred forty days per year within the township. Storage of residents' recreation vehicles is unlimited

### **6.15 Mobile Homes**

Mobile homes on residential and Agricultural properties are a conditional use: These residents need to be approved by the zoning commission and need to meet the following criteria:

- 1) A new or used mobile home shall not be more than 5 (five) years old from the date of installation.
- 2) The home must be occupied, meet ND health codes and have sewer, water and electricity connected within 60 (sixty) days of the permitted date.
- 3) All mobile homes must meet or exceed manufactures tie down requirements.
- 4) All entry ways and additions to a mobile home must be permitted by the Zoning Commission.

### **6.16 Storage Units**

Residential lots cannot have storage containers which include: semi-trailers, portable storage containers, trailer houses and buses.

Portable car ports or patio canopy are not intended for the storage of excess materials, goods and products but rather motorized vehicles.

### **6.17 Commercial Repair, Maintenance and Body Shops**

Commercial repair, maintenance and body shops shall not be located in residential zoned districts. All repair, maintenance and body shops must be located in a commercial, industrial or agricultural district and must meet the following requirements:

- 1) Must have a Tax ID number
- 2) Meet Township, County and State Requirements for material handling and disposal.
- 3) Meet building and workman's compensation codes.
- 4) Must be permitted by the Zoning Commission and meet the planning criteria.

### **6.18 Fences**

- 1) No site-obscuring fence over 48 (forty-eight) inches in height shall be erected within the front yard of any lot used for residential purposes

- 2) No fence shall exceed a height of 6 (six) feet without first obtaining a permit from the Zoning Commission.
- 3) No permanent fence shall be erected on a road right-of-way or within the confines of the ditch backstop.
- 4) Electric fences shall conform in all respects to the North Dakota State regulations for electrical wiring, and shall be energized only with underwriters laboratories approved equipment.

### ***6.19 Home Occupations, Standards for Approval***

Shall be considered as a conditional use and shall conform to the provisions of the conditional use permit requirements of these regulations.

- 1) A Home Occupation in an unincorporated community:
  - a. The occupation shall be limited to the dwelling and the area of the occupation shall not exceed 25 ( twenty-five) percent of the main floor area, but not including basement or garage floor space
  - b. Structural changes shall not be made in the dwelling, unless a building permit is obtained. Egress and fire must be inspected
  - c. Employees are limited to two full time or four part time besides owners without a special use permit
  - d. No sign may be permitted larger than 4 (four) square feet
  - e. Evidence of the occupation shall not be visible from the road.
  - f. The occupation shall not adversely affect the character of the uses permitted in the district for which it is located
- 2) Rural Home Occupations – shall conform to the requirements of unincorporated community homes except:
  - a. Rural home occupations may be located in separate non-residential or farm building provided any building principally used for the home occupation shall not exceed 1,280 (one thousand two hundred and eighty) square feet. Minimum lot size for a separate non-residential building shall be 1 (one) acre.
  - b. Employees are limited to two full time or four part time personnel.
  - c. Structural additions may be made to a dwelling provided the alterations shall not exceed 25 (twenty-five) percent of the main floor of the area of the dwelling, but not including basement or garage floor area. A building permit is required.

- d. Location site shall be limited to single lot residential sites or farmstead sites

## **7 ADMINISTRATION AND ENFORCEMENT**

### ***7.1 Organization***

Administration of this ordinance is hereby vested in 3 (three) offices of the Erie Township:

- 1) The Township Code Administrators
- 2) The Zoning Commission
- 3) Township Supervisors

### ***7.2 The Code Administrators***

The Code Administrators are a duly appointed township officials authorized by the Township Supervisors and is responsible to assist and make recommendations to the Zoning Commission, and to the Township Supervisors on any matter related to planning for and development of the township.

#### **Duties and Responsibilities**

The Code Administrators shall be specifically responsible for the administrative responsibilities of the Zoning Commission.

- 1) Issue, upon approval by Zoning Commission, all zoning certificates and maintain records thereof.
- 2) Issue, upon approval by Zoning Commission, all building and repair permits
- 3) Issue, upon approval by Zoning Commission, all certificates of occupancy for all buildings including mobile homes and manufactured homes.
- 4) Maintain zoning related records and zoning district map including records of all amendments, conditional uses and variances.
- 5) Receive, file and forward to the Zoning Commission all applications for zoning amendments and conditional uses.
- 6) Forward all recommendations of the Zoning Commission to the Township Supervisors for final action.
- 7) Serve as secretary for the Zoning Commission.

### ***7.3 The Zoning Commission***

The Zoning Commission, a citizen body, appointed by the Township Supervisors, is hereby vested with authority and jurisdiction to administer the Zoning Ordinance,

Subdivision Regulations, Building Code and Housing Code. Upon appeals or other duties of the Township Supervisors, the Zoning Commission shall assist and make recommendations the Township Supervisors on any matter related to planning for and development of the township.

### **Membership**

The Zoning Commission shall consist of no more than 6 (six) members, with the membership appointed yearly by the supervisors at the Township annual or special meeting. No more than 3 (three) township supervisor shall serve on the Zoning Commission.

### **Duties and Responsibilities**

- 1) The Zoning Commission shall be specifically responsible for interpretation and enforcement of this ordinance including the issuance of building permits.
- 2) Approve all zoning certificates and maintain records thereof.
- 3) Approve all building and repair permits
- 4) Approve all certificates of occupancy for all buildings including mobile homes and manufactured homes, multi family homes and commercial property.
- 5) Inspect all buildings, structures and use of land to determine compliance with these and other applicable regulations of the township.
- 6) Notify, in writing, the property owner or user upon finding violation of this ordinance and cite the nature of violation clearly and require compliance within a reasonable time. If the notification is not replied to or steps are not taken to correct the violations within 30 (thirty) days, the Zoning Commission shall make a report of the findings to the Township Supervisors.
- 7) Maintain zoning related records and zoning district map including records of all amendments, conditional uses and variances.
- 8) To hear and act on all applications for amendments to zoning districts and make recommendations to the Township Supervisors for approval, denial or approval with modification.
- 9) To hear and act on all applications for conditional uses in the manner prescribed in this ordinance and make recommendations to the Township Supervisors for approval or denial.
- 10) To hear and act on all other matters referred to by the Township Supervisors
- 11) To study, examine and make recommendations to the Township Supervisors regarding comprehensive planning for the future development of Erie Township.

## **Officers**

The Zoning Commission shall elect its own officers and may establish rules and procedures for all cases before it.

- 1) Notice of Hearings - The Zoning Commission shall fix a reasonable date for hearing of applications for zoning district amendments, conditional use permits and other matters before it, give public notice thereof in the official newspaper of the county at least 1 (one) week prior to the hearing. The notices shall state the purpose of the hearing and that the applications and supporting documents for zoning district amendments and conditional use permits are available of the Code Administrator upon request.
- 2) Meetings - Meetings of the Zoning Commission shall be held at the call of its Chairperson and at such other times as the Zoning Commission may determine. All meetings shall be open to the public and any person may testify for or against a petition.
- 3) Interpretation of Regulations - All questions of interpretation of this ordinance shall be first presented to the Code Administrator, who shall forward the question to the Zoning Commission and that such questions shall be presented to the Township supervisors only on appeal from the decision of the Zoning.
- 4) Building Permit Application - Any person or persons intending to construct or reconstruct or relocate a building or structure or make alteration shall, before proceeding with the work, obtain a permit from the Zoning Commission. All mobile homes and manufactured homes are required to comply with the Manufactured Housing and Building Code and are required to obtain a permit from the Zoning Commission for placement and relocation thereof.
- 5) Each application for a building permit shall be accompanied by a legal description and a map showing the actual dimension of the lot to be built upon, the size, shape and location of the building for observing the yard requirements of this ordinance.
- 6) The application shall specify the type of the building, structure, material of which it is composed, the part or portion of the lot to be occupied by the principal building and accessory buildings and the probable building cost, together with such additional plans and specifications as may be required by the Code Administrator.
- 7) The edition of the Uniform Building code as published by the International Conference of Building Officials and adopted by the Township Supervisors, together with any amendments made hereafter are incorporated and made a part of this ordinance. In the event there is a conflict between the Uniform Building Code and the regulations, this ordinance shall supersede.

## **Building Permit**

The Zoning Commission shall issue a building permit if the proposed building or structure conforms to zoning and building provision of this ordinance. If the Zoning

Commission denies a permit because of non-conformance with this ordinance, they shall inform the applicant of his/her right to appeal to the Township Supervisors.

- 1) Building Permit Fees - The Code Administrator shall charge and collect a fee according to the Resolution of Fees and Schedules established by the Erie Township (these schedules will reflect the current fee at the given year).
- 2) Certificate of Occupancy - The Zoning Commission shall issue a certificate of occupancy upon inspection of the completed building, including placement of mobile homes and manufactured homes and assurance that all provisions and conditions set forth by the authority of this ordinance are met. In the event the Zoning Commission finds violations and deviations from the terms and condition of this ordinance, they shall make a report and recommendation for action to the Township Supervisors.
- 3) Conditional Use Permit - The Code Administrator shall issue a conditional use permit upon approval of the application by the Township Supervisors in which all conditions shall be stipulated subject to the provisions of [Section 7.2](#) of this ordinance.
- 4) Variances - The Code Administrator shall issue the appropriate permit if the Township Supervisors reverses the Zoning Commission decision in case of an appeal by a citizen. The terms of the variance shall be stipulated subject to the provisions of [Section 8](#) of this ordinance.

### ***7.5 Violations and Penalties***

Any person who violates any provision of this ordinance or fails to comply with any of its requirements including the conditions for modification of use, building or structure shall upon conviction thereof forfeit not more than \$500.00 and in addition pay all cost and expenses involved in the case. Each day such violation continues shall constitute a separate offense.

Although the Board may use the Code Administrator to administer files, investigate complaints, devise draft policies, and/or recommend stop work orders or revocation of permits; final decisions on matters of zoning, including but not limited to: whether to issue or lift a stop work order, whether to grant or revoke a permit, are matters for the discretion of the Township Supervisors; not delegation.

The Township may institute appropriate actions or proceedings, including but not limited to, requesting injunctive relief, to prevent, restrain, correct or abate such violations. If the cause(s) of the violation are not remedied within a reasonable period of time as set by the County, the permit may be revoked. All costs incurred for corrective action may be recovered by the Township in any manner recommended by the Office of the States Attorney. These and other remedies, as determined appropriate, may be imposed upon the owner, operator or other responsible person either in addition to or separate from other enforcement actions.

## **8 PROCEDURE FOR AMENDMENTS, CONDITIONAL USES AND VARIANCES**

### ***8.1 Zoning District Amendments***

- 1) **Public Hearing Notice** - The Zoning Commission shall hold a public hearing, a notice of which shall be published at least one week prior to the hearing in the official newspaper of the county. The notice of hearing shall include (1) the time and place of hearing; (2) description of the property by street address for platted lands and clearly identifiable location for the unplatted lands; (3) the proposed use and requested zoning district change; and (4) time and place for public inspection of the documents in the township offices before the hearing.
- 2) **Public Hearing** - The Zoning Commission, at the hearing, shall listen to all persons who may speak in support of or in opposition to the proposal. Upon the completion of its review, the Zoning Commission shall make recommendations to the Township Supervisors for approval, denial or modification of the petition. The Zoning Commission may require additional information before it completes its findings and recommendations.
- 3) **Data Submission Requirements** - Petitions for zoning district change and conditional uses shall be submitted with the following information:
  - a) Legal description of the area proposed to be rezoned, the name and addresses of all owners of property lying within such area.
  - b) A map showing the existing land uses and zoning district classification of the area.
  - c) A site plan showing buildings and uses and in the zoning district proposed to be changed and the requested zoning district classification.
  - d) A fee shall be paid in accordance with the schedule established by the Township Supervisors.

### **Deliberation and Decision**

Following the hearing, the Zoning Commission, upon due deliberation, shall make a report of its findings and recommendations on the proposed amendment to the Township Supervisors within 30 (thirty) days after the hearing. If no recommendations are transmitted by the Zoning Commission within 30 (thirty) days after the hearing, the Township Supervisors may take action without awaiting such recommendations. In making its finding, the Zoning Commission shall ascertain that the proposal for zoning district amendment is consistent with the Township Land Use Plan and meets all requirements of this ordinance and other regulations of the township.

## **8.2 Conditional Use Permits**

### **Purpose**

The development of this ordinance is based upon division of the township into districts, within which district the use of land and building bulk and locations of building and structures are mutually compatible and substantially harmonious. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as permitted uses in any particular district without consideration, in each case, of impact of those uses upon neighboring premises. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses.

### **Public Hearing Notice**

Shall be the same as the provisions set forth for public hearing for zoning district amendment in [Section 8.1 item 2.](#)

### **Public Hearing**

Shall be the same as the provisions set forth for public hearing for zoning district amendments in [Section 8.1 item 2.](#)

### **Data Submission Requirements**

Shall be the same as the provisions set forth for data submission requirements for zoning district amendment in [Section 8.1 item 3.](#)

### **Deliberation and Decision**

Shall be the same as the provisions set forth for deliberation and decisions for zoning district amendment in [.Deliberation and Decision in section 8.1.](#)

### **Standards**

No application for conditional use shall be recommended for approval unless the Zoning Commission finds that all of the following conditions are present:

- 1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- 2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- 3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.



- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6) That the conditional use shall substantial conform to all applicable regulations of the district in which it is located.
- 7) Conditions and Guarantees
  - a) Prior to the decision on any conditional use, the Zoning Commission may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements listed above. In all cases in which conditional uses are granted, the Zoning Commission shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.
  - b) No alteration of a conditional use shall be permitted unless approved by the Township Supervisors. Where the Township Supervisors has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 (twelve) months of the date of the Township Supervisors' action unless the use is commenced, construction is underway or the current owner possesses a valid building permit.

### **8.3 Variances**

Variance from the terms of this ordinance shall be granted provided that the applicant establishes proof of practical difficulty or undue hardship. Upon the adoption of this ordinance variances for conditional use permits outlined in this ordinance may be granted by the township supervisors for existing properties and businesses.

#### **Public Hearing Notice**

The Zoning Commission shall hold a public hearing, a notice of which shall be published at last one week prior to the hearing in the official newspaper of the county. The notice of hearing shall include

- 1) the time and place of hearing;
- 2) description of the property by street address for platted lands and clearly identifiable location for the unplatted lands;
- 3) the proposed use and requested zoning district change; and
- 4) time and place for public inspection of the documents in the Township Offices before the hearing.

### **Public Hearing**

The Zoning Commission at the hearing shall listen to all persons who may speak in support of or in opposition to the proposal. Upon the completion of its review, the Zoning Commission approves, deny or modify the proposal. The Zoning Commission may require additional information before it completes its findings and decision.

### **Data Submission Requirements**

Petitions for variances or special use permits shall be submitted with the following information:

- 1) Legal description of the area proposed to be rezoned, the name and addresses of all owners of property lying within such area.
- 2) A map showing the existing land uses and zoning district classification of the area.
- 3) A site plan showing the existing buildings and uses and the requested changes.
- 4) A fee shall be paid in accordance with the schedule established by the Township Supervisors.

### **Deliberation and Decision**

In making it's finding, the Zoning Commission shall ascertain that the request for variance is consistent with the Township Land Use Plan and meets all requirements of this ordinance and other regulations of the township.

### **Standards**

No application for variance or special use permit shall be approved unless the Zoning Commission finds that all of the following are present.

- 1) That special conditions and circumstances exist which are peculiar to the premises and which are not applicable to other premises in the same zoning district.
- 2) That literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
- 3) That the special conditions and circumstances have not resulted from actions of the applicant.
- 4) That granting the variance requested will not confer upon the applicant any special privileges that are denied by this ordinance to other premises.

### **Justification**

- 1) That the reasons set forth in the application justify the granting of the variance.
- 2) The variance is the minimum, which would make possible a reasonable use of the premises.

- 3) That the granting of variance will be in harmony with the general purpose of this ordinance and will not be injurious to the surrounding premises, neighborhood or the township and will not be contrary to the land use plan and the purposes of this ordinance.
- 4) That there is practical difficulty or unnecessary hardship in use of the premises if the strict application of the regulations were to be carried out.

### **Authorized Variances**

A variance shall not be granted for any yard or setback less than the yard or setback as required by this ordinance.

- 1) To reduce not by more than 20 (twenty) percent the applicable requirements for lot area and lot width.
- 2) To reduce the applicable off-street parking or loading facilities by no more than 50 (fifty percent) of the requirements.
- 3) To permit the use of lot of record if it is smaller than the minimum size required by this ordinance.
- 4) To permit roof alterations to provide additional windows, headroom or area for occupancy of third level.
- 5) To permit conversion of an existing building to a permitted residential use provided that it shall not conflict with the above standards cited in [Sections 8.3 Standards](#) and [Justification](#).

## **8.4 Action of the Township Supervisors**

### **Initiation of Amendment**

Amendments may be proposed by the Township Supervisors, the Zoning Commission, or any person, firm, corporation or organization which has a freehold interest or contractual interest in a building, structure, lot, or parcel of land.

### **Application for Amendment**

Application for an amendment shall be filed with the Code Administrator who shall forward all such applications to the Zoning Commission, or the Township Supervisors.

### **Notice of Public Hearing**

Notice of hearing shall include time, place and purpose of such hearing and shall be published at least one week before the hearing in the official newspaper of the county. This hearing is independent of the hearing held by the Zoning Commission.

### **Public Hearing**

At the public hearing before the Township Supervisors, the proposed amendment is discussed together with the recommendations of the Zoning Commission. Any person may express opposition to or support for the amendment at such hearing.

### **Effect of Denial of Application**


An application for an amendment to the zoning district map or conditional use permit which has been denied by the Township Supervisors shall not be made for a period of one year from the date of such denials, unless the new application is substantially different from the denied application.

## **RESOLUTION**

Whereas, the Township Zoning Commission has approved this amended Township Zoning Ordinance, and recommends it adopted by the Township Board of Supervisors. Now and therefore, be it resolved that the Township Board of Supervisors hereby adopts Erie Township Zoning Ordinance.

  
\_\_\_\_\_  
Township Clerk

12/10/08  
Date

  
\_\_\_\_\_  
Chairman

12-10-08  
Date

## Erie Commercial Building Permit Fees

Commercial Building permit fee..... \$50.00

Geophysical exploration fees are as follows

- 1) Geophysical exploration permit ..... \$50.00
- 2) Drilling fee first 10 holes ..... \$25.00 per hole
- 3) Per hole after the first 10 holes ..... \$10.00 per hole

Wind Energy Facility Siting Permit - a fee of \$1,000 plus \$250 for each proposed Wind Turbine up to a total amount of no more than \$10,000,

Plumbing permits are issued and inspected by the State of North Dakota

Electrical permits are issued and inspected by the State of North Dakota

All township permits are good for 6 months unless noted on original permit. Other conditional use permits may have different standards. Extension of permits is double the original permit fee

### **Other Inspections and Fees:**

Inspections outside of normal business hours ..... \$50.00 per hour\*  
(minimum 2 hours)

Reinspection fees assessed under provisions ..... \$50.00 per hour\*  
of section 108.8 of the uniform building code

Inspections for which no fee is specifically indicated..... \$50.00 per hour\*  
(minimum charge – ½ hour)

Additional plan review required by changes, additions or  
revisions to plans ..... \$50.00 per hour  
(minimum charge- ½ hour)

For use of outside consultants for plan checking and Inspections or both.... Actual Cost\*\*

- \*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hour wages and fringe benefits of the employees involved.
- \*\*Actual costs include administrative and overhead cost

## Erie Residential Building Permit Fees

Residential Building permit fee ..... \$25.00

Plumbing permits are issued and inspected by the State of North Dakota

Electrical permits are issued and inspected by the State of North Dakota

All township permits are good for 6 months unless noted on original permit. Other conditional use permits may have different standards. Extension of permits is double the original permit fee

### **Other Inspections and Fees:**

Inspections outside of normal business hours ..... \$50.00 per hour\*  
(minimum 2 hours)

Reinspection fees assessed under provisions ..... \$50.00 per hour\*  
of section 108.8 of the uniform building code

Inspections for which no fee is specifically indicated..... \$50.00 per hour\*  
(minimum charge – ½ hour)

Additional plan review required by changes, additions  
or revisions to plans..... \$50.00 per hour  
(minimum charge- ½ hour)

For use of outside consultants for plan checking and Inspections or  
both..... Actual Cost\*\*

- \*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hour wages and fringe benefits of the employees involved.
- \*\*Actual costs include administrative and overhead cost