

Eldred Township Zoning Ordinance.

Zoning Regulations:

Be it ordained by the Eldred Township Board of Supervisors,
in Cass County, North Dakota.

An Ordinance to provide for dividing the territory of Eldred Township into districts, or Zones to regulate and re-district the location and use of buildings, structures, and land for trade, industry, commerce, residence or other purpose, to regulate and determine the density of use of land, and lot areas. No regulation or restriction contained herein shall prohibit or prevent the use of land or buildings for farming or any of the normal incidentals of farming. The purpose of these regulations are to encourage orderly growth and development of the Township and adjacent area, and promote health, safety and general welfare.

There is hereby created one district:

A. Residence District shall consist of all of the land in Eldred Township.

Use regulations: A building or premise shall be used only for the following purpose:

1. Single family dwelling.
2. Agriculture, including greenhouses, and the usual agricultural buildings and structures.
3. Churches
4. Public and private schools.
5. Public or private Forest and Wildlife reservations.
6. Accessory buildings and uses customarily incident to any of the above uses.

Area regulations:

Front Yard: There shall be a front yard having a depth of not less than thirty five (35) feet.

Side Yard: There shall be a side yard on each side of a building, which shall have a width of not less than fifteen (15) feet.

Rear Yard: There shall be a rear yard, having a depth of not less than thirty five (35) feet.

Intensity Use: Every lot or tract of land shall have a minimum width One hundred (100) feet) at building line, and an area of not less than(2000) Twenty thousnad square feet, Lot area required in individual cases may be reduced by the Township Board, of Supervisers , when the lot is in a sub-division plot of record. In the event any of the property in Eldred Township shall be used other than residence district, application shall be made to the Eldred Township Board for a change in the Zoning regulation.

Permits and Fees: Permits issued by the Eldred Township Clerk showing authorization and cenformity with these regulations and ordinances, shall be issued in suitable Form under the Authority of the Township Board. The fee for such a permit shall be Five (5.00) dollars.