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GRANDVIEW TOWNSHIP

LAMOURE COUNTY
NORTH DAKOTA

February 2010

COMPREHENSIVE PLAN

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INTRODUCTION

Grandview Township is located in LaMoure County. It is located in the northeast area of the county.

This plan examines the physical and social characteristics of Grandview Township. It presents this information in the form of text, tables, and maps. The plan is designed to help guide responsible land use planning and control. In an effort to keep this document a useful and applied tool, it is being kept to a limited size. Additional information is available through Lake Agassiz Regional Development Corporation in Fargo, North Dakota.

GOALS AND OBJECTIVES

The Grandview Township Comprehensive plan is to be used as a guide on which the development policies and regulations will be based. The plan was used to help develop goals, objectives and policies. As conditions change, so should the plan. Being a flexible document, this plan will reflect the changing goals of the citizens of the Township. For clarification, a "goal" is a broad, general concept that the Township wishes to attain in the future. An "objective" is a more specific, measurable step to be taken toward achieving a goal. A "policy" is a general principle that guides the actions taken to meet the goals and objectives.

Four goals have been established. Each addresses a particular subject. They all work together towards providing guidelines to ensure desired land use in the Township. Goals, objectives and policies are:

GOALS

GOAL #1

Preserve the Township's agricultural heritage.

OBJECTIVES:

A. Preserve prime farmland in an organized transition by using the land use controls provided in this comprehensive plan and its corresponding zoning ordinance when making all land use decisions.

B. Support farms by being active in legislation affecting agriculture and industrial usage; send letters from the Township Officers to state and federal officials involved in the decision.

POLICIES:

1. Support agriculture and appropriate farm programs.
2. Support an equitable agricultural land taxation system.
3. Discourage and control residential developments, which interfere with farming.
4. Encourage siting public facilities and utility easements in locations, which would minimize interference with farming.

5. Allow residential development only in existing subdivisions or no more than 1 unit per 160 acres.

GOAL #2

Protect public health, safety and welfare by deterring incompatible land uses from harming conforming land uses.

OBJECTIVES:

A. Refer to this plan to determine if land use requests are consistent with the natural resources.

B. Adopt a zoning ordinance consistent with this plan.

C. Use the zoning ordinance provisions to prevent incompatible land uses.

D. Acquire soil surveys from the soil conservancy offices.

POLICIES:

1. Discourage nonagricultural development on fertile soils.
2. Prevent undesirable, incompatible land uses from locating in the Township unless they meet appropriate conditions.
3. Make land use decisions in accordance with this plan.
4. Deter offensive and incompatible land uses (such and hog barns) from locating near dwellings and communities.

GOAL #3

Provide an adequate, safe, and efficient system for the transportation of people, goods and services.

OBJECTIVES:

A. Provide well-maintained gravel roads for all mail routes, school bus routes, and other routes deemed "high priority" by the Township's elected officers.

B. Appoint a "Road Overseer" who periodically inspects and maintains a record of the conditions of all Township roads, bridges and signs.

POLICIES:

1. Discourage developments, which would create congestion and/or road hazards, or damage Township roads without compensation.
2. Encourage development to locate in areas served by adequate transportation facilities.
3. Downgrade priority, abandon, or close township roads and bridges when appropriate.
4. Use erosion/sediment control standards in road construction.
5. The "Road Overseer" shall promptly notify appropriate governmental units when their transportation facilities within the Township require repair.

GOAL #4

Ensure and maintain the public participation in land use decisions affecting the Township.

OBJECTIVES:

A. Maintain dialogue between citizens and elected officials by posting notices and by publishing public notices for all public hearings.

B. Create public awareness of planning goals and objectives by making this document available to the public upon request, and publishing a statement to that effect.

POLICIES:

1. Give timely notice of all meetings and hearings.
2. Actively solicit public opinion about land use decisions.
3. Consider using citizen input when making public decisions.
4. Inform citizens of decisions and actions taken by officials.
5. Make public documents available for review.
6. Encourage education for officials and general public.

POPULATION

The population of Grandview Township dropped about 25% between 1990 and 2000, from 85 to 63 people.

TABLE #1
POPULATION OF GRANDVIEW TOWNSHIP, 1990-2000

2000	63
1990	85

Source: U.S. Census of Population, 1990,2000

TABLE #2

AGE OF THE POPULATION, GRANDVIEW TOWNSHIP, 1990 - 2000

	1990		2000	
	Number	Percentage	Number	Percentage
Under 18	25	29	14	22
18-24	2	2	0	0
25-44	22	26	14	22
45-64	18	21	26	41
65 and over	18	21	9	14

Source: U.S. Census of Population, 1990, 2000

The age composition of the Township's population has changed somewhat since 1990. Children under 18 made up 22% of the total population in 2000, down from 25% in 1990. The 25-44 declined from 26% of the total population in 1990 to only 22% in 2000. The 45 and over age groups grew over the period in both numerical and percentage terms indicating the continuing aging of the Township.

HOUSING

Table 3 shows rural farm and non-farm housing units. Sixty percent (60%) of the township housing units are occupied by non-farm residents.

Table 3 RURAL FARM AND NON-FARM HOUSING UNITS GRANDVIEW TOWNSHIP

	2000
Rural Farm	8
Rural Non-Farm	19

Source: U.S. Census of Population, 2000

ECONOMY

EMPLOYMENT

LaMoure County's unemployment rate has remained low for many years but the 2004 annual average unemployment rate was 3.4% equal to the statewide average of 3.4% and well below the national average of 5.5%. Table 4 shows the most recent data available for LaMoure County.

Table 4 LABOR FORCE AND UNEMPLOYMENT, LAMOURE COUNTY, 2004

Labor Force	Employment	Number Unemployment	Percentage
2,278	2,201	77	3.4%

Source: Job Service North Dakota, Unemployment Annual Averages, www.jobsnd.com

TOWNSHIP TAX VALUATION AND MILL LEVY

Grandview Township total mill tax valuation is $88,126 LaMoure, $371,039 Litchville/Marion

TABLE 5 GRANDVIEW TOWNSHIP MILL LEVY

Mill Levies:		
State and County		107.31
Township/Fire/Park		34.84
Total Mill Levy:	LaMoure School	172.15
Total Mill Levy:	Litchville/Marion School	154.88

INCOME

Median household income in LaMoure County was $32,500 in 1999 (Census 2000).

TABLE 6 MEDIAN HOUSEHOLD INCOME

	2000
County	$32,500

Source: U.S. Census of Population, 2000

PUBLIC FACILITIES AND SERVICES

TRANSPORTATION

Table #7 shows the mileage of the various types of road systems in the township. These highways are important for the transportation of agricultural equipment, services, and produce.

There are about 76 miles of township roads in the Township. 41 miles of Township roads are rated as "high priority", meaning they are well-maintained gravel roads that are cleared soon after snowfalls. They are generally mail and school bus routes. "Low priority" roads are generally dirt roads that are not cleared in the winter.

TABLE 7 GRANDVIEW TOWNSHIP ROAD SYSTEM

Road Category		Miles in Township
Federal		0
County		12
Township	High Priority	41
	Low Priority	23
TOTAL		

THE PUBLIC SCHOOL DISTRICT

Grandview Township is located in the LaMoure and Litchville/Marion School Districts.

FIRE DISTRICTS AND DEPARTMENTS

Fire districts are taxation districts to raise revenue for fire protection. Every fire district has a fire department, but not every fire department has a fire district. Some fire departments are funded through the general tax funds instead of a special fire district. All fire departments receive some money back from the fire insurance paid by property owners. The state collects the money from the insurance companies and distributes it back down to the local fire departments.

For additional information, contact:

Lake Agassiz Regional Development Corporation
417 Main Avenue
Fargo, ND 58102
(701) 239-5373
Fax (701) 235-6706

ND State Health Department
1200 Missouri Avenue
Bismarck, ND 58505
(701) 221-5210
Fax (701) 221-5200

North Dakota State University
Census Department
(701) 237-7980
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3-16-10
Date of adoption

Chairman
Grandview Township Board of Supervisors

Attest, Clerk
Grandview Township Board of Supervisors

COPY

GRANDVIEW TOWNSHIP

ZONING REGULATIONS

LAMOURE COUNTY
NORTH DAKOTA
February 2010

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ARTICLE I INTRODUCTION

1.1 Title

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

1.2 Purpose and Intent

1.2.1 To protect public health, safety, morals, comfort, convenience, prosperity and general welfare of the Township of Grandview, LaMoure County, North Dakota.

1.2.2 To secure safety from fire, panic, noxious fumes, and other dangers.

1.2.3 To preserve and protect farming operations, farm lands and natural resources of the township.

1.2.4 To promote orderly development of land and water resources and to prevent conflict among land uses and structures.

1.3 Authority

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

1.4 Jurisdiction

1.4.1 General

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

1.4.2 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 Exceptions

These regulations shall not apply to the use of land and buildings for agriculture as defined herein.

ARTICLE 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.

2.1.1 Words used in present tense shall include the future.

2.1.2 Words used in singular number shall include the plural number, and the plural the singular.

2.1.3 Shall is a mandatory word and not discretionary.

2.1.4 May is a permissive word.

2.2 Definitions

2.2.1 **"Accessory Building and Uses"** means 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.

2.2.2 **"Agriculture"** means the 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.

2.2.3 **"Airport"** means 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.

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

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

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

2.2.7 **"Building Height"** means vertical distance from the grade to the highest point of the roof.

2.2.8 **"Building Line"** means 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.

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

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

2.2.11 **"Club or Lodge"** means 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.

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

2.2.13 **"Conditional Use"** means 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.

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

2.2.15 **"Development"** means 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.

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

2.2.17 "District" means 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.

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

2.2.19 "Dwelling, Multiple Family" means a single building or portion thereof, containing two (2) or more dwelling units.

2.2.20 "Dwelling, Single Family" means a building containing one dwelling unit only.

2.2.21 "Encroachment" means any fill, building, structure or use including accessory uses projecting into the required yard areas or public and private property.

2.2.22 "Establishment" means a place of business for processing, production, assembly, sales, service of goods and materials.

2.2.23 "Feedlot" means a parcel of land which contains a commercial operation for feeding or raising of 300 (three hundred) or more animals which is operated as a separate activity and not incidental to farming.

2.2.24 "Flood Plain" means an area which may be covered by flood water including but not limited to regional floods.

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

2.2.26 "Grade" means the land elevation at the horizontal intersection of the ground and the building.

2.2.27 "Home Occupation" means 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 twenty five percent (25%) of the floor area of the dwelling is devoted to such home occupation.

2.2.28 "Hotel or Motel" means a building in which lodging accommodations, with or without meals are provided for compensation.

2.2.29 "Junk or Salvage Yard" means 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.

2.2.30 "Kennel, Animal" means any premises where dogs, cats and other household pets are boarded, bred and maintained for compensation.

2.2.31 "Lot" means a piece, parcel, lot or area of land of continuous assemblage established by survey, plat or deed.

2.2.32 "Lot Lines" means the property lines bounding the lot.

2.2.33 "Lot Width" means the horizontal distance between the side lot lines of a lot measured at the front building setback line.

2.2.34 "Lot, Zoning" means a single lot, parcel, tract of land within a zoning district developed or to be developed.

2.2.35 "Mobile Home" means a manufactured trailer intended for family residential occupancy.

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

2.2.37 "Non-conforming Building" means any building which does not comply with any or all of these regulations.

2.2.38 "Non-conforming Use" means any principal use of land or building which does not comply with any or all of these regulations.

2.2.39 "Nursing Home or Convalescent Home" means a home for the aged or infirm which unrelated persons are accommodated for compensation.

2.2.40 "Permitted Uses" means 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.

2.2.41 "Person" means any individual, firm, corporation, partnership or legal entity.

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

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

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

2.2.45 "Sign" means 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.

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

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

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

2.2.49 "Subdivision" means the division of a lot, tract, or parcel of land, creating one or more lots, tracts, or parcels for the purpose, whether immediate or future, of sale or of building development, and any plat or plan which includes the creation of any part of one or more streets, public easements, or other rights of way, whether public or private, for access to or from any such lot, tract or parcel, and the creation of new or enlarged parks, playgrounds, plaza, or open spaces.

2.2.50 "Variance" means 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.

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

2.2.52 "Zoning Commission" means a body consisting of the three (3) Township supervisors and appointed members under the authority of Chapter 58-03-13 of the North Dakota Century Code to review the planning issues, prepare plans, review the zoning requests and plats of subdivision, zoning amendments and conditional uses and make recommendations to the Board of Supervisors.

ARTICLE 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.

3.1.1 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.

3.1.2 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 township's natural resources and accommodating the type of development deemed appropriate including but not limited to the following objectives.

3.3.1 To conserve and enhance the taxable value of land and buildings in the township.

3.3.2 To encourage the most appropriate use of land in the township.

3.3.3 To protect the character and maintain the stability of farming activities and production.

3.3.4 To regulate and restrict the location and intensity of use of buildings and land not related to farming.

3.3.5 To separate and control unavoidable nuisance producing uses to minimize the adverse impacts on the surrounding areas or uses.

3.3.6 To facilitate traffic movement and promote development of compatible uses.

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 sixty percent (60%) 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

Land shall not 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 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 permitted use. 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 non-conforming 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 Setback - Tree Plantings, Shelterbelts

A. All buildings and structures and trees shall be placed at least 150 (one hundred fifty) feet from all section lines and the centerlines of township and county roads.
B. All buildings and structures and trees shall be placed at least 250 feet from the centerlines of all state highways.
C. Shelterbelt setbacks shall be the same as 3.8 A & B.

3.9 Building Standards

All structures or buildings shall conform to the requirements of Uniform Building Code, National Electrical Code. All individual water supply and sewage disposal systems shall conform to requirements of ND Plumbing and Sanitary code.

ARTICLE 4 ZONING DISTRICT BOUNDARIES AND MAP

4.1 Zoning Districts

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

4.1.1 A-1 Agricultural District
4.1.2 F-1 Flood Plain District

4.2 Zoning District Map

4.2.1 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.

4.2.2 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.

4.2.3 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, quarter section lines and quarter-quarter section lines may be construed as the property lines.

4.2.4 District Description for Unsubdivided Lands

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

4.2.5 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.

4.2.6 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.

4.2.7 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.

ARTICLE 5 ZONING DISTRICT REGULATIONS

5.1 A-1 Agricultural District

5.1.1 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.

5.1.2 Permitted Uses

5.1.2.1 All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.

5.1.2.2 Accessory Buildings and Structures.

5.1.2.3 Cemeteries.

5.1.2.4 Churches.

5.1.2.5 Golf Courses.

5.1.2.6 Grain Elevators and Accessory Structures.

5.1.2.7 Home Occupations.

5.1.2.8 Parks and Playgrounds.

5.1.2.9 Mobile Homes.

5.1.2.10 Public and Private Schools.

5.1.2.11 Public Buildings and Facilities Including County Garages.

5.1.2.12 Single Family Non-farm Residential Units no more than 1 per 160 acres.

5.1.2.13 Stock Piling of Sand and Gravel for Road Construction and Maintenance.

5.1.2.14 Construction and Maintenance of Drainage Systems to Manage the Water Run-off.

5.1.2.15 Utility Lines and Pipe Lines Including Substations for Transformers, Pumping Stations and Lift Stations.

5.1.2.16 Water Reservoirs.

5.1.3 Conditionally Permitted Uses

5.1.3.1 Antique and Craft shops.

5.1.3.2 Art Studios.

5.1.3.3 Commercially Operated Air landing Strip and Accessory Buildings.

5.1.3.4 Feedlots.

5.1.3.5 Voltage Transmission Lines and Accessory Structures.

5.1.3.6 Manufacturing and Processing of Agricultural Products Produced in the Area.

5.1.3.7 Radio, TV Stations and Towers.

5.1.3.8 Sale and Services of Agricultural Equipment and Machinery.

5.1.3.9 Salvage and Junk Yards Subject to Provisions of Section 6.5.

5.1.3.10 Sanitary Landfills Subject to the Provisions of Section 6.4.

5.1.3.11 Sewage Lagoons and Wastewater Treatment Facilities.

5.1.3.12 Skeet, Trap and Rifle Ranges if not Nearer than 1,000 (one thousand) Feet From Any Residence.

5.1.3.13 Storage of Farm Related Chemicals.

5.1.3.14 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.

5.1.3.15 Mining of Sand and Gravel Subject to Provisions of Section 6.3.

5.1.4 Lot Area and Lot Width

5.1.4.1 For non-farm residential uses the lot area shall be one (1) acre by the Township Zoning Board.

5.1.4.2 For non residential uses the lot area shall be one (1) acre by the Township Zoning Board.

5.1.4.3 The lot width for any use in agricultural district shall not be less than 250 (two hundred fifty) feet.

5.1.5 Yard Requirements

5.1.5.1 The minimum front yard, measured from the front lot line shall not be less than 75 (seventy five) feet for properties abutting township roads and 100 (one hundred) feet for properties fronting on other rights-of-ways.

5.1.5.2 The minimum rear yard, measured from the rear lot line shall not be less than 50 (fifty) feet.

5.1.5.3 The minimum side yard, measured from the side lot line shall not be less than 25 (twenty-five) feet.

5.1.6 Building Height

5.1.6.1 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.

5.1.6.2 The building heights for manufacturing of agricultural products shall be determined by the Township Board of Supervisors.

5.1.6.3 The building height, excepting the radio and TV towers and church steeples for all other uses shall not exceed 35 (thirty five) feet.

5.1.7 Parking Requirements

For non farm uses the parking requirements shall be subject to the provisions of Section 6.1 of these regulations

5.1.8 Sign Requirements

Sign requirements shall be subject to the provisions of Section 6.2 of these regulations.

ARTICLE 6 SPECIAL PROVISIONS

6.1 Off-Street Parking

6.1.1 Purpose

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

6.1.1.1 Increase the safety and capacity of public roads by requiring off-street parking or loading facilities.

6.1.1.2 Minimize adverse effects of off-street parking and off-street loading facilities on the adjacent properties.

6.1.1.3 Lessen congestion and preventing the overtaxing of public roads by regulating the location and capacity of off-street parking or off-street loading facilities.

6.1.2 General Requirements

6.1.2.1 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.

6.1.2.2 All open off-street parking areas with 4 (four) or more spaces and all loading berths shall be:

(1) improved with all weather surface to provide a durable and dust free surface;

(2) graded to dispose of all surface water run-off but not be diverted to adjoining properties.

6.1.3 Special Requirements

6.1.3.1 No building shall be erected or enlarged without meeting the following parking requirements.

(1) Business; professional or public office building, studio, bank, medical or dental clinics, three (3) parking spaces plus one additional space for each four hundred (400) square feet of floor area over one thousand (1,000) square feet.

(2) Hotels and motels; one parking space for each room plus one space for each two hundred (200) square feet of eating and drinking establishments or restaurants.

(3) Private club or lodge; one parking space for each two hundred (200) square feet of service area.

(4) Restaurant, eating and drinking establishment; one parking space for each one hundred (100) square feet of floor area.

6.2 Signs

6.2.1 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 many opportunities for public and private information and advertising.

6.2.2 General Requirements

6.2.2.1 No sign shall be located, erected, moved, reconstructed, extended, enlarged or structurally altered without obtaining a permit from the Township Code Administrator.

6.2.2.2 Signs shall not be permitted within 300 (three hundred) feet of any road crossing which is measured from the point of intersection of the road center lines. For state and federal highways the state and federal sign requirements shall apply.

6.2.2.3 Directory signs shall not be larger than 20 (twenty) square feet in area for permitted uses.

6.2.2.4 Directory signs for conditional uses shall not be larger than 40 (forty) square feet.

6.2.2.5 Advertising signs shall not be larger than 96 (ninety-six) square feet.

6.3 Mining of Sand, Clay, Gravel, other earth materials or soils

6.3.1 Purpose

The purpose of these provisions is to provide for mining and extraction of sand, clay, gravel, other earth materials or soils 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.

6.3.2 Site Approval Requirements

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

6.3.3 Data Submission Requirements

6.3.3.1 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.

6.3.3.2 A guarantee that the reclamation of the site be completed within one year of the closure of the operation of the site.

6.3.3.3 Proof of compatibility with the existing land form including the vegetation, surface and ground water resources.

6.3.4 Proximity to Existing Uses

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

6.3.5 Permit Requirements

Any person who operates a sand and gravel operation shall obtain a permit from Township before resuming any mining or excavation of the sand and gravel sites.

6.4 Sanitary Landfills and Solid Waste Sites

6.4.1 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.

6.4.2 Compliance with County Ordinances and Procedures

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

6.4.3 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.

6.4.4 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.

6.4.5 Site Approval Requirements

All solid sites require approval by Township Zoning Commission.

6.4.6 Locational Standards

6.4.6.1 No landfill, incinerator shall be located within 1 mile of residential uses or unincorporated community.

6.4.6.2 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.

6.4.6.3 No landfill operation shall be located nearer than 200 (two hundred) feet of all road and highway rights-of-way.

6.4.7 Data Submission Requirements

6.4.7.1 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.

6.4.7.2 A plan for operation of the site including a descriptive text explaining consistency or inconsistency with the natural or man made environment.

6.4.7.3 Records of data and information submitted to the state of North Dakota appropriate agencies and the county as a part of application for state and county permits.

6.4.7.4 The Zoning Commission may require additional information if it deems it necessary.

6.4.8 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.

6.5 Junk or Salvage Yards

6.5.1 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.

6.5.2 Site Approval Requirements

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

6.5.3 Locational Standards

6.5.3.1 No salvage or junk yard shall be located within 500 (five hundred) feet of a residential district and 200 (two hundred) feet of commercial buildings and structures.

6.5.3.2 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.

6.5.3.3 No salvage or junk yard shall be located nearer than 100 (one hundred) feet of all road and highway rights-of-way.

6.5.3.4 All salvage yards and operations shall be screened from the public view unless the salvage material is placed 500 (five hundred) feet away from any highway right-of-way and screened by natural vegetation, building and land form.

6.6 Utilities

6.6.1 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.

6.6.2 General Requirements

6.6.2.1 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.

6.6.2.2 All new utility lines and pipelines require a permit from the Zoning Commission.

6.6.2.3 All new utility lines and pipelines are considered conditional uses and shall conform to the provisions of Section 8.2, Conditional Use Permit, of these regulations.

6.6.2.4 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.

6.6.2.5 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.

6.7 Public and Non-Profit Wildlife Management Areas

6.7.1 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.

6.7.2 General Requirements

6.7.2.1 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.

6.7.2.2 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:

(1) A road maintenance agreement specifying duties and responsibilities of the owner/lessee for access and through roads

(2) Duties and responsibilities of the owner/lessee for the control of noxious weeds in the wildlife management area.

6.7.2.3 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.

6.7.2.4 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.

6.8 Commercial Feedlots

6.8.1 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.

6.8.2 General Requirement

6.8.2.1 All feedlots as defined by these regulations are only permitted as conditional uses subject to the provisions of Section 8.2 and the requirements of the North Dakota Health Department.

ARTICLE 7 ADMINISTRATION AND ENFORCEMENT

7.1 Organization

To administer these regulations the following bodies are hereby vested with authority to act in behalf of the Township.

(1) The Code Administrator

(2) The Zoning Commission

7.2 The Code Administrator

The Code Administrator is a duly appointed township official authorized by the Board of Supervisors and is responsible to administer Zoning Regulations, to assist the Zoning Commission, and the Board of Supervisors on any matter related to planning for and development of the township.

7.2.1 Duties

7.2.1.1 Issue all zoning certificates, permits and maintain records thereof.

7.2.1.2 Issue all building and repair permits.

7.2.1.3 Maintain zoning related records and zoning district map including records of all amendments, conditional uses and variances.

7.2.1.4 Receive, file and forward to the Zoning Commission all applications for zoning amendments, site approvals and conditional uses.

7.2.1.5 Prepare and publish notices and notify adjoining property owners.

7.2.1.6 Notify, in writing, the property owner or user upon finding violation of these regulations 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 Code Administrator shall make a report of the findings to the Board of Supervisors.

7.2.2 Interpretation of Regulations

All questions of interpretation of these regulations shall be presented to the Code Administrator and that such questions shall be presented to the Board of Supervisors only on appeal from the decision of the Code Administrator.

7.2.3 Building Permit Applications

Any person or persons intending to construct or reconstruct or relocate a building or make alteration, shall, before proceeding with the work, or commencing any excavation in connection with it, shall obtain a permit from the Code Administrator. These regulations shall also apply to the mobile homes.

7.2.3.1 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 these regulations.

7.2.3.2 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 required by these regulations.

7.2.4 Building Permits

The Code Administrator shall issue a building permit if the proposed building or structure conforms to zoning and building provision of these regulations. If the Code Administrator denies a permit because of non-conformance with these regulations, he shall inform the applicant of his/her right to appeal to the Board of Supervisors.

7.2.5 Building Permit Fees

The Code Administrator may charge and collect a fee according to the Resolution of Fees and Schedules established by the Township Board of Supervisors.

7.2.6 Certificate of Occupancy or Use

The Code Administrator 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 these regulations are met. In the event the Code Administrator finds violations and deviations from the terms and conditions of these regulations, he shall make a report and recommendation for action to the Board of Supervisors.

7.2.7 Conditional Use and Site Approval Permits

The Code Administrator shall issue a conditional use or site approval permit upon approval of the application by the Zoning Commission stipulating all conditions set forth.

7.2.8 Variances

The Code Administrator shall issue a permit if the Board of Supervisors reverses the decision. The terms of the variance or special use shall be stipulated in the permit.

7.2.9 Additional Fees and Costs

The applicant for a building permit, conditional use and site approval permit, variance and/or amendment to the zoning ordinance, shall be liable for and pay to the Township Clerk sufficient sums of money to pay for and cover all of the costs incurred by the Township for the processing of such application, including but not limited to: publication costs; attorney's fees; consultant fees; mileage; copy expense; long distance telephone expense, etc. No permit shall be issued or effective until all such costs as these described herein have been paid by the applicant, unless the Township Zoning Board has otherwise provided by resolution for a particular case. All such sums shall be due and owing whether or not the application is approved and may be billed and due as the Township incurs the costs or fees.

7.3 The Zoning Commission

The Zoning Commission shall consist of the three township supervisors. Where a city is exercising extraterritorial zoning jurisdiction two members may be appointed by the city to the township zoning commission.

7.3.1 Duties

7.3.1.1 To hear and act on all applications for amendments to zoning districts and take action for approval, denial or approval with modification.

7.3.1.2 To hear and act on all applications for conditional uses and site approvals in the manner prescribed in these regulations and take action for approval or denial.

7.3.1.3 To study, examine and take action on issues which may adversely affect the natural resources and farming operations in the Township.

7.3.1.4 Commission to hold one annual meeting to reorganize board.

7.3.2 Notice of Hearings

The Zoning Commission shall fix a reasonable date for hearing of applications for zoning district amendments, conditional use permits, site approval applications and other matters before it, give public notice thereof in the official newspaper of the county and the nearest regularly published newspaper at least 15 (fifteen) days prior to the hearing. The notices shall give time and place of hearing and shall state the purpose of the hearing and that the applications and supporting documents for zoning district amendments and conditional use permits shall be available for public inspection by the Code Administrator.

7.3.3 Meetings

Meetings of the Zoning Commission shall be held at the call of the 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.

7.4 Violations and Penalties

Any person who violates any provision of these regulations or fails to comply with any of its requirements including the conditions or modification of use, building or structure shall upon conviction thereof forfeit not more than $100 and in addition pay all expenses involved in the case. Each day such violation continues shall constitute a separate offense.

ARTICLE 8 PROCEDURES FOR AMENDMENTS, CONDITIONAL USES AND VARIANCES

8.1 Zoning District Amendments

8.1.1 Public Hearing Notice

The Zoning Commission shall hold a public hearing, a notice of which shall be published at least 15 (fifteen) days 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; (4) time and place for public inspection of the documents before the hearing.

8.1.2 Public Hearings

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 take action for approval, denial or modification of the petition. The Zoning Commission may require additional information before it completes its findings and takes action.

8.1.3 Data Submission Requirements

Petitions for zoning district change and conditional uses shall be submitted with the following information:

8.1.3.1 Legal description of the area proposed to be rezoned, the name and addresses of all owners of property lying within one mile of the site.

8.1.3.2 A map showing the existing land uses and zoning district classification of the area.

8.1.3.3 A site plan showing buildings and uses in the zoning district proposed to be changed and the requested zoning district classification.

8.1.3.4 A fee shall be paid in accordance with the schedule established by the Township Board of Supervisors.

8.1.4 Deliberation and Decision

Following the hearing, the Zoning Commission, upon due deliberation, shall make a report of its findings and decides on the proposed amendment within 30 (thirty) days after the hearing. In making

its finding, the Zoning Commission shall ascertain as to whether the proposal for zoning district amendment is consistent with the township Comprehensive Plan and meets all requirements of these regulations and other regulations of the township.

8.2 Conditional Use Permits

8.2.1 Purpose

The development of these regulations 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.

8.2.2 Public Hearing Notice

Shall be the same as the provisions set forth for public hearing notice for zoning district amendment in Section 8.1.1.

8.2.3 Public Hearings

Shall be the same as the provisions set forth for public hearing for zoning district amendment in Section 8.1.2.

8.2.4 Data Submission Requirements

Shall be the same as the provisions set forth for data submission requirements for zoning district amendment in Section 8.1.3.

8.2.5 Deliberation and Decision

Shall be the same as the provisions set forth for deliberation and decision for zoning district amendment in Section 8.1.4

8.2.6 Standards

No application for conditional use shall be approved unless the zoning commission finds that all of the following conditions are present.

8.2.6.1 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.

8.2.6.2 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.

8.2.6.3 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.

8.2.6.4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

8.2.6.5 That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic impact on the area.

8.2.6.6 That the conditional use shall substantially conform to all applicable regulations of the district in which it is located.

8.2.7 Conditions and Guarantees

8.2.7.1 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 township and to secure compliance with the standards and requirements specified in Section 8.2.6. 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.

8.2.7.2 No alteration of a conditional use shall be permitted unless approved by the Zoning Commission. Where the Zoning Commission 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 Zoning Commission 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 these regulations may be granted provided that the applicant establishes proof of practical difficulty or undue hardship.

8.3.1 Public Hearing Notice

The Zoning Commission shall hold a public hearing, a notice of which shall be published at least 15 (fifteen) days 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; (4) time and place for public inspection of the documents before the hearing.

8.3.2 Public Hearings

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, it shall approve, deny or modify the proposal. The Zoning Commission may require additional information before it completes its findings and decision.

8.3.3 Data Submission Requirements

Petitions for variances shall be submitted with the following information.

8.3.3.1 Legal description of the area proposed to be rezoned, the name and addresses of all owners of property lying within one mile of the site.

8.3.3.2 A map showing the existing land uses and zoning district classification of the area.

8.3.3.3 A fee shall be paid in accordance with the schedule established by the Zoning Commission.

8.3.4 Deliberation and Decision

In making its finding, the Zoning Commission shall ascertain that the requests for variance is consistent with the township Comprehensive Plan and meets all requirements of these regulations and other regulations of the township.

8.3.5 Standards

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

8.3.5.1 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.

8.3.5.2 That literal interpretation of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

8.3.5.3 That the special conditions and circumstances have not resulted from actions of the applicant.

8.3.5.4 That granting the variance requested will not confer upon the applicant any special privileges that are denied by these regulations to other premises.

8.3.6 Justification

8.3.6.1 That the reasons set forth in the application justify the granting of the variance.

8.3.6.2 The variance is the minimum which would make possible a reasonable use of the premises.

8.3.6.3 That the granting of variance will be in harmony with the general purpose of these regulations and will not be injurious to the surrounding premises, neighborhood or the city and will not be contrary to the comprehensive plan and the purposes of these regulations.

8.3.6.4 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.

8.3.7 Authorized Variances

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

8.3.7.1 To reduce not by more than twenty percent (20%) the applicable requirements for lot area and lot width.

8.3.7.2 To reduce the applicable off-street parking or loading facilities by no more than fifty percent (50%) of the requirements.

8.3.7.3 To permit the use of lot of record if it is smaller than the minimum size required by these regulations.

8.3.7.4 To permit roof alterations to provide additional windows, headroom or area for occupancy of third level.

8.3.7.5 To permit conversion of an existing building to a permitted residential use provided that is shall not conflict with the above standards cited in Sections 8.3.5 and 8.3.6.

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 Grandview Township Zoning Ordinance.

Laurel Alber — 3-16-10

Township Clerk — Date

Chad Zufelt — 3-16-10

Chairman — Date

COPY

PERMIT FEE SCHEDULE

Application for building permit:

Value of work to be done	Fee
under $1,000	no fee
$1,001 - $20,000	$50
over $20,000	$40 + $2 for each additional $1000 in valuation

Application for Conditional Use Permit	$50
Application for Zoning Amendment	$50
Application for Variance	$50

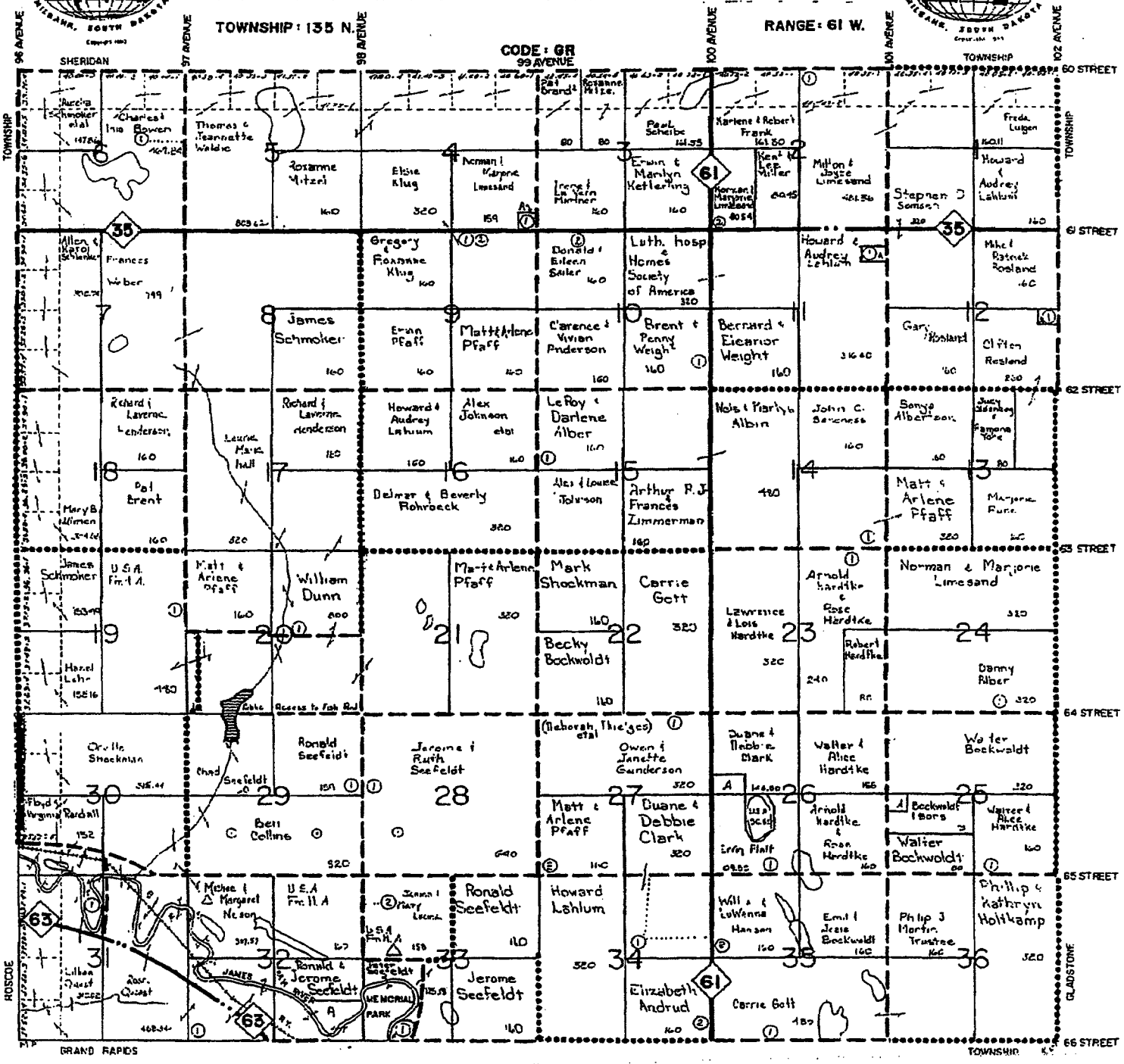
In addition: The applicant for a conditional use permit and amendment to the zoning ordinance, or building permit, shall be liable for and pay to the Township Clerk sufficient sums of money to pay for and cover all of the costs incurred by the Township for the processing of such application, including, but not limited to: publication cost; attorney's fees; mileage; copy expense, etc. No Permit shall be issued until all such costs as these described herein have been paid by the applicant, unless the Township Zoning Board has otherwise provided by resolution for a particular case. All such sums shall be due and owing whether or not the application is approved.

COPY

MAP OF GRANDVIEW

TOWNSHIP: 135 N. RANGE: 61 W.

CODE: GR



All areas of Grandview Township zoned agriculture.

3-16-10

Date of adoption

Chad Seefeldt

Chairman
Grandview Township Board of Supervisors

Laurel Alber

Attest, Clerk
Grandview Township Board of Supervisors