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## **CHAPTER SIX**

### **ZONING - LAND USE PLANNING**

NOTE: Zoning and land use planning and development are best left to local design. Therefore, this code will not attempt to formulate model zoning and land use ordinances.

It should be noted that a city may, by resolution, relinquish its zoning authority to the County Zoning Board of the county in which the city is located. The County Zoning Ordinances are then incorporated, by reference, into the city's revised ordinance code. If the City does not relinquish its zoning authority what follows is a broad outline of model zoning ordinances.

## CHAPTER SIX

### ZONING - LAND USE PLANNING

#### ARTICLE 1 - Definitions

##### 6.0101 Definitions

For the purpose of this chapter the following words and phrases shall have the meanings herein given:

1. "Accessory Use or Building" is a subordinate use or building customarily incident to and located on the same lot with the main use or building.
2. "Alteration" as applied to a building or structure, is a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.
3. "Building" is a structure designed, built or occupied as a shelter or roofed enclosure for persons, animals or property, including tents, lunch wagons, dining cars, camp cars, trailers and other roofed structure on wheels or other supports used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational or recreational purposes. For the purposes of this definition "roof" shall include an awning or other similar covering, whether or not permanent in nature.
4. "Building Line" is the line between which and the street line or lot line no building or other structure or portion thereof, except as provided in this Code, may be erected above the grade level. The building line is considered a vertical surface intersection the ground on such line.
5. "Dwelling" is a building designed or used as the living quarters for one or more families.
6. "Dwelling House" is a detached house designed for an occupied exclusively as the residence of not more than two families each living as an independent housekeeping unit.
7. "Dwelling Unit" is one or more rooms providing complete living facilities for one family, including equipment for cooking, or provisions for the same, and including room or rooms for living, sleeping and eating.
8. "Dwelling, Multi-Family" is a dwelling or group of dwellings on one plot containing separate living units for three or more families, but which have joint services or facilities for both.
9. "Family" is a single individual, doing his own cooking, and living upon the premises as a separate housekeeping unit, or a collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond as distinguished from a group occupying a board house, lodging house, club, fraternity or hotel.
10. "Garage, Private" is a building or part thereof accessory to a main building and providing for the storage of automobiles and in which no occupation or business for profit is carried on.
11. "Lot" is a parcel of land occupied or capable of being occupied by one building, and the accessory buildings or uses customarily incident to it, including such open spaces as are required by this chapter.

12. “Non-conforming Use” is a building, structure or use of land existing at the time of the enactment of this chapter and which does not conform to the regulations of the district in which it is located.
13. “Setback Building Line” is a building line back of the street line.
14. “Structure” is anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences.
15. “Use” is the purpose for which land or a building is arranged, designed or intended or for which either land or a building is or may be occupied or maintained.
16. “Yard” is an open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.
17. “Yard, Front” is an open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot.
18. “Yard, Rear” is an open unoccupied space on the same lot with the building between the rear line of the building and the rear line of the lot and extending the full width of the lot.
19. “Yard, Side” is an open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a lot line.

## ARTICLE 2 - Establishment of Districts

### 6.0201 Use and Area Districts Established

For the purposes of this chapter, the City is hereby divided into use districts and area districts as provided hereafter.

### 6.0202 Maps and Boundaries

The boundaries of these districts are hereby established as shown on a map entitled “The Zoning Map of the City of Galesburg” which is on file in the office of the city auditor. This map, with all explanatory matter thereon, is hereby made a part of this chapter.

### 6.0203 Annexed Property

Property which has not been included within a district and which has become a part of the City by annexation shall automatically be classified as lying and being in the R-2 residential district until such classification has been changed by an amendment to the zoning ordinances as prescribed by law.

## ARTICLE 3 - Application of Regulations

### 6.0301 Application of Regulations, Extraterritorial Zoning

Except as provided in this chapter:

1. **Conformity of Buildings and Land.** No building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district, as shown on the official map, in which it is located.

2. Conformity of Buildings. No building, structure or premises shall be erected, altered or used so as to produce smaller yards or less unoccupied area, and no building shall be occupied by more families than prescribed for such building, structure or premises for the district in which it is located.
3. Conformity of Open Spaces. No yard, court or open space, or part thereof, shall be included as a part of the yard, court or open space similarly required for any other building, structure or dwelling under this chapter.

6.0302 Extraterritorial Zoning

Pursuant to North Dakota Century Code section 40-47-01.1, the City may extend the application of the City's zoning regulations to any quarter quarter section of unincorporated territory if a majority of the quarter quarter section is located within \_\_\_\_\_ mile(s) of the corporate limits of the City.

ARTICLE 4 - Non-Conforming Uses

6.0401 Non-Conforming Uses

The lawful use of any building, structure or land existing at the time of the enactment of this chapter may be continued, although such use does not conform with the provisions of this chapter, provided the following conditions are met

1. Alterations. A non-conforming building or structure may be altered, improved or reconstructed provided such work is not to an extent exceeding in aggregate cost twenty-five percent (25%) of the assessed value of the building or structure, unless the building or structure is changed to a conforming use.
2. Extension. A non-conforming use shall not be extended, but the extension of a lawful use to any portion of a non-conforming building or structure which existed prior to the enactment of this ordinance shall not be deemed the extension of such non-conforming use.
3. Changes. No non-conforming building, structure or use shall be changed to another non-conforming use.
4. Abandonment. A non-conforming use of a building or premises which has been abandoned shall not thereafter be returned to such non-conforming use.
5. Unlawful Use Not Authorized. Nothing in this chapter shall be interpreted as authorization for or approval of the continuance of the use of a structure or premises in violation of zoning regulations in effect at the time of the effective date of this chapter.
6. Certificate of Non-Conforming Use. Upon the effective date of this chapter, the zoning administrator shall issue a "Certificate of Non-Conforming Use" to all owners of property, the use of which does not conform to the provisions of the use zone in which the property is located.
  - a. In accordance with the provisions of this section no use of land, buildings or structures shall be made other than that specified on the "Certificate of Non-Conforming Use," unless said use shall be in conformity with the provisions of the use zone in which the property is located.
  - b. A copy of each "Certificate of Non-Conforming Use" shall be filed with the office of the

City Auditor. No permit or license shall be issued to any property for which a “Certificate of Non-Conforming Use” has been issued until said permit or license has been approved by the City Council.

7. District Changes. Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, the foregoing provisions shall apply to any non-conforming uses existing therein.

#### ARTICLE 5 - Use Districts

##### 6.0501 Use Districts

The City is hereby divided into the following Use Districts to be known as:

- R-1 Residential Districts, Single-Family
- R-2 Residential Districts, Two-Family
- R-3 Residential Districts, Multi-Family
- C Commercial Districts
- I Industrial Districts

##### 6.0502 R-1 - Residential Districts - Single Family

In a single-family district, the following buildings and uses are permitted:

1. Dwelling houses occupied by not more than one family.
2. Publicly owned and operated buildings.
3. Churches and parish houses.
4. Hospitals.
5. Nursing and Rest Homes.
6. Homes for the Aged.
7. Playgrounds and Parks.
8. Cemeteries.

##### 6.0503 R-2 - Residential Districts - Two-Family

In a two-family district, the following buildings and uses are permitted:

1. Dwelling houses each occupied by not more than two families. Each family shall not be allowed more than two roomers or boarders per family.
2. All other uses permitted in a one-family district.

##### 6.0504 R-3 - Residential Districts - Multi-Family

In a multi-family district the following buildings and uses are permitted:

1. All uses permitted and as regulated in a two-family district.

2. Multi-family dwellings.
3. Private clubs.
4. Lodges or social buildings.
5. Hotels, motels, tourist camps.

6.0505 Accessory Uses in Residential Districts

The following accessory uses and buildings are permitted in residential districts:

1. Professional office for a physician, clergyman, architect, engineer, attorney or similar professional person residing in such main building.
2. Home Occupation. Customary home occupation for gain carried on in the main building or a building accessory thereto requiring only home equipment and employing no non-resident help and no trading in merchandise is carried on.
3. Agricultural uses, gardens, poultry enclosures, beehives.
4. Private garages.
5. Any other accessory use customarily incident to a use authorized in a residential district.

6.0506 Commercial District

The following buildings and uses are permitted in the commercial district:

1. Retail stores and shops.
2. Service establishments.
3. Business and professional offices.
4. Eating establishments.
5. Funeral homes and mortuaries.
6. Transportation services.
7. Amusements and recreation.
8. Wholesale businesses.
9. Storage buildings and warehouses.
10. Any other building or use similar to the uses herein listed in the type of services or goods sold.
11. Any accessory use customarily incident to a use herein listed.

6.0507 I - Industrial

The following buildings and uses are permitted in the industrial district:

The compounding, assembly, treatment, manufacture, processing and packing of articles or materials shall be permitted in the industrial district.

- a. Uses permitted. All uses permitted in a C - Commercial District.
- b. Uses prohibited. No dwelling or dwelling unit.

ARTICLE 6 - Enforcement

6.0601 Administrative Official

1. Administrative Official. Except as otherwise provided herein the city auditor shall administer and enforce the provisions of this chapter, including the receiving of applications, the inspection of premises and the issuing of building permits. No building permit or certificate of occupancy shall be issued except where the provisions of this chapter have been met.
2. Building Permit Required. No building or structure shall be erected, added to or structurally altered until a permit therefore has been issued by the City Auditor. All applications for such permits shall be in accordance with the requirements herein and, unless upon written order of the City Council, no such building permit or certificate of occupancy, shall be issued for any building where said construction, addition or alteration or use thereof would be in violation of any of the provisions of this chapter.
3. Certificates of Occupancy
  - a. No land shall be occupied or used and no building hereafter erected, altered or extended shall be used or changed in use until a certificate of occupancy shall have been issued by the City Auditor, stating that the building or proposed use thereof complies with the provisions of this chapter.
  - b. No non-conforming use shall be maintained, renewed, changed or extended without a certificate of occupancy having first been issued by the City Auditor therefore.
  - c. All certificates of occupancy shall be applied for coincident with the application for a building permit. Said certificate shall be issued within thirty (30) days after the erection or alteration shall have been approved.
  - d. The City Auditor shall maintain a record of all certificates and copies shall be furnished, upon request, to any person having a proprietary or tenancy interest in the building affected.
  - e. No permit for excavation for, or the erection or alteration of or repairs to any building shall be issued until an application has been made for the certificate of occupancy.
  - f. Under such rules and regulations as may be established by the City Council and filed with the City Auditor, a temporary certificate of occupancy for not more than thirty (30) days for a part of a building may be issued by the City Auditor.