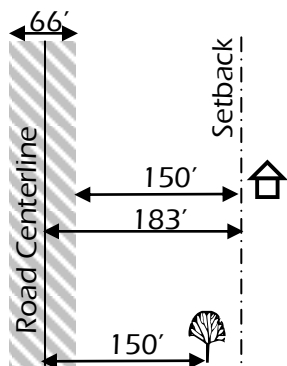


Q: How close to the road can I build?

A: All rural buildings or structures shall not be less than one hundred fifty (150) feet from the edge of the right-of-way of state and county highways, secondary county and township roads and major arterial streets.



Typical right-of-way for county roads is 66 feet.

The setback is 150 feet from the edge of the right-of-way or 183 feet from the road centerline.

Shelterbelts shall not be less than one hundred fifty (150) feet from the road centerline.

Q: How close to my property line can I build?

A: In rural Agricultural Districts the Front, Side, and Rear Setback is one hundred (100) feet for land not adjacent to a roadway.

In Residential Districts the Setbacks are:
 Front..... 25 feet
 Side 10 feet
 Rear..... 30 feet

For setback requirements in other districts, see Zoning Director.

Q: How much does a permit cost?

A: The following list is the fee schedule for zoning certificates:

Residential:

Single-Family Residential	\$75.00
Multi-Family Residential	\$100.00
Singlewide Mobile Home	\$50.00
Doublewide Mobile Home	\$75.00

Garages, Shops, Storage Buildings:

Addition to existing structure	\$25.00
Bldgs, 2,000 Sq.Ft. or Less	\$50.00
Greater than 2,000 Sq. Ft.....	\$75.00

Commercial & Miscellaneous:

Commercial Building	\$100.00
Industrial Building	\$150.00
Conditional Use Permit	\$50.00
Temporary Use Permit.....	\$50.00
Road Approach Permit	\$250.00

Where do I get an application?

Applications are available in the Tax/Zoning Office at the courthouse:

Henry Gerving, Tax & Zoning Director
Golden Valley County
 150 1st Ave SE
 PO Box 67
 Beach, ND 58621
 Phone: (701) 872-4673
 Fax: (701) 872-4383
 Email: hgerving@nd.gov

PLANNING & ZONING FREQUENTLY ASKED QUESTIONS



FOR CONSTRUCTION IN GOLVA, SENTINEL BUTTE, AND RURAL AREAS ONLY

- Q: When does the County Zoning Commission meet?**
- Q: When is a zoning hearing required?**
- Q: What type of construction needs a permit?**
- Q: Do I need a zoning permit for a mobile home?**
- Q: What is a variance?**
- Q: What is a conditional use permit?**
- Q: How close to the road can I build?**
- Q: How close to my property line can I build?**
- Q: How much does a permit cost?**
- Q: Where do I get an application?**

Prepared by the
Golden Valley County
Planning & Zoning Commission

Q: When does the County Zoning Commission meet?

A: The Zoning Commission is scheduled to meet on the last Monday of every month at 3:00 pm in the Commissioner’s Room at the Golden Valley County Courthouse.

The scheduled meetings will be on the following dates in 2016:

APPLICATION DUE:	MEETING DATE:
January 8	January 25, 2016
February 12	February 29, 2016
March 4	March 21, 2016
April 1	April 18, 2016
May 6	May 23, 2016
June 10	June 27, 2016
July 8	July 25, 2016
August 12	August 29, 2016
September 9	September 26, 2016
October 14.....	October 31, 2016
November 10	November 28, 2016
December 2	December 19 2016

Due to our advertising requirements, the deadline for your application will be 3 weeks prior to the meeting date.

If the deadline for advertising for the month has passed, the application will be presented at the following month’s meeting.

If no applications or other items are presented to the Zoning Director by the due date, the meeting will be canceled.

Q: When is a zoning hearing required?

A: A hearing is scheduled when an application does not meet all requirements of the zoning ordinance and will need a variance or a conditional use permit granted by the Board before construction may begin.

If the application follows all elements of the zoning ordinance, the permit may be granted by the Zoning Director without a hearing.

Q: What type of construction needs a permit?

A: A permit is required for the construction or moving in of any structure or whenever the outside dimensions of an existing building are altered.

The permitting process was set up to promote the health, safety, and well-being of the citizens and to promote the sound and desirable use of lands of Golden Valley County.

Q: Do I need a zoning permit for a mobile home?

A: Before a mobile home may be moved into the county, a zoning permit is required just like in new construction.

Mobile homes also require Moving Permits when moved within and outside of the county as well as Mobile Home Registrations when first brought into the county.

For further details, contact the County Tax Director.

Q: What is a variance?

A: A variance is needed if the building proposal does not meet ordinance requirements and cannot reasonably be changed to meet standards.

EXAMPLE:

Constructing a building within the county right-of-way setbacks.

Q: What is a conditional use permit?

A: Use of lands or structures which are not considered a desired use of lands or structures within a described zoning district but deemed allowable by the Golden Valley County Board of County Commissioners and appropriate city council shall be known as conditional uses, and shall require a permit acquired through the procedure described in Section 5.5.2. and a public hearing with proper notice.

EXAMPLE:

Constructing a Residential or Commercial building within an Agricultural District



A plan and permit saves time, money and hassles.