

ORDINANCE 2001-2

**AN ORDINANCE AMENDING ARTICLES SEVEN, EIGHT, AND NINE, OF
CHAPTER 10 OF THE REVISED ORDINANCES OF THE CITY OF
TURTLE LAKE RELATING TO ZONING AND PLANNING.**

**BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF TURTLE LAKE, ND:**

ARTICLE 7.

10.0701 AREA REGULATIONS – Residential Districts

**In any use district no residence building shall hereafter be erected,
established or altered on a lot having a lot area of not less than the square
feet required as follows:**

- 1. One-family - not less than 7000 square feet.**
- 2. Two-family - not less than 10,500 square feet.**
- 3. Multi-family – not less than 14,000 square feet.**
- 4. Mobile Home District – not less than 4900 square feet.**

ARTICLE 8.

10.0801 Yard Regulations.

Front Yards:

**In all residential districts there shall be a front yard of not less than 25
feet; except in the Bicentennial Addition which shall have a front yard of not
less than 35 feet. The front yard will be measured from the curb line to the
front line of the building. If no curb is present, the front yard will be
measured from a line parallel to and 20' from the center-line of the street.**

16.0701

In any use district no residence building shall hereafter be erected, established or altered on a lot having a lot area of not less than the square feet required as follows:

1. One-family - not less than ~~7500~~ 7000 square feet.
2. Two-family - not less than ~~11,250~~ 10,500 square feet.
3. Multi-family – not less than ~~15,000~~ 14,000 square feet.
4. Mobile Home District – not less than ~~5000~~ 4900 square feet.

10.0801 Yard Regulations. (Delete current regulations)

Front Yards:

In all residential districts there shall be a front yard of not less than 25 feet; except in the Bicentennial Addition which shall have a front yard of not less than 35 feet. The front yard will be measured from the curb line to the front line of the building. If no curb is present, the front yard will be measured from a line parallel to and 20' from the center-line of the street.

Back Yards:

In all residential districts there shall be a back yard of not less than 8 feet.

Side Yards:

In all residential districts there shall be side yards of not less than 8 feet; with the exception of structures on corner lots that will have a side yard of not less than 25 feet on the side of the structure facing the street.

On commercial lots that have a shared property line with a residential lot, there shall be a side yard of not less than 8 feet on the side of the commercial lot that is adjacent to the residential lot.

10.0802 Exceptions to Yard Regulations:

In all residential districts, a new structure may be built on a block where existing structures have a front yard of less than 25 feet, with a front yard that is not less than the shortest front yard of the existing structures on that block, and facing the same street.

10.0901 Administrative Official

1. **Administrative Official.** Except as otherwise provided herein, the Building Inspector shall administer and enforce the provisions of this Chapter, including the receiving of applications, the inspection of premises or buildings or structures to be moved and the issuing of building permits. No building permit **or certificate of occupancy** shall be issued by him except where the provisions of the Chapter have been met.
2. **Building Permit Required.** No building or structure shall be erected, added to, moved into or within the city limits, or structurally altered until a permit therefor has been issued by the Building Inspector. All applications for such permits shall be in accordance with the requirements herein and, unless upon written order of the Board of Adjustment, no such building permit **or certificate of occupancy** shall be used for any building or structure where said construction, addition, moving, or alteration of use thereof would be in violation of any of the provisions of this Chapter.
 - a. **Matter Accompanying Application.** Upon request of the Building Inspector, there shall be submitted with applications for building permits a copy of a layout or plot drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected, the route to be taken if moving a building or structure onto a lot and such other information as may be necessary to determine and provide for the enforcement of this ordinance.
 - b. **Payment of Fee.** The copy of such route and/or layout or plot plan shall be returned when approved by the Building Inspector, together with such permit to the applicant upon the payment of a fee of **\$20.00 for new construction or a \$10.00 fee for additions.** \$25.00 or \$40.00 plus \$0.25/mile if the Building Inspector must travel to inspect a building or structure that the applicant wishes to move into city limits.

Back Yards:

In all residential districts there shall be a back yard of not less than 8 feet.

Side Yards:

In all residential districts there shall be side yards of not less than 8 feet; with the exception of structures on corner lots that will have a side yard of not less than 25 feet on the side of the structure facing the street.

On commercial lots that have a shared property line with a residential lot, there shall be a side yard of not less than 8 feet on the side of the commercial lot that is adjacent to the residential lot.

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ARTICLE 9.

10.0901 Administrative Official

- 1. Administrative Official.** Except as otherwise provided herein, the Building Inspector shall administer and enforce the provisions of this Chapter, including the receiving of applications, the inspection of premises or buildings or structures to be moved and the issuing of building permits. No building permit shall be issued by him except where the provisions of the Chapter have been met.
- 2. Building Permit Required.** No building or structure shall be erected, added to, moved into or within the city limits, or structurally altered until a permit therefor has been issued by the Building Inspector. All applications for such

permits shall be in accordance with the requirements herein and, unless upon written order of the Board of Adjustment, no such building permit shall be used for any building or structure where said construction, addition, moving, or alteration of use thereof would be in violation of any of the provisions of this Chapter.

- a. **Matter Accompanying Application.** Upon request of the Building Inspector, there shall be submitted with applications for building permits a copy of a layout or plot drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected, the route to be taken if moving a building or structure onto a lot and such other information as may be necessary to determine and provide for the enforcement of this ordinance.
- b. **Payment of Fee.** The copy of such route and/or layout or plot plan shall be returned when approved by the Building Inspector, together with such permit to the applicant upon the payment of a fee of \$25.00 plus \$0.25/mile if the Building Inspector must travel to inspect a building or structure that the applicant wishes to move into city limits.

This ordinance shall be in full force and effective on date of passage.

Signed: _____
President, City Commission

Attest: _____
City Auditor

First Reading: August 20th, 2001

Second Reading: September 17th, 2001

Final Passage: September 17th, 2001