

OFFICIAL ZONING ORDINANCE
FOR
BELL TOWNSHIP, NORTH DAKOTA

The preparation of this report was financed through a Technical Assistance Planning Grant from the Old West Regional Commission.

B. List of Definitions:

1. Agriculture: The use of land for agricultural purposes, including the necessary buildings or structures for farm or farm labor use. Agriculture shall include farming, dairying, pasturage, horticulture, animal and poultry husbandry, and accessory uses and buildings for packing, treating or storing produce, providing accessory uses are secondary to normal agriculture activities.
2. Accessory Use or Accessory Structure: A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use, such as a garage or tool shed.
3. Building: Any structure used for shelter or enclosure of persons, animals, or chattels.
4. Conditional Use: A use conditionally permitted in order to reduce any adverse effects on surrounding property.
5. Dwelling: A building or portion thereof occupied exclusively for residential purposes, but not including mobile recreational vehicles.
6. Dwelling, Farm: A single family dwelling or mobile home located on a farm which is occupied by the farm's owner or person employed thereon.
7. Dwelling, Non-farm: One and two-family dwellings and mobile homes located on a farm or otherwise of which the occupant does not derive at least 50 percent of his income from agricultural activities.
8. Family: A group of one or more persons occupying a single premise and living as a single housekeeping unit.
9. Farm: Any aggregate area operated by one person, family, partnership, corporation or joint venture for agriculture or farming purposes.
10. Feedlot: The use of land or buildings for the exclusive purpose of concentrated feeding or fattening of livestock for marketing. The application of feedlot regulations shall be limited to non-farm related enterprises.
11. Home Occupations: Any occupation carried on solely by the occupants of a residence provided: that no more than one room of a dwelling be used for such purpose; no use shall require internal or external alteration or construction; that anything not produced on the premises is sold; and no display of goods or services is visible from the street.

- b) Where any uncertainty exists as to the exact location on the Zoning District boundary line, the Zoning Board shall determine the location of such boundary lines.

II. Agricultural District:

- A. Purpose: To establish and preserve areas of agriculture and low intensity development which does not significantly change the existing character of the area.
- B. Permitted Uses: Agriculture and agricultural buildings, including farm dwellings, cemeteries, churches, existing railroad rights-of-way, home occupations, accessory uses to the permitted uses.
- C. Conditional Uses: The following conditional uses and their accessory uses are permitted subject to the stipulation of the zoning board. Non-farm dwellings, schools, sanitary disposal facilities including landfills, mining or gravel removal, feedlots, junk yards, radio or TV towers, utility lines and substations in accordance with the appropriate provisions of this ordinance, parks or other open land recreational uses.
- D. Dimensional Standards:
1. Setbacks:
 - a. Structures - 150 feet.
 - b. Windbreaks - Conform to Soil Conservation Service specifications
- E. Special Regulations:
- See Article IV.

ARTICLE IV

Special Provisions

- I. Utilities: Electric Power, Electrical Transmission Lines, Natural Gas Pipe Lines, Petroleum Products Pipe Lines.
- A. New utilities, electric power lines, electric transmission lines, natural gas pipe lines, petroleum products pipe lines shall be considered as a conditional use, and as such shall conform to all requirements put upon them by the Township Zoning Board.