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Vivian Township Agricultural Service Center District

5.4 ASC Agricultural Service Center District

Purpose

The ASC Agricultural Service Center District is primarily established to promote a suitable residential rural environment, to accommodate low density detached single-family residential units uninterrupted by conflicting uses and incompatible activities and to provide for commercial uses that are clearly compatible with neighboring residential uses and the agricultural nature of Vivian Township.

Permitted Uses

1. Single-family detached dwelling units.
2. Churches, schools and township related facilities.
3. Neighborhood playgrounds and open spaces.
4. Accessory buildings and structures.
5. Home occupations.
6. Day care facilities subject to the requirements of the North Dakota State Department of Health and Consolidated Laboratories.
7. Advertising signs and billboards
8. Amusement places including bowling alleys, athletic clubs, pool halls, theaters and similar indoor facilities.
9. Antique shops, art galleries and museums
10. Automobile accessory stores and automobile dealerships
11. Banks and financial institutions
12. Boarding and rooming houses
13. Fraternal and philanthropic organizations
14. Funeral homes
15. Hospitals and clinics
16. Hotels and motels

17. Professional offices for businesses and services without limitation
18. Radio and TV stations and recording studios but not the towers, dishes and major accessories
19. Restaurants including all types of eating and drinking establishments
20. Retail stores of all types including but not limited to food, drug, clothing, parts, materials and like, excepting department stores and variety stores
21. Schools, public and private

Conditional Uses

1. Public facilities including parks, public water and sewerage systems, and golf courses except miniature courses or driving ranges operated for commercial purposes.
2. Multi family dwelling units not exceeding 4 (four) units per acre provided that public water and sewer are available.
3. Mobile home parks, where public water and sewer is available, with the following requirements may be permitted.
 - A. A site plan showing location of streets, utilities, off-street parking, driveways walkways blocks, lots, playground and park area.
 - B. The mobile home park shall contain a minimum of 5 (five) acres of land
 - C. The maximum number of mobile homes shall be 6 (six) units per gross acre.
 - D. Each mobile home shall be placed on a lot at least 50 (fifty) feet wide with a minimum area of 5,000 (five thousand) square feet.
 - E. Each unit shall be placed on a stand and anchored to provide a firm foundation and prevent accidental movement or overturning.
 - F. Each unit shall have a minimum setback of 10 (ten) feet within the parks and 75 (seventy-five) feet from the township roads and 100 one hundred) feet from other highway rights-of-way outside of the park.
 - G. Each unit shall have a minimum side yard of 10 (ten) feet.
 - H. The design and construction of private streets within the park shall conform to the design standards set by Sargent County.
 - I. All units shall be served by underground utilities unless waived by the Zoning Commission.
 - J. There shall be 2 (two) off-street parking spaces per unit.
 - K. All units shall have an approved sewage system.
4. Reservoirs, water storage tanks, and water pumping stations.

5. Drive-in establishments
6. Contractor's yards and operation
7. Garages for repair and service of passenger motor vehicles
8. Processing and packaging of materials with less than 10 (ten) employees
9. Storage facilities for rent
10. Storage and sale of chemicals, explosives and the like
11. Truck stops
12. Variety stores and department stores
13. Warehouses and wholesaling distributorships

Lot Area and Lot Width – Residential Uses

The minimum lot size shall be $\frac{1}{4}$ (one quarter) acre for single family dwellings.

Where public sewer is available, the minimum lot area shall be 10,000 (ten thousand) square feet.

For multi family uses, the minimum lot area shall be 20,000 (twenty thousand) square feet with 5,000 (five thousand) square feet per unit provided that public sewer is available.

The minimum lot width shall not be less than 100 (one hundred) feet.

Yard Requirements – Residential Uses

The minimum front yard, measured from the front lot line, shall be no less than 75 (seventy-five) feet on township roads and 100 (one hundred) feet for all other highway rights-of-way.

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

The minimum side yard, measured from the side lot line, shall not be less than 10 (ten) feet on each side of a lot.

Building Height – Residential Uses

No building shall be more than 3 (three) stories or 40 (forty) feet high except farm buildings and church steeples.

Parking Requirements – Residential Uses

There shall be a minimum of 2 (two) off-street parking spaces provided for each residential dwelling unit.

The parking needs for the conditionally permitted uses and non-residential uses shall be subject to the requirements of 6.1 of the Special Provisions.

Sign Requirements – Residential Uses

There shall be no more than one identification sign per residential dwelling structure not exceeding 5 (five) square feet in area. The sign may be wall, pedestal, ground or projecting type but it shall not project into the public right-of-way or public property.

Temporary signs including "For Rent", political campaign signs greeting signs and rally signs are permitted.

Lot Area and Lot Width- Commercial Uses

The minimum lot area for commercial uses shall be 1/3 (one third) acre

The minimum lot width for commercial uses shall be 150 (one hundred fifty) feet

Lot Coverage – Commercial Uses

The principal and accessory uses excluding parking shall not cover more than 50% (fifty percent) of the lot

Yard Requirements – Commercial Uses

The minimum front building line, measured from the front line, shall be 75 (seventy-five) feet for all properties fronting township roads and 100 (one hundred) feet for all properties fronting on other highway rights-of-way

The minimum rear building line, measured from rear lot line, shall be 50 (fifty) feet

The minimum side building line, measured from the interior side of the lot shall be 10 (ten) feet. The minimum side building line for exterior lots measured from other rights-of-way shall be 75 (seventy-five) feet from township roads and 100 feet from all other highway rights-of-way

Building Height – Commercial Uses

The building height requirements for commercial uses shall not be more than 40 feet excepting farm related buildings and communication towers

Parking Requirements – Commercial Uses

The front yard and the rear yard spaces may be used for parking
See 6.1 of the Special Provisions.

Sign Requirements – Commercial Uses

See 6.2 of the Vivian Township Zoning Ordinance.