

Your

Home Plan

and the Billings County
Zoning Board

The goals of the local zoning ordinances are to help direct and guide development within the county, protect the health, safety and well-being of its citizens and provide for legal use of the land.

In Billings County, **Building and Zoning Certificates** are required, reviewed and approved by the Planning and Zoning Board AND the Board of County Commissioners BEFORE:

- beginning any new construction,
- moving a building or structure,
- whenever the outside dimensions of an existing building are altered,
- changing the use of the property, or
- subdividing land.



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Billings County Planning & Zoning Department

495 4th Street
PO Box 247
Medora, ND 58645-0247
Office: (701) 623-4810
Fax: (701) 623-4761

For copies of the Comprehensive Plan, Zoning Ordinances, Applications, and up-to-date information pertaining to Zoning in Billings County, please contact our office or visit the website:

[www.billingscountynynd.gov/
BillingsCountyZoning.htm](http://www.billingscountynynd.gov/BillingsCountyZoning.htm)
(type all as one, no spaces)

If you have any questions, you may call or email the Tax Director/Planning & Zoning Director.

Stacey Swanson, Zoning Director
stswanson@nd.gov
Juliana Hammerstrom, Deputy
jhammerstrom@nd.gov

Zoning Meetings are typically held on the third Thursday of the month at 1:00pm at the Billings County Courthouse. Dates and times may change. See the website for the current schedule and agenda.

Due to Public Notice requirements, applications are due at least 3 weeks prior to the meeting date.

NOTICE

Billings
County wants
you to know
this...

Before
You Buy
or Build

Information on Building Permits
from the Billings County
Planning & Zoning Department

Why are zoning & building permits necessary?

Basic Planner's Checklist

Please make sure your applications are complete and represent your project accurately. The following information shall be submitted and additional materials may be requested.

- Plot plan of proposed area
- Legal description of site
- Present structures
- Present use and future use
- Floor plan & construction details
- Sewage disposal system
- Water source
- Zoning, existing and proposed
- Style and cost of construction
- Public or private access easement
- Roadway and boundary setbacks

Building Code Compliance

All buildings or structures or parts of structures used for residential or commercial purposes, and accessory structures thereto shall be designed and constructed, altered, equipped, and maintained in accordance with the North Dakota State Building Code.



Additional permits and inspections will be required.

For the purpose of promoting health, safety, morals, public convenience, general prosperity and public welfare, to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provision of public improvements, all in accordance with the Comprehensive Plan, the Board of Commissioners of Billings County finds it necessary and advisable to regulate the location, height, bulk, number of stories and size of buildings and other structures.....

Subdivision of Land

Subdividing land into smaller tracts for future sale or development must be approved by the county. See the Subdivision Ordinance for details.

Major Subdivisions with 3 or more lots will have a minimum of two zoning hearings: one for the preliminary plat and another for the final plat.

Minor Subdivisions with 1 or 2 lots and no new streets or public facilities will only need one zoning hearing for the final plat.

Frequent Zoning Reminders

- Minimum buildable lot size is 5 acres.
- The setback from the centerlines of rural roads or section lines is 103' and 250' from US Hwy 85 or I-94.
- Up to 2 recreational vehicles may be used as temporary housing for one year with a conditional use permit.
- Horses, cattle, sheep, and any other livestock are not allowed on any parcel of land less than 40 acres, unless a variance is granted.
- If a use is not listed as Permitted or Conditionally Permitted within a Zoning District—it is NOT allowed.

Violations & Penalties

A building or structure erected, constructed, altered, converted or maintained in violation of the Ordinance or land used in violation of the Ordinance shall be remedied by the restraint, correction or abatement of such violation. The penalty, which shall be a Class B misdemeanor, is punishable with up to 30 days imprisonment, a \$1000.00 fine, or both. Each day a violation occurs, or continues, may be considered a separate offense.