

**WILLIAMS COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. 2017-05-16.1

**TITLE: AN ORDINANCE AMENDING 2015 ZONING ORDINANCES:
SECTIONS 2-2-5, 6-6-1, and 6-6-2 REGARDING THE USE OF
CERTAIN MANUFACTURED/MOBILE HOMES**

WHEREAS, the Williams County Board of County Commissioners (hereinafter “the Board”), pursuant to the Williams County Home Rule Charter and North Dakota Century Code Chapter 11-33 and Chapter 11-33.2, adopted the Williams County Zoning Ordinance and Subdivision Regulations on September 15, 2015 (hereinafter “2015 Zoning Ordinance”);

WHEREAS, the 2015 Zoning Ordinance, Chapter 3-6, authorizes the Board from time to time on its own motion, or on the recommendation of the Planning and Zoning Official to amend, supplement, repeal or revise any provision of the 2015 Zoning Ordinance;

WHEREAS, the Planning and Zoning Official came before the Board on May 16, 2017, and recommended that Sections 2-2-5, 6-6-1, and 6-6-2 of the 2015 Zoning Ordinance regarding the use of certain manufactured/mobile homes be amended to allow an administrative variance for the use of manufactured/mobile homes that are more than ten (10) years old on the date of installation;

WHEREAS, Commissioner George Callan | Wayne Aberle moved to approve the recommendation of the Planning and Zoning Official to amend Sections 2-2-5, 6-6-1, and 6-6-2 of the 2015 Zoning Ordinance regarding the use of manufactured/mobile homes, and Commissioner McKensie Schultz | Martin Hanson seconded the motion, and the motion having been submitted to a roll call vote of the elected County Commissioners:

David Montgomery, Chairman	Yes <u>X</u>	No <u> </u>
Wayne Aberle, Commissioner	Yes <u>X</u>	No <u> </u>
Martin Hanson, Commissioner	Yes <u>X</u>	No <u> </u>
Barry Ramberg, Commissioner	Yes <u>X</u>	No <u> </u>
Steve Kemp, Commissioner <u>absent</u>	Yes <u> </u>	No <u> </u>

NOW, THEREFORE, BE IT ORDAINED by majority vote of the Williams County Board of County Commissioners, the following amendments be made to Sections 2-2-5, 6-6-1, and 6-6-2 of the Williams County Zoning Ordinance and Subdivision Regulations adopted on September 15, 2015:

1. Section 2-2-5, subsection 2, be amended to state:
 - a. “Mobile/manufactured homes (1 home per lot and 10 years old or less, or a home more than 10 years old which has been granted a variance under Section 6-6-1 or Section 6-6-2).”

2. Section 6-6-1 be amended as follows:
 - a. Amend subsection 3 to state: “No manufactured/mobile home shall be older than 10 years on the date of installation, unless granted a variance under Subsection 4, and shall meet all current building codes.”

 - b. Add a subsection 4 to read: “A manufactured/mobile home which is older than 10 years on the date of installation may be granted an administrative variance by the Director of Development Services and/or Planning and Zoning Official if the Director and/or Official determines that the manufactured/mobile home can be remodeled or restructured to bring it to current Williams County’s building code standards. Any person aggrieved by the decision of the Director of Development Services and/or Planning and Zoning Official denying an administrative variance under this Subsection may appeal that decision to the Williams County Board of County Commissioners.”

3. Section 6-6-2 as follows:
 - a. Amend subsection 4 to state: “No mobile/manufactured home shall be older than 10 years on the date of installation, unless granted a variance, and shall meet all current building codes. A manufactured/mobile home which is older than 10 years on the date of installation may be granted an administrative variance by the Director of Development Services and/or Planning and Zoning Official if the Director and/or Official determines that the manufactured/mobile home can be remodeled or restructured to bring it to current Williams County’s building code standards. Any person aggrieved by the decision of the Director of Development Services and/or Planning and Zoning Official denying an administrative variance under this Subsection may appeal that decision to the Williams County Board of County Commissioners.”

The amendments approved herein shall be immediately incorporated into the officially adopted text of the 2015 Williams County Zoning Ordinance and Subdivision Regulations on and shall be effective on this date.


David Montgomery, Chairman
Williams County Board of County Commissioners

Dated: May 16, 2017

ATTESTED:


Beth Innis, County Auditor

Dated: May 16, 2017

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