

**WILLIAMS COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE NO. 2016-11-01

**TITLE: AN ORDINANCE AMENDING 2015 ZONING ORDINANCES:
CHAPTER 3-5 - VARIANCES FOR AGRICULTURAL LAND**

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 November 1, 2016, and recommended that Chapter 3-5 of the 2015 Zoning Ordinance entitled “Administrative Variance” be amended to allow an administrative variance for the subdivision of an agriculturally-zoned parcel of land that is less than 40 acres.

WHEREAS, Commissioner Martin Hanson moved to approve the recommendation of the Planning and Zoning Official and Commissioner Wayne Aberle seconded the motion, and the motion having passed by unanimous roll call vote of the elected Commissioners;

NOW, THEREFORE, BE IT ORDAINED by majority vote of the Williams County Board of County Commissioners, the following amendments be made to Chapter 3-5 of Williams County Zoning Ordinance and Subdivision Regulations adopted on September 15, 2015:

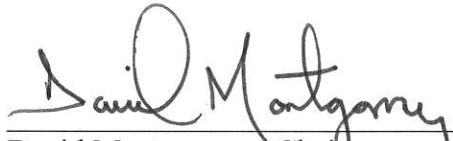
1. Section 1 of Chapter 3-5 be amended to add the following Subsection:

“d. A subdivision of an agriculturally-zoned parcel of land that is less than 40 acres.”

2. Section 3 of Chapter 3-5 be amended to state:

“The allowed reduction in standards for an administrative variance is limited to a maximum of 25% of the minimum standards. For example, if the required setback is 20 feet, an administrative variance may only reduce the allowed setback to 15 feet. The subdivision of an agriculturally-zoned parcel of land that is less than 40 acres as provided in Section 1(d) is exempt from this Section.”

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 retroactively to the date of approval on November 1, 2016.



David Montgomery, Chairman
Williams County Board of County Commissioners

Dated: April 18, 2017

ATTESTED:



Beth Innis, County Auditor

Dated: April 18, 2017

First Publication: April 23, 2017

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