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# ZONING APPLICATION

## McHenry County

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Date \_\_\_\_\_ Phone \_\_\_\_\_

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_

Owner (if other than applicant) \_\_\_\_\_

Address \_\_\_\_\_

Type of Request:

- Zoning Permit
- Conditional Use (explanation of requests on back side)
- Variance
- Amendment

Description of Request \_\_\_\_\_

Location of property (Legal Description/Parcel #) \_\_\_\_\_

Dimensions of proposed structure \_\_\_\_\_

Estimated Start Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

Estimated Cost \$ \_\_\_\_\_

Will the proposed project require a septic system?      YES      NO

Will the proposed project use an existing septic system?      YES      NO

Lot Size \_\_\_\_\_

I hereby certify under penalty of perjury and the laws of the State of North Dakota that the information submitted herein, on all other forms, documents, plans or any other information submitted as part of this application to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand any approval based thereon may be rescinded and other enforcement action taken. The signing of this application signifies approval for representatives of the McHenry County Zoning board to be present on the property for routine monitoring and inspection during the approval and development process.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Owner (if other than applicant)

Additional items required to be attached to application (Note: failure to provide any of below will be cause for application to be denied.)

Map showing boundary lines and location of structure(s) to be developed.

Map showing the distance of the proposed structure(s) from nearest road(s) and property lines.

Map showing location of existing structures on adjacent property.

Names and addresses of adjacent landowners if applying for a conditional use or variance permit.

Copy of ND Health Dept permit for a new septic or inspection for existing septic system

Permit application fee in the amount of \$ \_\_\_\_\_ **Paid to: McHenry County**

**Return documents to McHenry County Tax Director, 407 Main St S #204, Towner, ND 58788**

**Zoning Permit** – applies for any use allowed in a zoning district that complies with the adopted zoning ordinance. Must meet setback requirements.

**Conditional Use** – applies for a request that would not be suitable in a particular zoning district, which would be acceptable under certain circumstances.

**Variance** – allows for a relaxation of the ordinance in relation to setbacks, height, area, size and open spaces.

**Amendment** – requesting a change in the zoning ordinance.

## **SETBACK REQUIREMENTS**

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**Agricultural district** – 150 feet from all section lines and the centerline of all township and county roads, 250 feet from the centerline of all state and federal highways, 20 feet from property lines.

**Rural Residential (cities)** – front and rear yards must be 20 feet from lotline, or 100 feet from the centerline if abutting a federal, state, county or township road. Side yard must be 6 feet from lotline or 100 feet from the centerline if abutting a federal, state county or township road.

**Commercial district** – No minimum setbacks except if abutting a federal, state, county or township road, then 100 feet from centerline of that road.

**Industrial district** - No minimum setbacks except if abutting a federal, state, county or township road, then 100 feet from centerline of that road.

**Recreational district** - front and rear yards must be 20 feet from lotline, or 50 feet from any shoreline with the exception of boathouses, ramps, docks or retaining walls or 100 feet from the centerline if abutting a federal, state, county or township road. Side yard must be 6 feet from lotline or 50 feet from any shoreline with the exception of boathouses, ramps, docks or retaining walls or 100 feet from the centerline if abutting a federal, state county or township road.

## **SCHEDULE OF FEES AND CHARGES**

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Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal. Meeting are held on the 4<sup>th</sup> Thursday of every month (if that Thursday is a holiday the meeting will be the third Thursday of that month)

### **Zoning Permits**

The fee is determined by the estimated value of the construction or improvements.

<u>Value of Improvements</u>	<u>Fee</u>
Less than \$10,000	\$40.00
More than \$10,000	\$100.00
Subdivision Plat	\$1,000.00

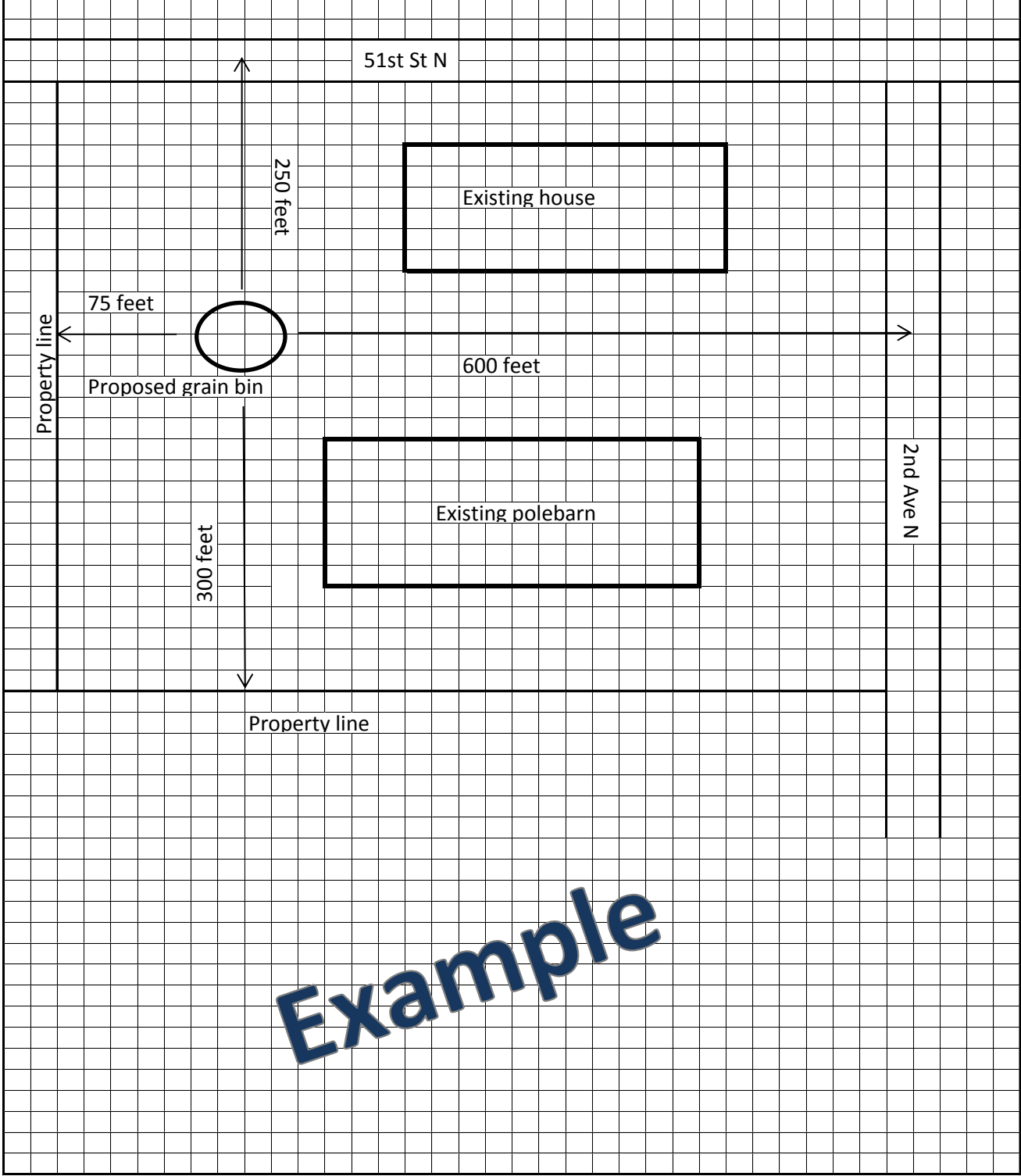
### **Other Permits and Hearings**

Conditional Use or Variance with structures	\$100.00 plus fee for value of improvements
Conditional Use or Variance (no new structures)	\$300.00
Conditional Use requiring a Variance	\$500.00
Zoning Amendment (in addition to the zoning fee.)	\$200.00
Wind Energy Facility	\$1000.00 plus \$300/tower

### **Tipping Fees**

Owners of commercial waste disposal sites shall pay a quarterly tipping fee equal to \$1.00/ton of material disposed in the site during that quarter. The tipping fee shall be credited to a waste disposal impact fund, which will be used to offset costs attributable to the administration, enforcement, review, and monitoring of a commercial waste disposal site. In addition the monies in this fund could be used to offset other impacts from the location of a commercial waste disposal site including road damages, legal fees and public education costs associated with waste reduction and recycling.

Site or Plot Plan - For Applicant Use

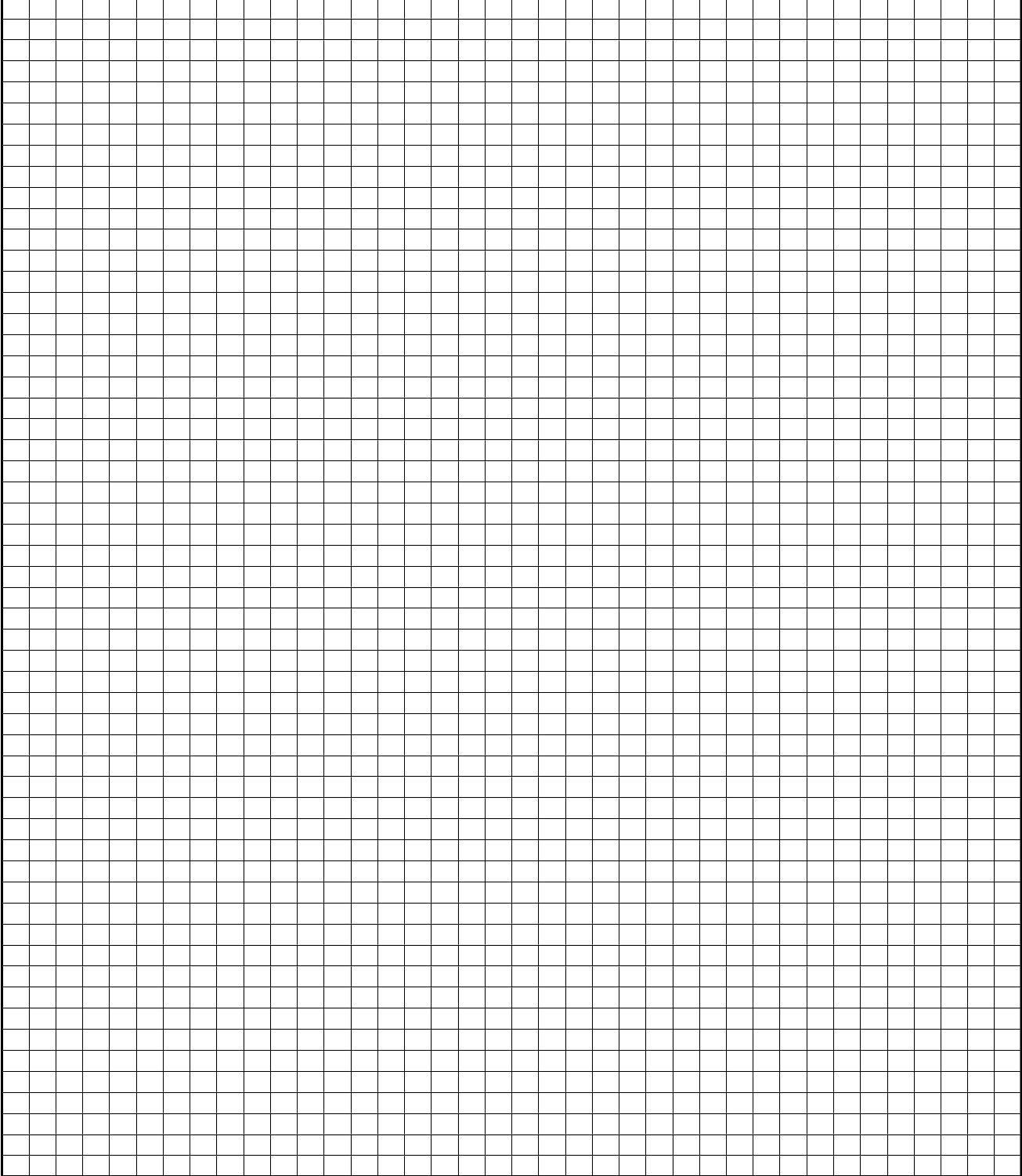


**Example**

In addition to drawing out your proposed construction, you will also need to **show the distance of the proposed construction to the center of the nearest township/county/state/federal or city road.**

Expiration of Permit: A permit remains valid as long as work is progressing. A permit shall become invalid if the authorized work is not commenced within 1 year after issuance.

Site or Plot Plan - For Applicant Use



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