

CITY OF MAYVILLE BUILDING PERMIT

DATE APPLIED FOR: _____
DATE OF ISSUE: _____



NAME: _____ ZONE USE: C A R-L R-G B-R B-G I-L

LEGAL DESCR. LOT: BLOCK: SUBDIVISION: LOT SIZE:

OWNER: ADDRESS: PHONE:

CONTRACTOR: ADDRESS: LIC. NO.:
PHONE:

EXCAVATORS LIC. NEEDED: YES NO LIC. NO.: PERMIT NO.:

CLASS OF WORK: CIRCLE ONE NEW ADDITION REMODEL REPAIR MOVE DEMOLISH

DESCRIPTION OF WORK:

TYPE OF CONSTRUCTION: FOUNDATION: DWELLING UNITS:

SIZE OF BUILDING: WIDTH: LENGTH: HEIGHT: STORIES:

OFF STREET PARKING: COVERED: UNCOVERED: ACCESS. BUILDINGS:

TOTAL BUILDING AREA ON LOT: S.F.	LOT SIZE: S.F.	PERCENT OF LOT OCCUPIED: %
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FRONT YARD DEPTH: FT.	SIDE YARD: FT.	REAR YARD: FT.
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VALUATION OF WORK:	PERMIT FEE:	FEE PAID: YES NO CHECK CASH
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TAPPING FEE: WATER \$100.00	An asbestos inspection is required before demolition or renovation. Please call the ND Dept. of Health at 701-328-5188
SEWER \$100.00	
Water Meter Deposit (refundable) \$500.00	

PERMIT FEE: \$00.00 TO \$999.00 - \$00.00	\$5001. TO \$10,000. - \$50.00	ELEVATION FEE: \$1,000.00
\$1000. TO \$5000 - \$10.00	\$10,000.00 AND UP - 100.00	

MOVING PERMIT FEE: \$5.00 DEMOLITION PERMIT FEE: \$5.00

FOR BUILDINGS BEING MOVED INTO CITY: PICTURES OF SAID BUILDING MUST BE ON FILE WITH THE PLANNING AND ZONING COMMISSION

SPECIAL REQUIREMENTS (TO BE COMPLETED BY CITY)	NOT		
	REQUIRED	RECEIVED	REQUIRED
1. A PLAN SHOWING THE LOCATION OF ALL BUILDINGS PROPOSED OR EXISTING			
2. CONDITIONAL USE PERMIT			
3. VARIANCE			
4. FOR BUILDINGS MOVED INTO CITY, PICTURES OF SAID BUILDING MUST BE ON FILE WITH THE PLANNING AND ZONING COMMISSION			

PENALTY FOR NON-COMPLIANCE: THE PLANNING AND ZONING COMMISSION HAS THE AUTHORITY TO STOP ALL CONSTRUCTION AND/OR ASSESS A FINE AS STATED IN CITY ORDINANCE.

PROPERTY OWNER: _____

ZONING ADMINISTRATOR: _____

MAYOR: _____

(IF NEEDED)

THIS PERMIT SHALL BECOME NULL AND VOID IF WORK DOES NOT BEGIN WITH ONE YEAR OF ISSUANCE



MEMO TO : City and County Officials Responsible for Building Permits

FROM : Terry O'Clair, P.E.
Director
Air Quality Division *TO*

RE : Asbestos Regulations Pertaining to Demolition and
Renovation Projects of Facilities

DATE : December 13, 2016

This memorandum is to inform you of the North Dakota Asbestos Control Rules which affect demolition and renovation projects of facilities and the handling and disposal of asbestos-containing materials. We are distributing this information to you and requesting that you make it available to the appropriate individuals in your community. We are requesting, in particular, that you make building owners and contractors aware of these requirements when they request permits for demolition and renovation projects.

Facility: Means any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). Residential homes are usually exempt from the asbestos regulations unless a group of residences (more than one) under the same ownership are demolished or renovated as part of a larger project. These residences must then be treated as facilities.

General Requirements of the Asbestos Control Rules:

1. All affected parts of a facility being renovated or demolished must be inspected for the presence of asbestos-containing materials (ACM) prior to beginning a renovation or demolition project. The inspector must be certified with the North Dakota Department of Health (Department).
2. All regulated asbestos-containing material (RACM) that would be disturbed as part of a renovation or demolition must be properly removed before beginning the project. The individuals removing the material must be certified and the asbestos abatement contractor licensed with this Department. RACM includes all friable ACM and non-friable ACM that will be made friable during the project.

3. Regulated asbestos-containing waste material must be properly disposed of in an approved landfill. A waste shipment record (WSR) must be started prior to transportation of asbestos-containing waste material. The WSR must be delivered to the landfill operator at the time the material is deposited for disposal. A copy of the completed WSR must then be submitted to this Department within ten (10) days of depositing the waste material. Asbestos-containing materials that are not considered RACM must also be disposed of at an approved landfill; a WSR is not required for non-regulated asbestos-containing materials.
4. A "Notification of Demolition and Renovation" form, SFN 17987 (copy enclosed), must be submitted in accordance with the following:
 - a. For a facility being **demolished**, a "Notification of Demolition and Renovation" form must be submitted to this Department ten (10) working days prior to beginning any demolition activity. This form is required even if asbestos is not present.
 - b. For a facility being **renovated**, where more than 160 square feet or more than 260 linear feet of RACM will be disturbed, a "Notification of Demolition and Renovation" must be submitted to the Department ten (10) working days prior to beginning the removal of the asbestos-containing materials.

Unsafe and/or Fire Damaged Buildings:

A facility that is unsafe to enter or has significant structural deterioration or fire damage may be demolished without completing an asbestos inspection or conducting asbestos abatement. A letter from an appropriate governmental representative describing the unsafe condition of the building needs to be submitted to the Department with the Notification of Demolition and Renovation. The facility would be assumed to contain asbestos and must be managed in accordance with the North Dakota Air Pollution Control Rules. The debris from a fire damaged or unsafe facility that has not been inspected must be deposited at an approved landfill as asbestos waste and accompanied by a WSR. The Department can offer assistance when dealing with a facility that has been fire damaged or is considered unsafe for entry.

The Department appreciates your cooperation in assisting individuals to comply with these requirements. The Department suggests copies of the enclosed brochure be given to anyone considering a renovation or demolition project. If you require assistance or copies of the brochure, please contact this Department at (701)328-5188. Forms and additional information may also be found at the Department's website at <http://www.ndhealth.gov/aq/iaq/asb/>.

TLO/JO:saj
Attach:



Asbestos - Steps to follow when you demolish or renovate a facility

A **Facility** means any institutional, commercial, public, industrial, or residential structure, installation, church or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). Residential homes are usually exempt from the asbestos regulations unless a group of residences (more than one) under the same operator or owner are demolished or renovated as part of a larger project. These residences must then be treated as facilities.

Once you have determined that your structure meets the definition of a "facility", the following apply:

1. A North Dakota certified asbestos inspector must inspect all portions of the structure being affected by the demolition or renovation prior to beginning work.
 - a. Current list of certified asbestos inspectors
<http://www.ndhealth.gov/AQ/IAQ/ASB/Contractors.pdf>
2. All regulated asbestos-containing material that will be disturbed must be removed before beginning the project.
3. All individuals and/or contractors removing more than three square feet or more than three lineal feet of regulated asbestos-containing material must be certified by the Department.
4. Renovation – A "Notice of Demolition and Renovation" must be filed with the Department 10 days prior to start of renovation if asbestos-containing material will be disturbed.
 - a. <http://www.ndhealth.gov/AQ/Forms/Asbestos/SFN17987.pdf>
 - b. The Department will provide a response letter to the individual submitting the notification indicating that the Notification has been approved.
5. Demolition – "Notice of Demolition and Renovation" must be filed with the department 10 days prior to the start of the demolition if asbestos-containing material is present or not.
 - a. <http://www.ndhealth.gov/AQ/Forms/Asbestos/SFN17987.pdf>
 - b. The Department will provide a response letter to the individual submitting the notification indicating that the Notification has been approved.
6. Disposal - All asbestos-containing waste material must be properly disposed of in an approved and permitted landfill. To find out if your local landfill is authorized to accept asbestos-containing waste, contact the local landfill operator or a list of approved landfills can be found at:
<https://www.ndhealth.gov/wm/Publications/ApprovedlandfillFacilitiesThatWillAcceptFriableAsbestosContainingMaterialsForDisposal.pdf>
7. For more information – 701-328-5188 or WWW.ndhealth.gov/aq/iaq/asb



ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION

North Dakota Department of Health

Division of Air Quality

SFN 17987 (12/16)

I. Type of Notification

THIS NOTICE MUST BE SUBMITTED 10 WORKING DAYS BEFORE BEGINNING THE ACTIVITY

Original Revised Cancelled

Date:

II. Type of Operation

Demolition Renovation Ordered Demolition Emergency Renovation

III. Is Asbestos Present?

Yes No

IV. Dates of Asbestos Removal (MM-DD-YY)

Start: Stop:

V. Dates of Demolition or Renovation (MM-DD-YY)

Start: Stop:

VI. Facility Information (identify owner and operator, if applicable)

Owner Name

Owner Address

City

State

Zip Code

Contact Person

Email

Telephone Number

Operator (if different than owner)

Operator Address

City

State

Zip Code

Contact Person

Email

Telephone Number

VII. Facility Description (include building name, number and floor or room number)

Building Name

Building Address

City

State

Zip Code

County

Site Location (floor or room number(s))

Building Size (Sq. Ft.)

Number of Floors

Age of Building/Year Built

Present Use

Prior Use

VIII. Asbestos Contractor (If applicable, please enter Demolition or Renovation Contractor Information on page 2)

Contractor Name

ND License Number

Contractor Address

City

State

Zip Code

Contact Person

Telephone Number

IX. Asbestos Inspector

Firm Name

ND License Number

Firm Address

City

State

Zip Code

Name of Inspector

Telephone Number

X. Approximate Amount of Asbestos, Including:

	Regulated Asbestos-Containing Material (RACM) to be Removed	Nonfriable Asbestos-Containing Material to be Removed		Nonfriable Asbestos-Containing Material not to be Removed	
		Category I	Category II	Category I	Category II
Pipe (Linear Ft.)					
Surface Area (Sq. Ft.)					
Volume from Facility Component(s) (Cu. Ft.)					

XI. Testing Procedure for Determining Asbestos and Type of Asbestos Material(s)

<input type="checkbox"/> PLM <input type="checkbox"/> TEM <input type="checkbox"/> Other:	Type of Asbestos-Containing Material(s)
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XII. Description of Work Practices and Engineering Controls to Prevent Asbestos Emissions (check all that apply)

<input type="checkbox"/> Adequately Wet Materials	<input type="checkbox"/> Glove Bag	<input type="checkbox"/> Seal in Leaktight Containers	<input type="checkbox"/> Encapsulate
<input type="checkbox"/> Negative Air Containment	<input type="checkbox"/> Seal in Leaktight Wrapping	<input type="checkbox"/> Mini-enclosure	<input type="checkbox"/> Other:

XIII. Description of Planned Demolition or Renovation Work (backhoe, bulldozer, hand removal, etc.)

Will the Facility or Facility Debris be Burned?
 Yes No If yes, you must contact your local Health Unit or the Air Quality Division at 701.328.5188, to complete an Open Burn Variance Application: SFN 8509.

XIV. Demolition Contractor

Firm Name		Secretary of State License Number	
Firm Address	City	State	Zip Code
Contact Person		Telephone Number	

XV. Waste Transporter

Name		Waste Hauler Permit Number	
Address	City	State	Zip Code
Contact Person		Telephone Number	

XVI. Waste Disposal Site for Asbestos-Containing Materials

Name	Permit Number	Telephone Number	
Address	City	State	Zip Code

Will the waste be disposed of at a site other than a Landfill approved for asbestos? Yes No
 If yes, you must contact the Waste Management Division at 701.328.5166 to complete an Inert Waste Disposal Variance Application: SFN 50278.

XVII. Waste Disposal Site for Demolition or Renovation Materials (other than asbestos)

Name	Permit Number	Telephone Number	
Address	City	State	Zip Code

XVIII. If Demolition was Ordered by Government Agency, Identify the Agency and Attach a Copy of the Order

Authority/Agency	Date of Order (MM/DD/YY)	Telephone Number
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XIX. Emergency Demolition or Renovation

Is this an emergency demolition or renovation? Yes No If yes, you must contact the Department at 701.328.5188.

XX. Description of Procedures to be Followed in the Event of an Unexpected Asbestos Fiber Release

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XXI. General Comments

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XXII. I certify to the best of my knowledge that the above information is true and correct. I further certify that all asbestos abatement work on this project will be performed by individuals certified in accordance with the North Dakota Air Pollution Control Rules 33:15-13.

Signature of Owner/Operator	Print Name	Date
Business/Organization	Telephone Number	

Return form to: North Dakota Department of Health
 Division of Air Quality, 2nd Floor
 918 East Divide Avenue
 Bismarck, ND 58501-1947
 Telephone: 701.328.5188 or Fax: 701.328.5185 (If faxing, original copy must be mailed with valid signature)

**INSTRUCTIONS FOR COMPLETING THE
ASBESTOS DEMOLITION AND RENOVATION NOTIFICATION FORM**

GENERAL INFORMATION

The Asbestos NESHAP, Section 33-15-13-02 of the North Dakota Air Pollution Control Rules, requires written notification of demolition or renovation activities in facilities under Subsection 02.6. In most cases, a facility includes all types of structures except single family homes and apartment buildings having no more than four units. The enclosed form must be used to fulfill this requirement. Only complete notification forms will be accepted.

The notification should be typewritten or neatly printed and postmarked or delivered no later than ten working days prior to the beginning of either the asbestos removal activity (Section IV) or demolition activity (in Section V) whichever is applicable.

INSTRUCTIONS

- I. Type of Notification: Check "Original" if the notification is a first time or original notification, "Revised" if the notification is a revision of a prior notification, or "Canceled" if the activity has been canceled. On the right side enter the date that the notification is being submitted.
- II. Type of Operation: Check as appropriate for facility demolition, for facility renovation, for ordered demolitions, or for emergency renovations.
- III. Is Asbestos Present? Answer "Yes" or "No."
- IV. Scheduled Dates of Asbestos Removal (MM-DD-YY): Enter scheduled dates (month/day/year) for asbestos removal work. Asbestos removal work includes any activity, including site preparation, which may break up, dislodge or disturb asbestos material.
- V. Scheduled Dates of Demolition/Renovation (MM-DD-YY): Enter scheduled dates (month/day/year) for beginning and ending the planned demolition or renovation project.
- VI. Facility Information: Enter the names, addresses, contact persons and telephone numbers of the following:
 - Owner: Legal owner of the site at which asbestos is being removed or demolition planned.
 - Operator: Demolition contractor, general contractor, or any other person who leases, operates, controls or supervises the site.

If known, the name of the site supervisor should be entered as the contact person for the notification. If additional parties share responsibility for the site, demolition activity, renovation or ACM removal, include complete information (including name, address, contact person and telephone number) on additional sheets submitted with the form.
- VII. Facility Description: Provide the following information on the areas being renovated or demolished:
 - Building Address: Physical location of site.
 - Building Size: The building size in square feet.
 - Number of Floors: Enter the number of floors including basement, if applicable.
 - Year Facility was Built or Age: Enter approximate age of the facility.

Present Use/Prior Use: Describe the primary use of the facility or enter the following codes: H -- Hospital; S -- School; P -- Public Building; O -- Office; I -- Industrial; U -- University or College; C -- Commercial; or R -- Residence.
- VIII. Asbestos Contractor: Name and address of contractor hired to remove asbestos.
- IX. Asbestos Inspector: The firm who conducted the asbestos inspection prior to demolition/renovation.

- X. Approximate Amount of Asbestos Including: (1) Regulated ACM to be removed (including nonfriable ACM to be sanded, ground or abraded); (2) Category I and Category II nonfriable asbestos containing material (ACM) to be removed; and (3) Category I and Category II nonfriable asbestos containing material not to be removed. For both renovations and demolitions, enter the amount of RACM to be removed by entering a number in the appropriate box. If applicable, enter the amount of nonfriable ACM to be removed during a demolition or renovation, and/or enter the amount of nonfriable ACM not to be removed during a demolition or renovation.

Category I nonfriable material includes packing, gaskets, resilient floor covering and asphalt roofing materials. Category II nonfriable material includes any material, excluding Category I materials, that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure, or mechanical forces expected to operate on the material during the demolition or renovation activity. All Category II materials must be removed prior to demolition.

Complete the volume from facility component(s) if asbestos-containing materials have been removed from facility components and the volume is known.

- XI. Asbestos Testing Procedure and Type of Asbestos Materials Present: Check the appropriate box for the procedure that was used to determine asbestos content. Also, describe the kinds of asbestos-containing materials that are present.
- XII. Description of Work Practices and Engineering Controls to Prevent Asbestos Emissions: Check the appropriate box(s) for work practices that will be employed to prevent asbestos emissions.
- XIII. Description of Planned Demolition or Renovation Work: Include a brief description of the renovation/demolition technique(s) to be used. Also, indicate if the facility or facility debris will be burned.
- XIII. Demolition or Renovation Contractor: Name and address of contractor hired to perform demolition or renovation work.
- XV. Waste Transporter(s): Enter the name(s), addresses(s), contact person(s) and telephone number(s) of the person(s) or company(ies) responsible for transporting ACM from the removal site to the waste disposal site. If the removal contractor or owner is the waste transporter, state "same as owner" or "same as removal contractor." If multiple parties are responsible include complete information on an additional sheet and submit with this form.
- XVI. Waste Disposal Site for the Asbestos-Containing Materials: Identify the waste disposal site, including the complete name, location, and telephone number of the facility. If ACM is to be disposed of at more than one site, provide complete information on an additional sheet submitted with the form. Permit number(s) must be included. If the waste will not be disposed of at a landfill approved for asbestos, then an Inert Waste Disposal Variance Application must be completed and approved by the Department.
- XVII. Waste Disposal Site for Demolition or Renovation Materials: Identify the waste disposal site, including the complete name, location, and telephone number of the facility. If the waste will not be disposed of at a landfill approved for waste materials, then an Inert Waste Disposal Variance Application must be completed and approved by the Department.
- XVIII. If Demolition Ordered by a Government Agency, Please Identify the Agency below: Provide the name of the responsible official, title and agency, authority under which the order was issued and the date of the order. A copy of the order from the government agency must be attached to this form.
- XIX. Emergency Demolition or Renovation Information: Please identify if the work is an emergency demolition or renovation. If yes, please immediately contact the Department.
- XX. Description of Procedures to be Followed in the Event that Unexpected Asbestos Fiber Release: Provide adequate information to demonstrate that appropriate actions have been considered and can be implemented to control asbestos emissions adequately, including at a minimum, conformance with applicable work practice standards. Attach an additional sheet of paper if needed and submit with this form.
- XXI. General Comments: as necessary. Attach an additional sheet of paper if needed and submit with this form.
- XXII. Verification and Certification: Certify the accuracy and completeness of the information provided and the intent to comply with the North Dakota Air Pollution Control Rules by signing and dating the notification form. Please sign and print the name of the owner or operator and list the business or organization the owner or operator is affiliated with.

ARTICLE IV

DISTRICTS AND MAPS

4.0 For the purpose of the regulations, the following districts are established:

"C"	Conservation District
"A"	Agricultural District
"R-L"	Limited Residential District
"R-G"	General Residential District
"B-R"	Retail Business District
"B-G"	General Business District
"I-L"	Light Industrial District

4.1 The boundaries of these districts are hereby established and as shown on maps entitled "Zoning District Maps", which accompany and are hereby made a part of the regulations. The district boundary lines on said maps are intended to follow lot lines, and centerlines of streets or alleys, the centerlines of streets and alleys projected, railroad right-of-way or the corporate limit lines, all as they existed at the time of enactment of the regulations; but where a district boundary line does not clearly coincide with lot lines, it shall be determined by scaling.

4.2 Where a district boundary line divides a lot which as in single ownership and of record at the time of enactment of the regulations, the use authorized on and other district requirements applying to the less restricted portion of such lot shall be considered as extending to the entire lot.

4.3 All territory which may hereafter be annexed to a community shall remain under its existing classification until such classification shall have been changed by amendment of the regulations as provided hereinafter.

4.4 Amendment of Zoning District Maps - If changes are made in district boundaries or other matter portrayed on the zoning maps, such changes shall be made within 24 hours after the amendment has been approved by the City Council. No changes of any nature or matter thereon except in conformity with the procedures set forth in this Ordinance.

ARTICLE V

"C" CONSERVATION DISTRICT

5.0 Intent and Purpose - The "C" Conservation District is intended for the purpose of preserving areas for agriculture, forestry, conservation and such low intensity outdoor recreational uses as do not significantly change the natural character of the land.

5.1 Permitted Uses

5.11 Agriculture and agricultural buildings including farm dwellings.

5.12 Public parks, playgrounds, and recreational areas.

5.13 Essential services and municipal administrative or public service buildings or properties.

5.14 Any accessory use or building including signs as regulated in Article XII.

5.2 Conditional Uses -

5.21 Sanitary landfills, where located above flood hazard elevation and in accordance with county and state regulations except that no sanitary landfill shall be operated within 1,200 feet of any "R" District.

5.22 Privately operated country clubs, golf courses, marinas or docking facilities, guest ranches, swimming clubs, riding stables, lakes, resorts, and similar recreational uses provided that any principle or accessory building in connection therewith shall be located above flood hazard elevation and not less than 200 feet from any lot in an "R" District.

5.23 Group Developments in accordance with Section 3.8

5.3 Height Regulations - No principle structure shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, except as provided in Section 3.7.

5.4 Lot Area, Frontage and Yard Requirements - The following minimum requirements shall be observed subject to the additional modifications in Section 3.6.

Min. Lot Width	Min. Front Yard Depth	Min. Side Yard Width	Min. Rear Yard Depth
300'	60'	30'	100'

ARTICLE VI

"A" AGRICULTURAL DISTRICT

6.0 Intent and purpose of District - The "A" Agricultural District is established for the purpose of protecting agricultural uses in the community by restricting and regulating density, land coverage, and land use.

6.1 Permitted Uses

6.11 Agricultural and agricultural buildings, excluding confinement feeding of livestock.

6.12 Any buildings, structures, and uses accessory to agricultural uses including roadside stands, provided such roadside stands are not located less than 20 feet from a street or highway right-of-way line.

6.13 Essential services and municipal administrative or public service buildings or properties.

6.14 Public parks, playgrounds, and recreational areas.

6.15 Home occupations and professional home offices.

6.16 Churches, chapels, or parish houses.

6.17 Any building or structure occupied or used for nursery, elementary, junior high or high schools, public libraries, and similar public cultural uses.

6.18 Living quarters of persons employed on the premises.

6.19 Cemeteries.

6.110 Sale of nursery and greenhouse products.

6.111 Railroad right-of-way and trackage, not including switching, storage, terminal facilities or freight yards.

6.112 Single family detached dwellings or mobile homes, accessory to agricultural uses, on lots of 3 acres or more.

6.113 Transformer stations and booster or pressure regulating stations, without service yard or storage.

6.114 Signs are regulated by Article XII.

6.2 Conditional Uses

6.21 Sanitary disposal facilities or landfills in accordance with county and state regulations except that no disposal facility shall be operated within 1,200 feet of any "R" District, dwelling or mobile home.

6.3 Height Regulations - No principle structure shall exceed 35 feet in height, and no accessory structure shall exceed one story in height, except as provided in Section 3.7.

6.4 Lot Area, Frontage and Yard Requirements - The following minimum requirements shall be observed subject to the additional modifications in Section 3.6. Each residential lot shall contain a minimum area of 3 acres.

<u>Minimum Lot Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Width</u>	<u>Minimum Rear Yard Depth</u>
250'	60'	30'	100'

ARTICLE VII

"R-L" LIMITED RESIDENTIAL DISTRICT

7.0 Intent and Purpose of District - The "R-L" Limited Residential District is intended for the purpose of allowing low residential density land use and certain public facilities.

- 7.1 Permitted Uses

- 7.11 One family detached dwellings, excluding mobile homes.
- 7.12 Any accessory use or building including signs as regulated in Article XII.
- 7.13 Essential Services.
- 7.14 Public parks, playgrounds, and recreational areas.
- 7.15 Home occupations and professional offices.
- 7.16 Churches and schools.
- 7.17 Public buildings and utilities.
- 7.18 Swimming pools.

7.2 Conditional uses

7.21 Group developments in accordance with Section 3.8.

7.3 Height Regulations - No principle structure shall exceed 35 feet in height and accessory buildings shall not exceed one story in height as provided in Section 3.7.

7.4 Lot Coverage - The ground area occupied by the principle and accessory buildings shall not exceed 30% of the lot.

7.5 Lot Area, Frontage, and Yard Requirements - The following minimum requirements shall be observed, subject to the additional modifications in Section 3.6. Each residential structure shall be located on a lot having an area of not less than 10,000 square feet.

<u>Minimum Lot Width</u>	<u>Minimum Front Lot Depth</u>	<u>Minimum Side Yard Widths Least Width</u>	<u>Minimum Side Yard Widths Sum Least Widths</u>	<u>Minimum Rear Yard depth</u>
75'	35'	8'	20'	50'

ARTICLE VIII

"R-G" GENERAL RESIDENTIAL DISTRICT

- 8.0 Intent and Purpose of District - The "R-G" General Residential District is intended for the purpose of allowing moderate residential density land use and certain public facilities. High density development is allowed with authorization of the City Council.
- 8.1 Permitted Uses
- 8.11 Any use permitted in the "R-L" Limited Residential District.
- 8.12 One and Two-family detached dwellings, excluding mobile homes.
- 8.2 Conditional Uses
- 8.21 Any use regulated in Section 7.2.
- 8.22 Dwellings for three or more families in accordance with the following standards:
- 8.221 Front Yards- There shall be a front yard having a depth of not less than 30 feet and a width of not less than 75 feet.
- 8.222 Rear Yards- There shall be a rear yard having a depth of not less than 25 feet.
- 8.223 Side Yards- There shall be two side yards each having a width of not less than 15 feet.
- 8.224 Lot Coverage- The ground area covered by buildings shall not exceed 40% of the lot.
- 8.225 Lot Area- Each structure shall be located on a lot having an area of 5,000 square feet for each family housed in the structure.
- 8.23 Nursing homes provided that any such building shall not be less than 50 feet from any residential property.
- 8.24 Boarding and rooming houses.
- 8.25 Mobile homes on individual lots in accordance with the following standards:
- 8.251 Each home shall be affixed to a permanent foundation or a well drained slab.
- 8.252 All mobile home spaces shall abut upon a driveway which shall have an unobstructed access to public streets.
- 8.253 Adequate sanitary facilities and supply of water shall be provided to each trailer space.

8.26 Mobile home parks in accordance with the provisions of Section 8.24 and the following additional standards:

8.261 The tract to be used for a mobile home park shall be not less than 3 acres in size and each boundary line of the park shall be separated from any residential property by a natural or artificial barrier. A solid wall or fence may be provided as a buffer, but shall not be less than 4 feet in height nor more than 8 feet in height.

8.262 Walkways not less than 2 feet in width shall be provided to service buildings.

8.263 The park shall be located on a well-drained site.

8.264 Each park shall comply with the regulations set forth in accordance with North Dakota State Statutes.

8.265 Each mobile home space shall be large enough to provide a distance of 20 feet between mobile homes, 10 feet between any mobile home and the lot line, a front yard of 15 feet, and a rear yard of 15 feet.

8.266 An electrical outlet supplying at least 120 volts shall be provided for each home unit.

8.3 Height Regulations -No principle structure shall exceed 35 feet in structure, and no accessory structure shall exceed one story in height, except as provided in Section 3.7.

8.4 Lot Coverage -The ground area covered by the principal and accessory buildings shall not exceed 35% of the lot.

8.5 Lot Area, Frontage, and Yard Requirements -The following minimum requirements shall be observed, subject to the additional modifications in Section 3.6. Each one-family residence shall be located on a lot containing at least 7,500 square feet. Each structure containing more than one family shall be located on a lot having an area of 5,000 square feet for each family.

<u>Minimum Lot Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>	<u>Minimum Rear Yard Depth</u>
		<u>Least Width</u>	<u>Sum Least Widths</u>
60'	35'	8'	20'
			35'

ARTICLE IX

"B-R" RETAIL BUSINESS DISTRICT

- 9.0 Intent and Purpose of District - The "B-R" Retail Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. The grouping is intended to strengthen the business level of the central business activity.
- 9.1 Permitted Uses
- 9.11 Any use of structure permitted and as regulated in Section 8.2 except Single-Family detached dwellings, mobile homes, and mobile home parks.
- 9.12 Other accessory uses including signs as regulated in Article XII.
- 9.13 Any retail business establishment, such as appliance store, auto accessory store, bakery, book or stationary store, cafe or restaurant, camera or photographic supply shop, candy or ice cream store, delicatessen, drug store, fabric shop, floor-covering store, florist shop, furniture store, including incidental upholstering, gift shop, grocery store, haberdashery or women's ready-to-wear shop, hardware or paint store, hobby shop, jewelry store, meat market, shoe store and variety shop.
- 9.14 Any service establishment, such as bank or other financial enterprise, barber or beauty shop, business office, clothes cleaning or laundry pick-up station, funeral home, theater, and self-service laundry.
- 9.15 Bus Terminal
- 9.16 Commercial parking lot.
- 9.17 Department Store.
- 9.18 Hotels and motor hotels.
- 9.19 Meeting hall, club and fraternal organizations.
- 9.110 Music and dancing studios.
- 9.111 Physicians' and dentists' offices and private clinics for human care, professional offices of architects, engineers, lawyers, and the like; offices devoted to real estate, insurance, management, and similar enterprises.
- 9.112 The following uses when occupying a completely enclosed building:
- 9.1121 Dance hall, bar or cocktail lounge, night club, and similar enterprise.
- 9.1122 Furniture upholstering shop only when operated in conjunction with a retail business on the premises.
- 9.1123 Bowling alley, pool hall or billiard parlor, dance hall, bar or cocktail lounge, night club and similar enterprises.
- 9.1124 Printing, publishing, engraving, lithographing shop or newspaper.
- 9.1125 Laundry and dry cleaning shop.

9.2 Conditional Uses

9.21 Group developments in accordance with Section 3.8.

9.3 Height Regulations- No structure shall exceed 45 feet in height, except as provided in Section 3.7.

9.4 Yard Requirements -The following minimum requirements shall be observed, subject to the additional modifications in Sections 3.6.

Dwellings - Same as R-G General Residential District.

<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>	<u>Minimum Rear Yard Depths</u>
10'	None, except where adjoining an "R" District then same as the least width required in that "R" District.	10', except where adjoining an "R" District then same as "R" District.

ARTICLE X

"B-G" GENERAL BUSINESS DISTRICT

- 10.0 Intent and Purpose of District - The "B-G" General Business District is intended for the purpose of allowing certain commercial uses which may:
1. Require intensive land coverage.
 2. Generate large volumes of vehicular traffic.
- 10.1 Permitted Uses
- 10.11 Any use of structure permitted and as regulated in B-R Retail Business District except residential dwellings.
- 10.12 Building material sales yards, enclosed on all sides by an eight-foot high solid fence.
- 10.13 Wholesale businesses and warehouses
- 10.14 Motels or motor hotels.
- 10.15 Drive-in eating establishments.
- 10.16 Motor fuel stations.
- 10.17 Animal hospitals and veteriniary clinics provided that buildings or enclosures in which animals anre kept shall not constitute a nuisance to residential property.
- 10.18 Commercial baseball field, bath house, or boat house, golf driving range, skating rink, swimming pool, or similar open air recreational uses and faciities, as not to constitute a nuisance to residential property.
- 10.19 Automobile, truck, trailer, and garden and farm amplement establishments for display, hire, sales, including sales lots.
- 10.110 Carpenter shop, electricial, heating, ventilating or plumbing ship, furniture upsholstering shop, printing, publishing, engraving or litho-graphing plant, laundry and dry cleaning shop, sign painting shop, and similar establishments.
- 10.2 Conditional Uses
- 10.21 Group developments in accordance with Section 3.8.
- 10.3 Height Regulations - No structure shall exceed 45 feet in height, except as provided in Section 3.7.
- 10.4 Lot Area, Frontage and Yard Requirements -The following minimum requirements shall be observed, subject to the additional requirements, exceptions, and mod-ifications in Sections 3.6 and 3.8.

<u>Minimum Lot Area</u>	<u>Minimum Lot Area Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>
Commercial uses none.	50'	25'	None, except where adjoining an "R" District, then same as the least required in that "R" District.

Minimum Rear Yard Depth - 10', except where adjoining an "R" District, then same as "R" District.

ARTICLE XI

"I-L" LIGHT INDUSTRIAL DISTRICT

11.0 Intent and Purpose of Districts -The "I-L" Light Industrial District is intended for the purpose of allowing light industrial uses, in order to provide a location for industrial development, with good transportation facilities and without conflicting with residential or commercial uses.

Heavy basic or primary industries not considered to be of the same general character shall be required to meet prescribed standards and receive permission to locate in the District.

11.1 Permitted Uses

- 11.11 Any use or structure permitted and as regulated in B-G General Retail District.
- 11.12 Any accessory buildings and uses including signs as regulated by Article XII.
- 11.13 Automobile repair garage doing major repair, including tire retreading or recapping, battery service and repair.
- 11.14 The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, milk, and food products.
- 11.15 The manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood and yarn.
- 11.16 Bottling of soft drinks or milk, or distributing stations.
- 11.17 Railroad freight stations, trucking or motor freight terminals.
- 11.18 The following uses provided operations are enclosed by a solid wall or fence not less than 6 feet in height:
 - 11.181 Builder's or contractor's plant or storage yard.
 - 11.182 Building material sales and storage yard, including concrete mixing.
 - 11.183 Lumber yard, including millwork.
 - 11.184 Open yard for storage and sale of feed, fertilizer, or fuel.

11.2 Conditional Uses

- 11.21 Group developments in accordance with Section 3.8.
- 11.21 Automobile salvage and wrecking operations, industrial and waste salvage operations and junk yards provided all operations are conducted within area enclosed on all sides with a solid wall or fence not less than 8 feet in height and no pile of salvage, scrap, or other material shall be higher than 8 feet.

11.23 Any use of land or of structures engaged in the production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products not previously allowed with such restrictions as the City Council shall require.

11.3 Prohibited Uses

11.31 Dwellings, except for watchman or caretaker on the premises.

11.32 Schools, hospitals, clinics, and other institutions for human care, except wher incidental to a permitted principle use.

11.4 Height Regulations -No building shall exceed or structure shall exceed 75 feet in height except where as provided in Section 3.7.

11.5 Lot Coverage-Ground area occupied by buildings shall not exceed 40% of the lot area.

11.6 Yard Requirements-The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications in Section 3.6. Whereever an I-L District abuts any other use district, every building in the I-L District shall be set baekfrom the other district property a minimum of 100 feet.

Minimum Front Yard Depth - 60'

ARTICLE 15- SPECIAL PROVISIONS

17-1301 OFF-STREET PARKING AREAS AND LOADING SPACES

1. In all districts, in connection with every building or part thereof hereafter erected, which is to be occupied by uses requiring the receipt or distribution by vehicles of materials, there shall be provided on the same premises with such building at least one off-street loading space accessible from an alley, or street. Such space may occupy all, or any part of a required rear yard or part of any other yard or court space on the same premises.

2. In all districts, parking space shall be provided in connection with the uses set forth hereinafter and to the extent indicated, in addition to the above required loading and unloading spaces. Such areas, in the Case of "R" Districts and for dwellings in other district, shall be on the premises intended to be served; and in the case of "B" Districts and "I" Districts, and in conjunction with uses other than dwellings, such areas shall be on the premises served or on adjoining or nearby property in the same or less restricted district.

3. Parking Spaces Required

<u>Use</u>	<u>Parking Space Required</u>
Automobile or Machinery Sales and Service Garages	1 for each 1,000 square feet of floor area.
Banks, Business and Professional Offices	1 for each 300 square feet of floor area.
Bowling Alleys	5 for each alley.
Churches and Schools	1 for each 8 seats in principal auditorium.
Dance halls and Assembly Halls without fixed seats	1 for each 1000 square feet of floor area used for assembly.
<u>Dwellings-</u>	
Single-Family and Mobile Homes	2 for each unit.
All other	1½ for each unit.
<hr/>	
Funeral Homes, Mortuaries	6 per chaple room or parlor or 1 per 50 square feet of rooms used for services, which- ever is greater.
Hospitals, Nursing Homes and care centers	1 for each 6 beds.
Manufacturing Plants	2 for each 3 employees on maximum working shift.

<u>Use</u>	<u>Parking Space Required</u>
Medical and Dental Clinics	1 for each 200 square feet of floor area.
Motels or Motor Motels	1 for each unit.
Shoppers Goods - Appliance, Household Equipment, Furniture and similar stores	1 for each 500 square feet of floor area.
Taverns, Bars, Resturants, Retail and Service Stores	1 for each 200 square feet of floor area.
Theaters	1 for each 4 seats.
Wholesale Establishments	1 for each 4 employees on maximum work shift.

In the case of any use which is not specifically mentioned, the provisions for a similar use which is mentioned shall apply.

17-1302 UNITS OF MEASUREMENT

1. Parking Space. Each parking space shall be rectangular in shape, shall not be less than 200 square feet in area exclusive of access drives or aisles.

2. Loading Space. Each loading space shall not be less than 10 feet wide, 40 feet in length and 14 feet in height, exclusive of access and turning area.

3. Floor Area. In the case of merchandising or service types of uses, "floor area" shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons or clients, but shall not include areas used principally for non-public purposes, such as toilet or rest rooms, utilities, or dressing rooms.

4. Development Standards. Off-street accessory parking areas shall be of useable shape, and shall be improved with a durable surface. Parking areas abutting a Residential District shall be effectively screened by a fence, wall, or hedge. Such screen shall be at least six feet in height and shall be maintained in good condition. The space between such screen shall be landscaped with grass, hardy scrubs or evergreen ground cover and maintained in good condition.

ARTICLE 14- ADMINISTRATION AND ENFORCEMENT

17-1401 ZONING ADMINISTRATOR

For the purpose of this Ordinance, the City Auditor, City of Mayville, North Dakota, is hereby designated as the Zoning Administrator. The Zoning Administrator shall enforce the regulations, and in addition thereto and in furtherance of said authority shall:

1. Issue all zoning certificates and make and maintain records thereof.