

CAVALIER COUNTY ZONING REGULATIONS

Adopted April 16, 2002
Amendments adopted November 21, 2017
Amendments adopted October 1, 2019
Amendments adopted September 1, 2026

TABLE OF CONTENTS

INTRODUCTION	1
A. AUTHORITY	1
B. TITLE	1
C. PURPOSE AND INTENT	1
D. SEVERABILITY	1
E. REPEAL	1
F. EFFECTIVE DATE	1
G. DEFINITIONS	1
GENERAL PROVISIONS	3
A. JURISDICTION	3
B. ZONING NOT TO EFFECT NORMAL INCIDENTS OR FARMING	4
C. AMENDMENTS	4
D. NON-CONFORMING USES	4
E. CONTINUING EXISTING USE	4
F. CONDITIONALLY PERMITTED USES	4
ZONING DISTRICTS	5
A. AGRICULTURAL DISTRICT	5
ADMINISTRATION AND ENFORCEMENT	7
A. CAVALIER COUNTY PLANNING AND ZONING ADMINISTRATOR ...	8
B. CAVALIER COUNTY PLANNING AND ZONING COMMISSION	8
C. BUILDING OR DEVELOPMENT PERMIT FEE	8
D. CERTIFICATE OF COMPLIANCE	8
E. VIOLATIONS AND PENALTIES	9
ADMINISTRATION OF AMENDMENTS	9
A. INTRODUCTION	9
B. APPLICATIONS	9
C. AMENDMENT PROCEDURES	9
Amendment Procedure – Figure 1	11
ADMINISTRATION OF VARIANCES	12
A. INTRODUCTION	12
B. APPLICATION FOR VARIANCE	12
C. VARIANCE PROCEDURE	12
Variance Procedure – Figure 2	13

ADMINISTRATION OF CONDITIONAL USES	14
A. APPLICATION FOR CONDITIONAL USE	14
B. PERMIT PROCEDURE	14
Conditional Use Procedure – Figure 3	15
APPENDIX I – ZONING FORMS	16
BUILDING PERMIT/CONDITIONAL USE PERMIT/VARIANCE FORM	17
APPEAL RECORD FORM	18
NOTICE TO APPLICANTS FORM	19
PUBLIC NOTICE FORM	20
NOTICE TO INTERESTED PROPERTY OWNERS FORM	21
NOTICE OF PETITION TO AMEND THE ZONING REGULATION FORM	22
PETITION FOR RE-ZONING FORM	23
NOTICE TO ADJOINING PROPERTY OWNERS FORM	24
Ordinance 95-1	25
Notice of Resolution Accepting County Zoning Ordinances	27
Notice of Resolution Accepting Amendments to the Zoning Regulations for Cavalier County dated November 21, 2017	28
Notice of Resolution Accepting Amendments to the Zoning Regulations for Cavalier County dated October 1, 2019	29
Notice of Resolution Accepting Amendments to the Zoning Regulations for Cavalier County dated September 1, 2026	30
Zoning District Map	31

INTRODUCTION

A. AUTHORITY

The Cavalier County Zoning and Subdivision Regulations and Zoning District Map are granted by Chapter 11-33 of the North Dakota Century Code.

B. TITLE

This Regulation shall be known and may be sited and referred to as the “Cavalier County Comprehensive Plan and Zoning Regulations.”

C. PURPOSE AND INTENT

The purpose and intent of this regulation shall be to promote the health, safety, general welfare, personal property rights and orderly development of Cavalier County.

D. SEVERABILITY

If any section, provisions or portion of this regulation is adjudged invalid by a court of competent jurisdiction, the remainder of this regulation shall not be affected thereby.

E. REPEAL

All other regulations or parts of regulations of Cavalier County inconsistent or in conflict with this regulation, to the extent of inconsistency or conflict only are hereby repealed.

F. EFFECTIVE DATE

This regulation shall be effective after Notice and Public Hearing and adoption by the Cavalier County Board of Commissioners.

G. DEFINITIONS

For the purpose of this regulation, certain words and terms used herein are defined as follows:

1. Agriculture

The art or science of cultivating the soil and activities incident thereto; the growing of soil crops in the customary manner on open tracts of land; the ~~accessory~~ raising of livestock and poultry; animal feed operations; farming and ranching.

2. Airport

Any area of land or water which is used or intended for use for the landing and taking off of aircraft; and any accessory areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

3. Amendment

Any change, revisions or modification of the text of the regulations or the zoning district map.

4. Board

The Board of County Commissioners of Cavalier County, North Dakota.

5. Cavalier County Planning and Zoning Administrator

The administrative official designated by the Cavalier County Planning and Zoning Board to administer and enforce the provisions of these regulations.

6. Conditional Use

Any use for which the Cavalier County Planning and Zoning Commission shall set specific conditions, all of which must be met prior to the approval of said use in the district.

7. District

A section of the County for which the regulations governing the height, area use of buildings and premises are the same.

8. Commercial Feedlot

Any livestock feeding, handling, or holding operation or feed yard where animals are concentrated in an area which is not normally used for pasture or growing crops.

9. Hotel or Motel

A building used as a transient abiding place for persons who are lodged for compensation.

10. Junkyard

Land or buildings where waste, discarded or salvaged materials are brought, sold, exchanged, stored, cleaned, packed, disassembled, or handled, including but not limited to, scrap metal, rugs, paper, rubber products, glass products, lumber products and products resulting from the wrecking of automobiles or other vehicles, except those facilities listed as transfer stations, inert waste landfills, or recycling facilities, in the District III Solid Waste Management Plan.

11. Non-conforming Uses

Any building or land lawfully occupied by a use at the time of passage of these regulations or amendment thereto, which does not conform after the passage of these regulations or amendment thereto with the use of regulations of the district in which it is situated.

12. Subdivision

The division of land into two or more lots for the purpose of sale or lease for building development.

13. Commercial Use, Industrial Use or Manufacturing Plant

Any business which engages in the manufacturing, preparation and/or production of and/or sale of any product or portion of product to the general public excluding businesses which are operated out of a residence by the occupants of the residence.

14. Variance

The grant of relief from the requirements of the ordinance where it can be shown that, due to unusual conditions of the property, strict application of the regulations would result in undue hardship.

GENERAL PROVISIONS

A. JURISDICTION

The jurisdiction of this regulation shall apply to all areas of Cavalier County outside the zoning jurisdiction authority accepted by the municipalities and townships. Zoning regulations for solid waste disposal and incineration facilities affect the entire county.

B. ZONING NOT TO EFFECT NORMAL INCIDENTS OR FARMING

Nothing in this regulation shall be applied for the purpose of preventing or prohibiting the use of land or buildings for agriculture or any of the normal incidents of agriculture except as it applies to setbacks.

C. AMENDMENTS

The Cavalier County Planning and Zoning Commission, from time to time on its own motion or on petition, may supplement or repeal provisions of this regulation after notice and public hearing as provided in Chapter 11-33, Section 11-33-08 of the North Dakota Century Code.

D. NON-CONFORMING USES

1. Lawful non-conforming uses of land or buildings existing at the date of adoption of this ordinance may continue, and provided no structural alterations, except for normal maintenance, are made, and such non-conforming use shall not be extended to occupy a greater area of land than occupied at the time of adoption.
2. No building or structure where a non-conforming use has been discontinued for a period of two years, or has changed to a permitted use, shall again be devoted to a non-conforming use.
3. A non-conforming structure destroyed or damaged less than 50% of its fair market value may be reconstructed within one year of such casualty. If damaged more than 50% of its fair market value, such building shall be reconstructed in conformance to these regulations.

E. CONTINUING EXISTING USE

Within the restrictions of Subsection D, nothing in this regulation shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Code Administrator, or the North Dakota State Fire Marshall.

F. CONDITIONALLY PERMITTED USES

Applications for approval of a conditional use shall be submitted to the Cavalier County Planning and Zoning Commission. The Commission shall hold a public hearing before action is taken on the application for approval of the conditionally permitted use. Notice of such hearing shall be published in the official county newspaper of general circulation at least one week prior to the hearing. No applications for a conditional use shall be granted unless the Cavalier County Planning and Zoning Commission shall find all of the following conditions present:

1. The conditional use will not be detrimental to or endanger the public health, safety, morals or general welfare of the county residents.
2. The existing permitted uses in the adjacent land will not in any manner be substantially impaired or diminished by the establishment of the conditional use.
3. The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided, and responsible parties identified.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. Any building/construction within the floodway/floodplain requires a conditional permit.
7. The conditional use shall conform to all applicable regulations of the district in which it is located.
8. Based upon the findings of the above listed conditions, the Cavalier County Planning and Zoning Commission shall grant or deny a conditional use permit and may grant the permit subject to conditions deemed necessary for the public health, welfare and protection of adjoining land owners.

ZONING DISTRICTS

For the purpose of these zoning regulations, Cavalier County is at the current time zoned entirely as an Agricultural District. The attached Zoning Map indicates the entire county is zoned as an Agricultural District.

A. AGRICULTURAL DISTRICT

1. Purpose

The purpose and intent of the agricultural district is to provide a district that will:

- a. allow agricultural activities;
- b. secure economy in governmental expenditures for public services, utilities and schools;

- c. regulate non-farm activities that could affect the use of adjoining property owners.

2. Building Permits:

No Permit Required

- a. General agricultural activities including farm dwellings, accessory buildings and agricultural buildings, nurseries and tree farms.

Permit Required

- b. Single-family non-farm dwellings, mobile home and/or accessory buildings, and any remodeling/addition thereto.
- c. Any land use or development not specifically listed as requiring a conditional use permit.

3. Zoning Requirements for all of the Agricultural District are as follows:

- a. All buildings, residential, commercial and otherwise, be placed not less than one hundred sixty (160) feet from the centerline of any road in the County for the purpose of preventing snow accumulation and other road hazards.
- b. That all shelter belts be planted not less than two hundred fifty (250) feet back from the centerline of any road in the County unless specific permission is granted by the Cavalier County Commissioners upon request.
- c. That any advertising signs or billboards placed along any roadway shall be placed not less than one hundred sixty (160) feet from the centerline of the road.
- d. All radio, television, navigation or military control station, transmitter or tower, to include wind towers, must be at a minimum distance from a road right of way the height of the tower and any attachments thereto at the attachment's maximum height.

4. Conditional Use Permits: A Permit is required and a public hearing will be held. The fee for a permit will be Five Hundred and No/100 (\$500.00). The following will be conditionally permitted uses:

- a. Public golf course, playground, recreational area.
- b. Interstate and Intrastate utility lines, facilities and pipelines not required for local public service provided that:

- (1) All requirements put upon them by the Cavalier County Planning and Zoning Board shall be abided with.
- (2) The Cavalier County Planning and Zoning Commission shall consider the submission provided for herein and before authorizing the issuance of a permit shall determine that the proposed utilities or lines do not interfere;

- (a) with the established future plans of adjoining townships; or
 - (b) the orderly development and safety of the County if any modification of said provisions appear necessary, such modifications shall be noted as a limitation on the zoning permit.
- c. Commercial grain elevators;
 - d. Electric substations, battery storage, energy generating facilities, and gas regulators provided that for each electric substation where transformers are exposed, there shall be an enclosing wall or fence at least six (6) feet high;
 - e. Cemetery or crematory;
 - f. Radio, televisions, navigation, or military control station, transmitter or tower;
 - g. Wrecking, salvage or junk yards;
 - h. Public skeet trap and rifle ranges;
 - i. Any subdivision;
 - j. Hotel, motel, restaurant;
 - k. Any manufacturing plant, commercial or industrial use;
 - l. Medical marijuana dispensary;
 - m. Data storage or processing or artificial intelligence centers.

All conditionally permitted uses listed below must not be located less than 5,280 feet, or as per State regulation, from the nearest existing residence and areas zoned residential.

- n. Airports or heliports;
- o. Sanitary landfills and incineration facilities. See also the solid waste facility ordinance;
- p. Commercial animal feedlot;
- q. Livestock sales rings;
- r. Anhydrous storage sites;
- s. Propane storage sites;
- t. Any hazardous material storage sites;
- u. Sewage lagoon; and
- v. Marijuana manufacturing facility.

5. Conditional Use Permits for Wildlife Management and Mitigation Acres: A Permit is required and a public hearing will be held. The fee for a permit will be \$100 per acre for property transferred within Cavalier County. \$1,000 per acre for property transferred out of Cavalier County.

ADMINISTRATION AND ENFORCEMENT

The administration and enforcement of the zoning and subdivision regulations is hereby vested in the Cavalier County Planning and Zoning Commission and the Cavalier County Zoning Administrator.

A. CAVALIER COUNTY PLANNING AND ZONING ADMINISTRATOR

The Cavalier County Zoning Administrator shall be appointed by the Cavalier County Planning and Zoning Commission. Duties of the Cavalier County Planning and Zoning Administrator shall include:

1. Transmit to the Cavalier County Planning and Zoning Commission all applications for appeals, variances, building permits or conditional use permits and all applications for amendments to the Cavalier County Planning and Zoning Regulations.

B. CAVALIER COUNTY PLANNING AND ZONING COMMISSION

The Cavalier County Planning and Zoning Commission shall consist of nine members, of whom at least two must be appointed from the governing body of the city that is the county seat, and of whom at most two may be appointed from the Board of County commissioners. The remaining members shall be appointed from the County at large. Duties of the Cavalier County Planning and Zoning Commission shall include:

1. Establishment of rules, regulations, and procedures for the purpose of administering the zoning and subdivision regulations.
2. Assist the Cavalier County Planning and Zoning Administrator in administering the zoning regulations.
3. Review and study, every two (2) years, the provisions of the regulations.

C. BUILDING OR DEVELOPMENT PERMIT FEE

1. It shall be unlawful for any person to begin any land use, development or building, where a permit is required by these ordinances, without obtaining a permit.
2. Fees for building (development) permits shall be as follows:
 - a. Residential or Agricultural: No fee required.
 - b. Industrial or Commercial:
 - i. 0% for a project of less than \$10 Million;
 - ii. 0.5% for a project of \$10 Million and above.
3. Any building permit issued by these regulations shall expire one year from the date of issuance.

D. CERTIFICATE OF COMPLIANCE

No building or structure shall be occupied until a Certificate of Compliance shall have been issued by the Cavalier County Planning and Zoning Administrator for determining the conformity with the specification for which the development permit has been issued.

E. VIOLATIONS AND PENALTIES

It is declared unlawful for any person to violate any of the terms and provisions of these regulations or other official control adopted by the Cavalier County Planning and Zoning Commission pursuant thereto. Violation thereof shall be a misdemeanor pursuant to North Dakota Century Code. Violations also may be punishable by a fine of not to exceed One Hundred and No/100 (\$100.00) Dollars, effective twenty (20) days after written notification, for each and every day that any violator fails to comply with the provisions of these regulations. Whenever a violation of these regulations occurs, any person may file a complaint in regard thereto. All fines for violation shall be paid to the Cavalier County Treasurer and shall be credited to the general fund of Cavalier County.

ADMINISTRATION OF AMENDMENTS

A. INTRODUCTION

Amendments are changes in the zoning regulation. As such, amendments constitute legislative changes, and must be considered by the Board of County Commissioners. There are two types of amendments – text and map amendments. Because the regulation contains one zoning, map amendments would not become necessary until additional districts are drafted into the regulation.

B. APPLICATIONS

Requests for amendments to the zoning regulation should be accompanied by a petition to the Board of County Commissioners. A sample petition form is provided in Appendix I. The form is appropriate for changes in the zoning map. Text amendments should be submitted in writing to the zoning administrator. Also included is a sample “Notice to Surrounding Property Owners” and a public hearing notice for an amendment petition that can be used for alerting interested parties.

C. AMENDMENT PROCEDURES

Figure 1 presents a flow diagram of amendment procedures. The statute authorizes joint commissions to be established between cooperating counties. Membership requirements change, however, under this circumstance.

Once a zoning commission is formed, it becomes the commission’s responsibility to report and make recommendations to the Board of County Commissioners and to any counties from adjoining communities. The enabling legislation requires submission of two reports, a preliminary report and a final report, by the zoning commission to the Board of County Commissioners. The preliminary report is prepared as a basis to hold public hearings. While no specifications are given as to what constitutes a “report,” at minimum, a proposed zoning regulation should suffice this requirement.

Following the preparation of a preliminary report, a minimum of two public hearings are to be held. Additional hearings may be held, but this is left to the discretion of the zoning commission, and should take into consideration the need to gather input into the process. The hearings are held for the purpose of receiving comments on the provisions of a proposed regulation. Quite frequently, however, discussions and arguments become involved in debating the pros and cons of zoning, not in making recommendations for improving or organizing the regulation. While it is important to determine public sentiment on zoning, this evaluation should be done informally, or be of a secondary purpose at a public hearing.

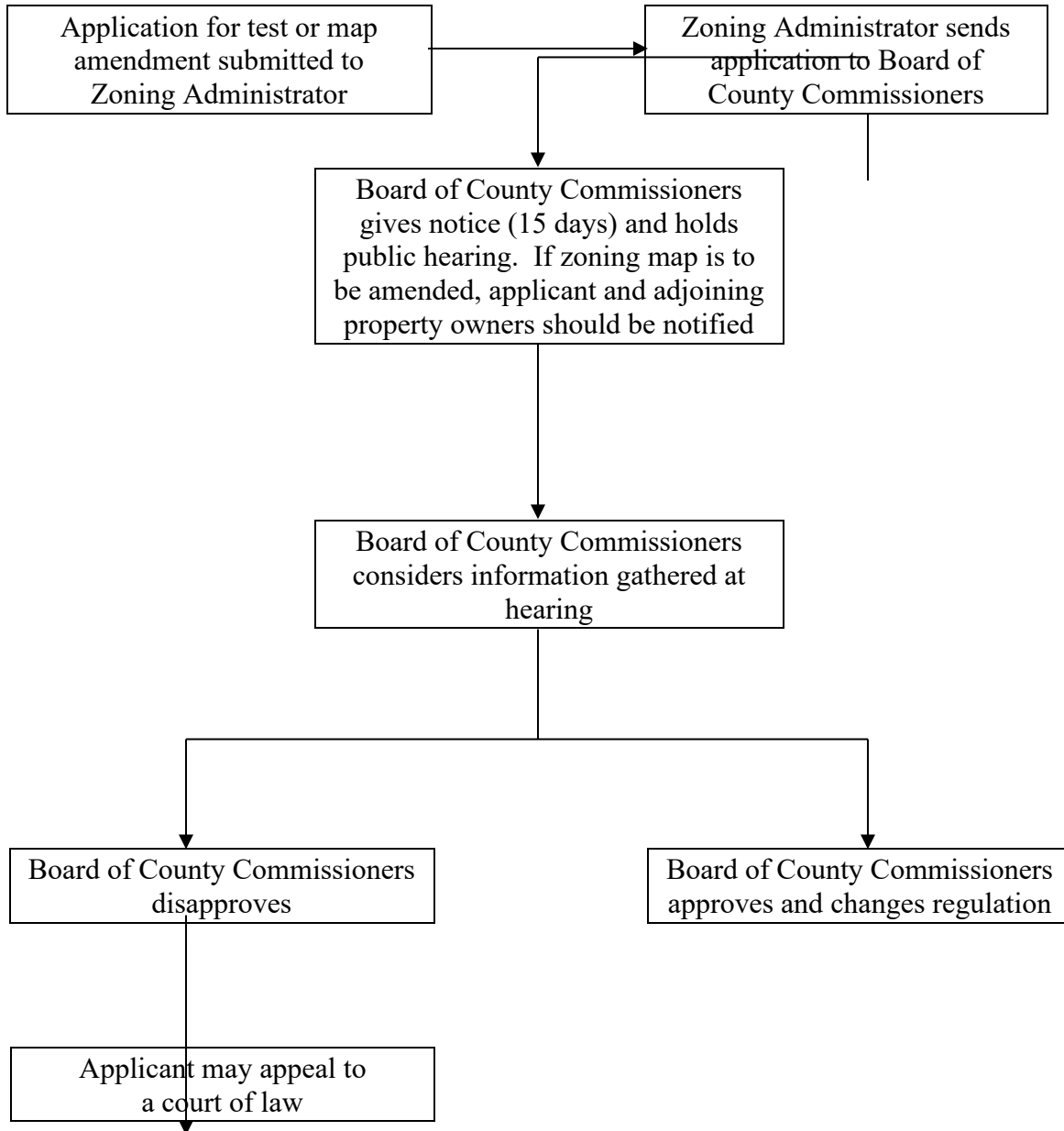
In holding a public hearing, it is also recommended that an attorney be present to answer legal questions. Legal counsel should be present to comment on the ramifications of the zoning regulation and any of its provisions. Similarly, if the regulation was drafted by other than an attorney, that individual should be present to answer questions.

Finally, notice of the public hearings must be published in the county's official newspaper at least fifteen (15) days prior to the hearing. (See Appendix I for a model notification).

The last step in the amendment (or adoption) process is the filing of the amendment with the Board of County Commissioners. Counties with incorporated communities should file the regulation with the municipalities. State law also requires the filing of a district boundary description for any rezoning amendments.

Figure 1

AMENDMENT PROCEDURE



ADMINISTRATION OF VARIANCES

A. INTRODUCTION

Variances are one form of administrative relief – no change is made in the zoning regulation, but a decision is made upon an appeal from an applicant. Because the state enabling legislation does not specify procedure or standards for evaluation requests for variances, this section of the zoning manual has been prepared to assist township zoning boards.

B. APPLICATION FOR VARIANCE

A sample application of variance consideration is included in Appendix I. The application is included as part of the application for a building permit in order to maintain a complete record of all permit requests on one form. A sample “Notice to Property Owners” is included with the form. An instruction sheet to applicants is also provided to explain legal aspects of a variance request.

C. VARIANCE PROCEDURE

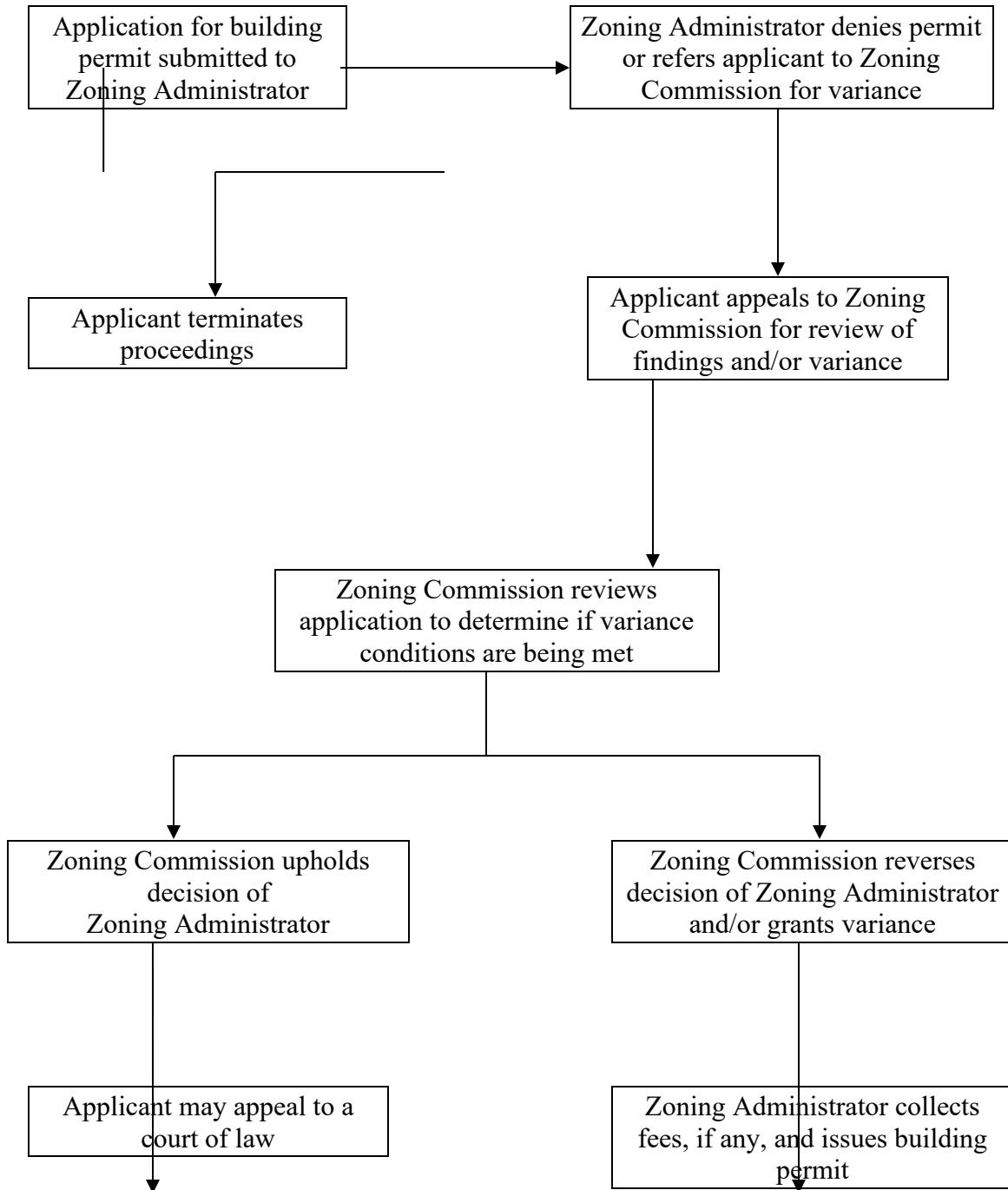
Figure 2 illustrates the procedure to be followed in reviewing a variance application. Upon application for a building permit, the Zoning Administrator would be required to deny the permit because the design of the proposed development would not conform to the zoning regulations.

The Zoning Administrator would forward the variance request to the zoning commission and place the notice of a public hearing in the county newspaper. Notice of hearing should be published at least fifteen (15) days prior to the hearing. Property owners on adjacent property should also be notified of the hearing and of the variance request being considered.

The public hearing is held for the purpose of gathering information concerning the variance and its possible effects on surrounding properties. The zoning commission is usually not required to reach a decision at a public hearing. For controversial decisions, it may be beneficial to decide at a special session in order to avoid pressure of personal interests. Decisions of the board should be based upon standards in order to avoid emotional decisions. Standards are listed in the zoning regulation. The zoning commission must reach a decision, the commission should decide if the standards for variance approval have been met.

Figure 2

VARIANCE PROCEDURE



ADMINISTRATION OF CONDITIONAL USES

Conditional uses are those uses which are required by law to receive special consideration by the zoning commission. This is for the purpose of minimizing any impact or adverse effects the use or development would have on surrounding property.

A. APPLICATION FOR CONDITIONAL USE

The application for conditional use review is included in application for a building permit. The “Notice to Property Owners” is also applicable to the conditional review procedure.

B. PERMIT PROCEDURE

Figure 3 illustrates the procedure required to issue a conditional use permit. Similar to appeal cases, the zoning administrator must refuse to grant a conditional use permit. The authority is delegated to the zoning commission. The zoning commission is, therefore, charged with the responsibility of gathering information concerning the conditional use.

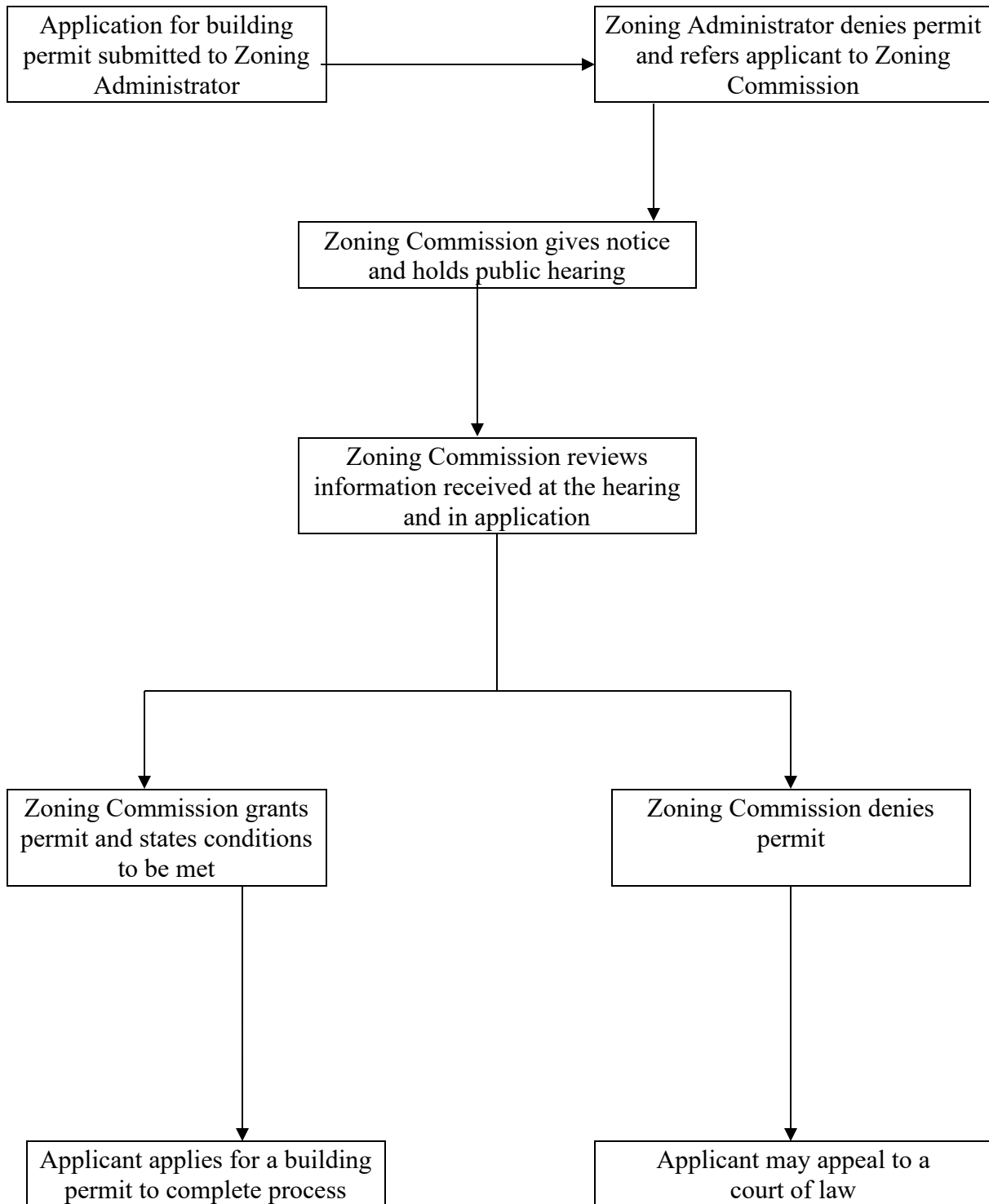
As part of the information-gathering process, a public hearing is required. In holding a public hearing, the commission must secure sufficient “findings of fact” to warrant making a decision.

Finally, the zoning commission may place conditions on the issuance of a permit. The conditional requirements, in addition to any stated in the regulation, must be met before the construction or use will be authorized for occupancy or utilization.

After the zoning commission authorizes the conditional use permit, the zoning administrator issues a building permit based upon the conditions required by the regulation and the zoning board. Following the issuance of a building permit, the zoning administrator becomes responsible for monitoring the construction for conformance with the zoning regulations and any required conditions.

Figure 3

CONDITIONAL USE PROCEDURE



APPENDIX I
ZONING FORMS

BUILDING PERMIT/CONDITIONAL USE PERMIT/VARIANCE FORM	
☐ Building Permit ☐ Conditional Use Permit ☐ Variance Date: _____	
APPLICANT	
Name Phone	Address
OWNER	
Name Phone	Address
LOCATION OF PROPERTY	
Legal Description	
PROPOSED LAND USE	
(check one) Residential _____ Number of Household Units _____ Commercial _____ Type of Business _____ Industrial _____ Type of Industry _____ Agricultural _____ Other (Specify) _____	
STRUCTURE PROPOSED	
Type of Structure(s): (if accessory, please indicate) Accessory Structure to also be built? _____ Yes _____ No Specify Type of Accessory Structure _____	
Size of Lot: Length _____ Width _____ Structure Proposed: Setback _____ feet Height _____ No. of Stories _____ Length _____ Width _____	
If accessory structure is proposed: Length _____ Width _____ Height _____	
(A sketch showing all proposed structures and their location on the lot must be attached.)	
Type of Action: New Construction _____ Extend _____ Move _____	
I certify that the information herein and attached hereto is true and correct to my best belief and knowledge: Signature of Applicant _____ Date: _____ _____	

- ☐ Denied and referred
☐ Approved

Zoning Administrator

Effective Date : April 16, 2002
 Amended : October 1, 2019

APPEAL RECORD
CAVALIER COUNTY PLANNING AND ZONING COMMISSION

Type of Appeal:

Decision of Zoning Administrator * _____

Variance * _____

Conditional Use ** _____

Reason for Disapproval: _____

Date Appealed: _____

Hearing: _____

Decision: _____

Type of Amendment Requested: Text _____ Map _____

Amendment Description (Attach separate sheet)

Zoning Commission Hearing Date: _____

Recommendation: _____

* On a separate sheet, enclose a description of the variance or a summary of the reason for requesting an appeal from the Administrator's decision.

** On a separate sheet, enclose an accurate scale drawing or plan of the site, together with characteristics of the lot, structures and any additional information required by the Zoning Commission.

In a separate statement, indicate how proposed use or structure will have no more adverse effects on the health, safety, or comfort of persons living or working in the area; and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than any use permitted in the district.

NOTICE TO APPLICANTS

A variation is a zoning adjustment which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use variations are specifically prohibited. "Variation" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

1. A variation recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special hardship and unequal treatment under the strict application of the zoning regulation. Where hardship conditions extend to other properties, a variation cannot be granted. The remedy for general hardship is a change of the map or the text of the zoning regulations.
2. You must prove that the combination of the zoning regulation and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a variation:

(1) Proof that a variation would increase the financial return from the land; (2) Personal hardship; (3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the zoning ordinance would encourage and condone violation of the law.
3. No variation may be granted which would adversely affect surrounding property or the general neighborhood. All variations must be in harmony with the intent and purposes of the zoning regulation.

PUBLIC NOTICE

Notice is hereby given that on _____, the _____ day of _____,
20____, at the hour of _____ in the County Courthouse, the Cavalier County
Planning and Zoning Commission will hold a public hearing on the application of
_____ for an appeal of the Zoning
Administrator's (decision) (variance) (conditional use) on the following described
property: _____

_____.

Description of (appeal) (variance) (conditional use): _____

_____.

Signed By:

_____, Secretary
Cavalier County Planning and Zoning Commission

NOTICE TO INTERESTED PROPERTY OWNERS

Refer to Appeal No. _____

Dear Property Owner:

An application for a variance to the Cavalier County Zoning Regulation has been filed with the Cavalier County Planning and Zoning Commission by: _____

(Name and Address)

The property is situated in the _____ Zone District
and is located at _____
_____.

The request, if approved, would authorize _____
_____.

The Zoning Administrator was required, under the provisions of the Zoning Regulation, to deny the permit because _____
_____.

However, the Zoning Commission, under certain conditions and safeguards, may have the authority to grant the request.

A public hearing will be held by the Cavalier County Planning and Zoning Commission on _____, 20____, at _____ .M., in the _____
_____, at the Cavalier County Courthouse, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this Notice, it would be greatly appreciated if you would inform them of the time and place of the hearing.

CAVALIER COUNTY PLANNING AND
ZONING COMMISSION

DATED: _____

BY: _____
Secretary

NOTICE OF PETITION TO AMEND THE ZONING REGULATION
OF CAVALIER COUNTY, NORTH DAKOTA

TO: Cavalier County Board of Commissioners

FROM: Cavalier County Planning and Zoning Commission

There is on file in the office of _____ a petition
submitted by _____ to amend the zoning
regulation of Cavalier County, by changing the following described property: _____
located at _____,
from a _____ district to a _____ district.

EXAMPLE:

The East 300 feet of the South 250 feet of the SW¹/₄ of the SW¹/₄ of Sec. 23,
T28N, R4E, of the 5th P.M.

The Cavalier County Planning and Zoning Commission will conduct a public hearing on
this request on _____, 20____, in the _____
at the Cavalier County Courthouse at _____ .M. It is your privilege to attend said
hearing to express your views concerning the proposed change, or you may submit your
comments in writing not later than _____ (A.M.)(P.M.) on _____,
20____.

RESPECTFULLY SUBMITTED,

CAVALIER COUNTY PLANNING AND
ZONING COMMISSION

DATED: _____

BY: _____
Chairman

PETITION FOR RE-ZONING

TO: CAVALIER COUNTY BOARD OF COMMISSIONERS

Board Members:

We (I), the undersigned, owner(s) of the property described in paragraph 1 below, do hereby respectfully petition your Honorable Body to amend the present Zoning Regulation as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be re-zoned is contained in the following legal description:

2. That it is requested and desired that the foregoing property be rezoned from the _____ District.

3. That the reasons for requesting the change are as follows: _____

4. That the undersigned below own(s) property within the area which is requested to be re-zoned.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be re-zoned may be put if the re-zoning takes place.

6. That in addition to the name(s) given below, there is also attached a plat and an abstractor's certificate giving the names and mailing addresses of property owners within two hundred (200) feet of the perimeter of the proposed change.

Respectfully,

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Description of Property</u>
-------------	----------------	--------------	--------------------------------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

NOTICE TO ADJOINING PROPERTY OWNERS
FROM THE CAVALIER COUNTY BOARD OF COMMISSIONERS

A petition for change in the zoning regulations, as applied to the property described
as _____

has been filed by _____. The owner of
this property is _____.

The Petition has been submitted for a re-zoning from the _____
District to the _____ District.

A public hearing will be held by the Cavalier County Board of Commissioners on
_____, 20____, at _____ (A.M.)(P.M.), at the Cavalier County
Courthouse in the _____, at which time you
may appear if you so desire, either in person or by agent or attorney, in opposition to or
support of the proposed change of zoning.

The hearing of this appeal is not limited to those receiving copies of this notice, and
if you know of any neighbor or affected property owner, who for any reason, has not
received a copy, it would be greatly appreciated if you would inform them of this public
hearing.

Respectfully,

CAVALIER COUNTY BOARD OF
COMMISSIONERS

By: _____

Date: _____

ORDINANCE 95-1

AN ORDINANCE TO ENACT ARTICLE I OF THE 1995 SOLID WASTE ZONING ORDINANCE OF CAVALIER COUNTY, NORTH DAKOTA

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CAVALIER COUNTY, NORTH DAKOTA:

Article I, of the 1995 Solid Waste Zoning Ordinance is hereby enacted as follows:

Section 1. SOLID WASTE MANAGEMENT FACILITY

- (i) Solid waste management facilities regulated by this section include all facilities for the incineration or disposal of solid waste or solid waste residue, required to be permitted under North Dakota statute or rule by the North Dakota Department of Health and Consolidated Laboratories (NDDHCL), with the exception of inert waste sites as defined by North Dakota statute. A solid waste management facility that is in compliance with North Dakota law and NDDHCL rules, may be allowed in any Agricultural use zone as a conditional use provided:
 - (a) It is located outside the zoning authority of any city and at least one-half mile from any existing occupied residence.
 - (b) The location must be approved by the Board of County Commissioners of Cavalier County.
- (ii) Solid waste management facilities not otherwise regulated by state law or rule, such as recycling centers, are regulated by this section. Recycling centers include facilities that handle, in any manner, used tires. Any facility listed in the District IV Solid Waste Management Board's approved plan may be allowed under the term of this Section 1. A recycling facility may be located on a site that is also occupied by an existing residence if the site is owned by the owner of the residence.

Section 2. INERT WASTE FACILITIES

An inert waste facility, whether or not required to be permitted by North Dakota statute or rule by the NDDHCL, that is in compliance with North Dakota law and NDDHCL rules, may be allowed in any Agricultural use zone provided:

- (a) It is located outside the zoning authority of any city and at least one-half (½) mile from any existing occupied residence.

- (b) The location must be approved by the Board of County Commissioners of Cavalier County.

Section 3. REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its final passage and adoption.

Section 5. SEVERABILITY

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Final passage and adoption: **July 25, 1995**

NOTICE OF RESOLUTION
ACCEPTING COUNTY ZONING ORDINANCES

The Cavalier County Board of Commissioners herein resolve to adopt the Zoning Regulations as proposed by the Cavalier County Planning and Zoning Commission and as amended after public hearing on April 4, 2002.

A complete copy of the Zoning Regulations as amended and as adopted by this resolution are available at the Cavalier County Auditor's Office, Cavalier County Courthouse, Langdon, ND 58249 and at the Cavalier County Register of Deeds Office.

This resolution adopts a comprehensive zoning plan for the County of Cavalier and will be applicable to all areas of the County that have not previously been zoned. This resolution is made pursuant to North Dakota Century Code Section 11-33-09.

Any person aggrieved by any provision of this resolution must, within thirty (30) days of the first publication of this notice, file a written petition for separate hearing with the County Auditor. The petition must specify in detail the ground for the objection.

This resolution was passed on the 16th day of April, 2002, on the Motion made by Harold Nowatzki, and seconded by Ray Rollness. All those voting yes: Richard Flanders, Neil Romfo, Don Quam, Ray Rollness and Harold Nowatzki. All those voting nay: NONE.

DATED this 16th day of April, 2002.



JEROME DOSMANN
Cavalier County Auditor



NAME, Chairman
Board of County Commissioners

Effective Date: 4/16/02

RESOLUTION OF CAVALIER COUNTY BOARD OF
COMMISSIONERS ACCEPTING AMENDMENTS TO THE ZONING
REGULATIONS FOR CAVALIER COUNTY

The Cavalier County Board of Commissioners herein resolve to adopt the amendments to the Zoning Regulations for Cavalier County as proposed by the Cavalier County Planning and Zoning Commission after public hearing on November 21, 2017.

A complete copy of the Zoning Regulations as amended and as adopted by this resolution is available at the Cavalier County Auditor's Office, Cavalier County Courthouse, Langdon, ND 58249.

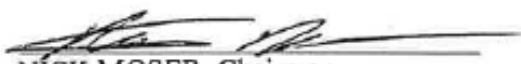
The Zoning Regulations, as amended, are a comprehensive zoning plan for the County of Cavalier and will be applicable to all areas of the County that have not previously been zoned. This resolution is made pursuant to North Dakota Century Code Section 11-33-09.

This resolution was passed on the 21st day of November, 2017, on motion made by Stanley Dick, and seconded by Elsie Magnus. All those voting yes: Nick Moser, Stanley Dick, David Zeis and Elsie Magnus. Richard Ring was not present. All those voting nay: NONE.

DATED this 21st day of November, 2017.



LISA GELLNER
Cavalier County Auditor



NICK MOSER, Chairman
Board of County Commissioners

**RESOLUTION OF CAVALIER COUNTY BOARD OF COMMISSIONERS
ACCEPTING AMENDMENTS TO THE
ZONING REGULATIONS FOR CAVALIER COUNTY**

The Cavalier County Board of Commissioners herein resolve to adopt the amendments to the Zoning Regulations for Cavalier County as proposed by the Cavalier County Planning and Zoning Commission after public hearing on October 1, 2019.

A complete copy of the Zoning Regulations as amended and as adopted by this resolution is available at the Cavalier County Auditor's Office, Cavalier County Courthouse, Langdon, North Dakota 58249.

The Zoning Regulations, as amended, are a comprehensive zoning plan for the County of Cavalier and will be applicable to all areas of the County that have not previously been zoned. This resolution is made pursuant to North Dakota Century Code Section 11-33-09.

This resolution was passed on the 1st day of October, 2019, on motion made by Austin Lafrenz and seconded by Greg Goodman. All those voting yes: Nick Moser, Greg Goodman, Austin Lafrenz and Stanley Dick. David Zeis was not present. All those voting nay: NONE.

DATED this 1st day of October, 2019.


LISA GELLNER
Cavalier County Auditor


NICK MOSER, Vice Chairman
Board of County Commissioners

248173 Pg1 of 3
State of North Dakota]
County of Cavalier]
Recorded : 6/28/2021 at 3:10 PM

RESOLUTION OF CAVALIER COUNTY BOARD OF COMMISSIONERS
ACCEPTING AMENDMENTS TO THE ZONING REGULATIONS FOR
CAVALIER COUNTY

The Cavalier County Board of Commissioners herein resolve to adopt the amendments to the Zoning Regulations for Cavalier County as proposed by the Cavalier County Planning and Zoning Commission after public hearings on August 18, 2026 and September 1, 2026.

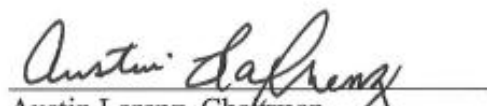
A complete copy of the Zoning Regulations as amended and as adopted by this resolution is available at the Cavalier County Auditor's Office, Cavalier County Courthouse, Langdon, ND 58249.

The Zoning Regulations, as amended, are a comprehensive zoning plan for the County of Cavalier and will be applicable to all areas of the County that have not previously been zoned. This resolution is made pursuant to North Dakota Century Code Section 11-33-09.

This resolution was passed on the 1st day of September, 2026, on motion made by Nick Moser, and seconded by Shane Gallagher. All those voting yes: Austin Lafrenz, Nick Moser, Stanley Dick, Greg Goodman, and Shane Gallagher. All those voting nay: NONE.

DATED this 1st day of September, 2026.

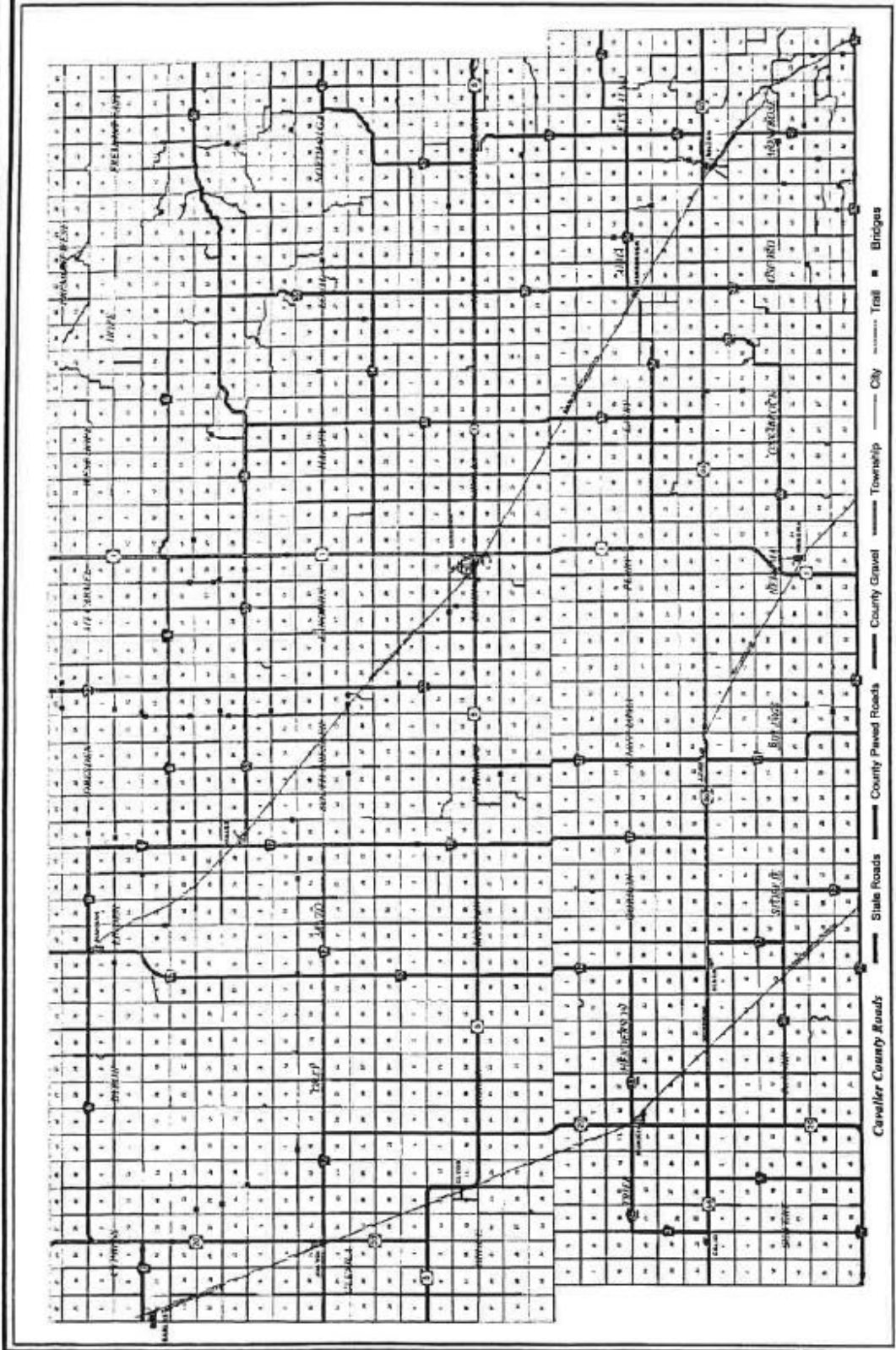

LISA GELLNER
Cavalier County Auditor


Austin Larenz, Chairman
Board of County Commissioners



Effective Date: September 1, 2026

Cavalier County, North Dakota



Effective Date: April 16, 2002

PAGE 30