

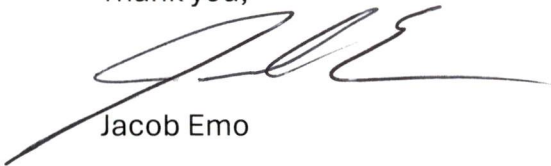
Jacob Emo  
4205 85<sup>th</sup> Ave SE  
Jamestown, ND 58401

Steve Kahl, Executive Secretary  
North Dakota Public Service Commission  
600 E Boulevard, Dept 408  
Bismarck, ND 58505-0480

Mr. Kahl,

Enclosed find all of the Zoning and Planning documents we have for Corwin Township in Stutsman County North Dakota. I am sending it to you as requested regarding Case N. PU-25-236.

Thank you,

A handwritten signature in dark ink, appearing to be 'J. Emo', with a long horizontal stroke extending to the right.

Jacob Emo

PROPOSED  
CORWIN TOWNSHIP  
ZONING  
ORDINANCE

FEBRUARY 1979

This Zoning Ordinance was prepared by the Corwin Township Zoning Commission and the Corwin Board of Township Supervisors. Technical assistance was supplied by the South Central Dakota Regional Council through its local assistance program of planning services to local governments within the South Central Region of North Dakota.

Corwin Township Officials

Richard Kupferschmidt - Supervisor (Chrmn)  
Darwin Fisher - Supervisor  
Floyd Orr - Supervisor  
Clifford Orr - Assessor  
Ellen Orr - Clerk

Corwin Zoning Commission

Dick Christensen  
Billiette Lund  
Darwin Fisher  
Richard Kupferschmidt  
Floyd Orr

South Central Dakota Regional Council Staff

Aldon Joyes - Executive Director  
Ken Crowell - Planning Director \*  
Chris Troseth - Economic Development Planner  
Kim Christianson - Planning Director  
Cec Conway - Water Quality Planner  
Terry Wanzek - Secretary/Receptionist \*

\*Participated in the preparation of this report\*

*Early 70's March 15-1977*  
*on effict*  
ZONING ORDINANCE OF CORWIN TOWNSHIP 1978  
STUTSMAN COUNTY, NORTH DAKOTA

COPY

A. Authority

This ordinance is adopted under the authority granted by Chapter 58-03-11 to 58-03-15 of the North Dakota Century Code.

B. Title

This ordinance shall be known as the "Zoning Ordinance of Corwin Twsp., Stutsman County, North Dakota".

C. Purpose & Intent

The purpose of this ordinance is to promote the public health, safety and general welfare; to secure the orderly development of the township; and to protect the natural resources of the township.

D. Severability

If any part of this ordinance is adjudged invalid by a court of competent jurisdiction the remainder of this ordinance shall not be affected thereby.

E. Effective Date

This ordinance shall be effective after a public hearing and adoption by the Board of Township Supervisors.

SECTION II

GENERAL PROVISIONS

A. Jurisdiction

The jurisdiction of this ordinance shall include all lands within Corwin Township, Stutsman County, North Dakota..

B. Amendments

The Board of Township Supervisors may from time to time on their own motion, or on petition, or on recommendation of the township residents, amend, suppliment or repeal provisions of this ordinance after a public hearing.



C. Non-Conforming Uses

The lawful use of a building, structure or premises existing at the time of the adoption or amendment of this ordinance may be continued although such use does not conform with the provisions of this ordinance. The total structural repairs or alterations in such a non-conforming use shall not, during its life, exceed 50% of the assessed value of the building or structure unless permanently changed to a conforming use. If a non-conforming use is discontinued for a period of 12 months, any future use of the building, structure or premises shall conform with this ordinance.

D. Land Suitability

1. No land shall be used for seasonal or permanent uses because of inadequate drainage, soil limitations, or any other condition likely to be harmful to the health and safety of the users of the area or harmful to the township.
2. Where any uncertainty exists as to the suitability of the land for on-site sewage disposal, the staff of the Soil Conservation Service may be requested to study the soil conditions of the locality and report to the Board of Township Supervisors.

E. Conditionally Permitted Uses

1. No application for a conditional use permit shall be granted by the Board of Township Supervisors unless all of the following conditions are present:
  - a. that the uses, values and enjoyment of other property in the area shall in no foreseeable manner be impaired or diminished by the conditional use;
  - b. that the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the residents of the township;
  - c. that the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - d. that adequate utilities, access roads, drainage, and other necessary site improvements have been or will be provided;
  - e. that the conditional use shall conform to all applicable regulations of the district in which it is located.

### SECTION III

#### ZONING DISTRICTS

For the purposes of this ordinance, Corwin Township is divided into the following zoning districts:

- A     Agricultural District
- R     Residential District
- C     Commercial/Industrial District
- P     Recreational District

#### A.    Zoning District Map

The location and boundaries of the zoning districts are hereby established as shown on the "Zoning District Map", on file in the office of the zoning administrator. The zoning administrator shall regularly update the zoning district map to show any changes in the zoning district boundaries resulting from amendments to the zoning ordinance.

##### 1.    Location of District Boundaries

The following rules shall apply with respect to the boundaries of the zoning districts as shown on the zoning district map:

- a.    where the zoning district boundary lines are indicated as following highway, road, or railroad right-of-way, such boundary lines shall be construed to be the centerline of said rights-of-way unless clearly shown to the contrary on the zoning district map;
- b.    where any uncertainty exists as to the exact location of the zoning district boundary lines, the Board of Township Supervisors shall determine the location of such boundary lines.

#### B.    (A) Agricultural District

##### 1.    Permitted Uses:

- a.    Farming and the activities normally associated with farming.

##### 2.    Conditionally Permitted Uses:

- a.    Single family dwelling units
- b.    Churches
- c.    Golf courses
- d.    Public parks and playgrounds

- e. Public and parochial schools
- f. Airports
- g. Cemeteries
- h. Radio & television towers
- i. Sanitary landfills and incinerator sites
- j. Grain elevators
- k. Mineral extraction including sand and gravel operations
- l. Utility and transmission lines

3. Area & Density Requirements

- a. where public sewer is available, the minimum buildable lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. where public sewer is not available, the minimum buildable lot shall be 15,000 square feet in area with a minimum width of 100 feet.

4. Setback Requirements

- a. the minimum building setback from roads and highway rights-of-way shall be 100 feet.
- b. there shall be a minimum side and rear yard of 10 feet.

5. Building Height Limits

- a. for residential uses the maximum height shall be 2½ stories or 40 feet.

C. (R) Residential District

1. Permitted Uses:

- a. Farms and activities normally associated with farming.
- b. Single family dwellings
- c. Churches & schools
- d. Public parks & playgrounds

2. Conditionally Permitted Uses:

- a. Two or more family dwellings
- b. Hospital & nursing homes
- c. Public buildings and facilities
- d. Home occupations
- e. Mobile home parks



3. Area & Density REquirements

- a. where public sewer is available, the minimum buildable lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. where public sewer is not available, the minimum buildable lot shall be 15,000 square feet with a minimum width of 100 feet.

4. Setback Requirements

- a. the minimum building setback from roads and highway rights-of-way shall be 25 feet.
- b. there shall be a minimum side and rear yard of 10 feet.

5. Building Height Limits

- a. for residential uses the maximum height shall be 2½ stories or 40 feet.

6. Mobile Home Parks

- a. All mobile home parks shall provide for a community sewer and water system and shall meet the health and safety requirements of the North Dakota State Health Department and the Stutsman County Health Department.

D. (C) Commercial/Industrial District

1. Permitted Uses:

- a. Farms and activities normally associated with farming
- b. Commercial activities requiring a sales tax permit
- c. Manufacturing activities

2. Conditionally Permitted Uses:

- a. Any use permitted in another district

3. Area & Density Requirements

- a. where public sewer is available, the minimum buildable lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. where public sewer is not available, the minimum buildable lot shall be 15,000 square feet with a minimum width of 100 feet.

(4) Setback Requirements

- a. the minimum building setback from road and highway rights-of-way shall be 25 feet.
- b. there shall be a minimum side and rear yard of 25 feet for those commercial and industrial activities which abut other zoning districts.

5. Building Height Limits

- a. for residential uses the maximum height shall be 2½ stories or 40 feet.

E. (P) Recreational District

1. Permitted Uses:

- a. Farms & activities normally associated with farming
- b. Parks and playgrounds

2. Conditionally Permitted Uses:

- a. Buildings and commercial activities provided they are directly associated with and needed to compliment recreational activities in the district.

3. Setback Requirements

- a. the minimum setback for buildings from roads and right-of-way shall be 25 feet

SECTION IV

ADMINISTRATION AND ENFORCEMENT

The Board of Township Supervisors of Corwin Township shall assume the following responsibilities and duties in the administration of this zoning ordinance and in accordance with Sec. 58-03-11 through 58-03-15 of the North Dakota Century Code.

A. Duties

- 1. Establish and administer rules and procedures for conducting the zoning affairs of the township.
- 2. Approve or deny applications and permits.
- 3. Conduct hearings on conditional use permits.

4. Establish requirements and procedures for submission of applications.
5. Conduct hearings on zoning amendments.
6. Publish notice of zoning hearings and posting of notice of zoning amendment on the affected site.
7. Establish fees, bonding and accounting thereof.
8. Issue Building Permits and Certificates of Compliance.
  - a. A building permit and a certificate of compliance shall be required for all new and/or altered uses within any zoning district. Farming and the normal activities associated with farming are exempt.
9. Hear appeals from any person, party, firm or organization aggrieved by the actions or decisions of the zoning administrator.
10. Authorize variance from the terms of this ordinance when the literal enforcement of the provisions of this ordinance would result in undue hardship to a property owner. Variance shall be limited to the size of buildable lots, setback requirements, and side yard requirements. Application for variance must show that hardship is not the result of the actions of the property owner or other parties having an interest in the property.

B. Zoning Administrator

The township Supervisors may appoint an administrator to carry out the directives and duties as assigned by the Supervisors. Said administrator will be directly responsible to the Board of Township Supervisors.

1. The administrator shall:
  - a. attend all hearings;
  - b. maintain updated copies of the zoning ordinance and the zoning district map;
  - c. keep copies of all records, take applications for permits;
  - d. post notice of amendments on affected sites;
  - e. make inspections of land and/or structures to determine compliance with the provisions of the zoning ordinance;
  - f. carry out other duties as assigned by the Board of Township Supervisors.

C. Building Permit

1. It shall be unlawful for any person to commence excavation for or construction of any building or structure or structural changes in any existing building or structure without first obtaining a building permit. Buildings used in farming and the normal activities of farming are exempt.
2. Fees for building permits shall be set by the Board of Township Supervisors.
3. Any permit issued pursuant to these provisions shall expire 24 months from the date of issuance.

D. Certificate of Compliance

1. No new or altered building or structure shall be occupied until a Certificate of Compliance shall have been issued to verify conformity of the building or structure with the specifications set forth in the building permit application.

E. Violations and Penalties

A violation of this ordinance is an offense punishable by a fine not to exceed \$500. Each day the violation exists shall constitute a separate offense. Whenever a violation of this ordinance occurs, any person may file a complaint in regard thereto at the office of the zoning administrator or with the Board of Township Supervisors.

SECTION V

DEFINITIONS

For the purposes of this ordinance, certain words or phrases used herein are defined as follows:

1. Accessory building - a subordinate building, the use of which is customarily incidental to the main building or use of the premises such as a garage.
2. Board of Adjustment - the body authorized to hear appeals on the enforcement of this ordinance and its provisions and to grant variances. For the purposes of this ordinance, the Board of Adjustment shall be the Board of Township Supervisors.



3. Buildable lot - any tract of land of at least sufficient size to meet the zoning requirements for use, coverage, area, and yards as required by this ordinance.
4. Building permit - a certificate stating construction or alterations may take place in accordance with this ordinance.
5. Certificate of compliance - a certificate stating compliance has been made with the regulations of this ordinance. Issued following the completion of construction or alteration of use.
6. Conditional use - an exception from permitted uses within a district provided such exception is stated in this ordinance and will not be detrimental to the district and will serve the public welfare.
7. Dwelling, Single family - a detached residential unit designed for and occupied by one family.
8. Dwelling, Multi-family - a residential unit designed for occupancy by two or more families.
9. Home occupation - a gainful occupation conducted by members of the family within the residence or accessory buildings on the lot provided that no goods or services are sold other than those produced on the premises.
10. Setback - the distance within a property which is required between any structure or use and the adjacent right-of-way or property line of an adjoining lot.
11. Variance - a relaxation of the terms of the zoning ordinance to provide relief for a property owner when an undue hardship or some peculiar difficulty is imposed by this ordinance. Variance is limited to height, bulk, density and yard requirements which are peculiar to the property and not the result of the actions of the owner.

*James Fisher*

*Floyd A. Orr*

CORWIN TOWNSHIP ZONING  
DISTRICT MAP  
SECTION 12

AGRICULTURAL DISTRICT



RESIDENTIAL DISTRICT



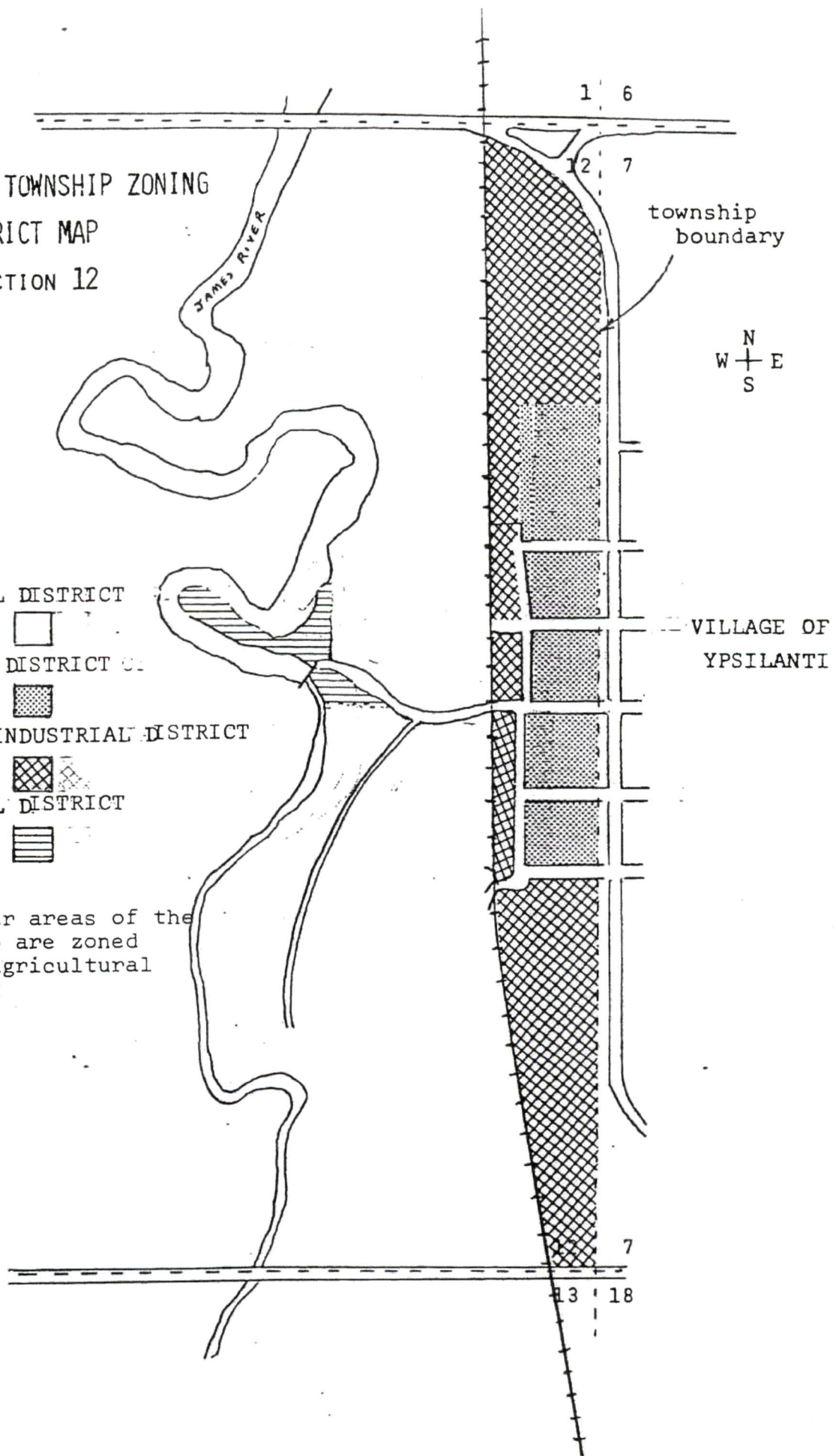
COMMERCIAL/INDUSTRIAL DISTRICT



RECREATIONAL DISTRICT



\*\* All other areas of the township are zoned in the agricultural district



CORWIN TOWNSHIP

ZONING

ORDINANCE

FEBRUARY 1979

This Zoning Ordinance was prepared by the Corwin Township Zoning Commission and the Corwin Board of Township Supervisors. Technical assistance was supplied by the South Central Dakota Regional Council through its local assistance program of planning services to local governments within the South Central Region of North Dakota.

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Ken Crowell – Planning Director\*

Chris Troseth - Economic Development Planner

Kim Christianson – Planning Director

Cec Conway – Water Quality Planner

Terry Wanzek – Secretary/Receptionist\*

\*Participated in the preparation of this report\*\*

## Zoning Ordinance of Corwin Township

Stutsman County, North Dakota

### A. Authority

This ordinance is adopted under the authority granted by Chapter 58-03-11 to 58-03-15 of the North Dakota Century Code.

### B. Title

This ordinance shall be known as the “Zoning Ordinance of Corwin Township, Stutsman County, North Dakota”.

### C. Purpose & Intent

The purpose of this ordinance is to promote the public health, safety and general welfare; to secure the orderly development of the township; and to protect the natural resources of the township.

### D. Severability

If any part of this ordinance is adjudged invalid by a court of competent jurisdiction the remainder of this ordinance shall not be affected thereby.

### E. Effective Date

This ordinance shall be effective after a public hearing and adoption by the Board of Township Supervisors.

## Section II

### General Provisions

#### A. Jurisdiction

The jurisdiction of this ordinance shall include all lands within Corwin Township, Stutsman County, North Dakota.



## B. Amendments

The Board of Township Supervisors may from time to time on their own motion, or petition, or on recommendation of the township residents, amend, supplement or repeal provision of this ordinance after a public hearing.

## C. Non-Conforming Uses

The lawful use of a building, structure of premises existing at the time of the adoption or amendment of this ordinance may be continued although such use does not conform with the provisions of this ordinance. The total structural repairs or alterations in such a non-conforming use shall not, during its life, exceed 50% of the assessed value of the building or structure unless permanently changed to a conforming use. If a non-conforming use is discontinued for a period of 12 months, any future use of the building, structure of premises shall conform with this ordinance.

## D. Land Suitability

1. No land shall be used for seasonal or permanent uses because of inadequate drainage, soil limitations, or any other condition likely to be harmful to the health and safety of the users of the area or harmful to the township.
2. Where any uncertainty exist as to the suitability of the land for on-site sewage disposal, the staff of the Soil Conservation Service may be requested to study the soil conditions of the locality and report to the Board of Township Supervisors.

## F. Conditionally Permitted Uses

1. No application for a conditional use permit shall be granted by the Board of Township Supervisors unless all of the following conditions are present:
  - a) That the uses, values and enjoyment of other property in the area shall in no foreseeable manner be impaired or diminished by the conditional use;
  - b) That the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the residents of the township;

- c) That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) That adequate utilities, access roads, drainage, and other necessary site improvements have been or will be provided;
- e) That the conditional use shall conform to all applicable regulations of the district in which it is located.

### Section III

#### Zoning Districts

For the purposes of this ordinance, Corwin Township is divided into the following zoning districts.

- A     Agricultural District
- R     Residential District
- C     Commercial/Industrial District
- P     Recreational District

#### A. Zoning District Map

The location and boundaries of the zoning districts are hereby established as shown on the “Zoning District Map”, on file in the office of the zoning administrator. The zoning administrator shall regularly update the zoning district map to show any changes in the zoning district boundaries resulting from amendments to the zoning ordinance.

##### 1. Location of District Boundaries

The following rules shall apply with respect to the boundaries of the zoning districts as shown on the zoning district map:

- a) Where the zoning district boundary lines are indicated as following highway, road, or rail road right-of-way, such boundary lines shall be construed to be the centerline of said right-of-way unless clearly shown to the contrary on the zoning district map;
- b) Where any uncertainty exists as to the exact location of the zoning district boundary lines, the Board of Township Supervisors shall determine the location of such boundary lines.



B. (A) Agricultural District

1. Permitted Uses:

- a. Farming and the activities normally associated with farming.

2. Conditionally Permitted Uses

- a. Single family dwelling units
- b. Churches
- c. Golf Courses
- d. Public parks and playgrounds
- e. Public and Parochial Schools
- f. Airports
- g. Cemeteries
- h. Radio & Television towers
- i. Sanitary landfills and incinerator sites
- j. Grain elevators
- k. Mineral extraction including sand and gravel operations
- l. Utility and transmission lines

3. Area & Density Requirements

- a. Where public sewer is available, the minimum buildable lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. Where public sewer is not available, the minimum buildable lot shall be 15,000 square feet in area with a minimum width of 100 feet.

4. Setback Requirements

- a. The minimum building setback from roads and highway right-of-way shall be 100 feet.
- b. There shall be a minimum side and rear yard of 10 feet.

5. Building Height Limits

- a. For residential uses the maximum height shall be 2.5 stories or 40 feet.

C. (R) Residential District

1. Permitted Uses

- a. Farms and activities normally associated with farming
- b. Single family dwellings
- c. Churches & Schools
- d. Public parks & playgrounds

2. Conditionally Permitted Uses

- a. Two or mor family dwellings
- b. Hospital & nursing homes
- c. Public buildings and facilities

- d. Home occupations
- e. Mobile home parks

3. Area & Density Requirements

- a. Where public sewer is available, the minimum building lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. Where public sewer is not available, the minimum buildable lot shall be 15,000 square feet with a minimum width of 100 feet.

4. Setback Requirements

- a. The minimum building set back from roads and highway right-a-way shall be 25 feet.
- b. There shall be a minimum side and rear yard of 10 feet.

5. Building Height Limits

- a. For residential uses the maximum height shall be 2.5 stories or 40 feet.

6. Mobile Home Parks

- a. All mobile home parks shall provide for a community sewer and water system, and shall meet the health and safety requirements of the North Dakota State Health Department, and Stutsman County Health Department.

D. (C) Commercial/Industrial District

1. Permitted Uses;

- a. Farms and activities normally associated with farming.
- b. Commercial activities requiring a sales tax permit
- c. Manufacturing activities

2. Conditionally Permitted Uses:

- a. Any use permitted in any other district

3. Area & Density Requirements.

- a. Where public sewer is available, the minimum buildable lot shall be 7,500 square feet with a minimum width of 50 feet.
- b. Where public sewer is not available, the minimum buildable lot shall be 15,000 square feet with a minimum width of 100 feet.

4. Setback Requirements

- a. The minimum building setback from road and highway right-a-way shall be 25 feet.
- b. There shall be a minimum side and rear yard of 25 feet for those commercial and industrial activities which allow other zoning districts.

5. Building Height Limits
  - a. For residential uses the maximum height shall be 2.5 stories or 40 feet.
- E. (P) Recreational District
  1. Permitted Uses
    - a. Farms & activities normally associated with farming.
    - b. Parks and Playgrounds.
  2. Conditionally Permitted Uses
    - a. Buildings and commercial activities provided they are directly associated with the need to compliment recreational activities in the district.
  3. Setback Requirements
    - a. The minimum setback for buildings from roads and right-of-way shall be 25 feet.

## Section IV

### Administration and Enforcement

The Board of Township Supervisors of Corwin Township shall assume the following responsibilities and duties in the administration of this zoning ordinance and in the accordance with Section 58-03-11 through 58-03-15 of the North Dakota Century Code.

#### A. Duties

1. Establish and administer rules and procedures for conducting the zoning affairs of the township.
2. Approve or deny applications and permits.
3. Conduct hearings on conditional use permits.
4. Establish requirements and procedures for submission of applications.
5. Conduct hearings on zoning amendments.
6. Publish notice of zoning hearings and posting of notice of zoning amendment of the affected site.
7. Establish fees, bonding and accounting thereof.
8. Issue building permits and certificates of compliance.
  - a. A building permit and certificate of compliance shall be required for all new and/or altered uses

within any zoning district. Farming and the normal activities associated with farming are exempt.

9. Hear appeals from any person, party, firm or organization aggrieved by the actions or decisions of the zoning administrator.
10. Authorize variance from the terms of this ordinance when the literal enforcement of the provisions of this ordinance would result in undue hardship to a property owner. Variance shall be limited to the size of buildable lots, setback requirements, and side yard requirements. Application for variance must show that hardship is not the result of the actions of the property owner or other parties having an interest in the property.

#### B. Zoning Administrator

The Township Supervisors may appoint a administrator to carry out the directives and duties as assigned by the Supervisors. Said administrator will be directly responsible to the Board of Township Supervisors.

1. The administrator shall:
  - a. Attend all hearings
  - b. Maintain updated copies of the zoning ordinance and the zoning district map
  - c. Keep copies of all records, take applications for permits
  - d. Post notice of amendments on affected sites
  - e. Make inspections of land and/or structures to determine compliance with the provisions of the zoning ordinance
  - f. Carry out other duties as assigned by the Board of Township Supervisors

#### C. Building Permit

1. It shall be unlawful for any person to commence excavation for or construction of any building or structure or structural changes in any existing building



or structure without first obtaining a building permit. Buildings used in farming and the normal activities of farming are exempt.

2. Fees for building permits shall be set by the Board of Township Supervisors.
3. Any permit issued pursuant to these provisions shall expire 24 months from the date of issuance.

#### D. Certificate of Compliance

1. No new or altered building or structure shall be occupied until a Certificate of Compliance shall have been issued to verify conformity of the building or structure with the specifications set forth in the building permit application.

#### E. Violation and Penalties

1. A violation of this ordinance is an offence punishable by a fine not to exceed \$50.00. Each day the violation exist, shall constitute a separate offense. Whenever a violation of this ordinance occurs, any person may file a complaint in regard, thereto at the office of the zoning administrator or with the Board of Township Supervisors.

### Section V

#### Definitions

For the purposes of this ordinance, certain words or phrases used herein are defined as follows:

1. Accessory building – a subordinate building, the use of which is customarily incidental to the main building or use of the premises such as a garage.
2. Board of Adjustment – the body authorized to hear appeals on the enforcement of this ordinance and its provisions and to grant variances. For the purposes of this ordinance, the Board of Adjustment shall be the Board of Township Supervisors.
3. Buildable Lot – any tract of land of at least sufficient size to meet the zoning requirements for use, coverage, area, and yards as required by this ordinance.

4. Building permit – a certificate stating construction or alterations may take place in accordance with this ordinance.
5. Certificate of Compliance – a certificate stating compliance has been made with the regulations of this ordinance. Issued following the completion of construction or alteration.
6. Conditional use – an exception from permitted uses within a district provided such exception is stated in this ordinance and will not be detrimental to the district and will serve the public welfare.
7. Dwelling, Single Family – a residential unit designed for occupied by on family.
8. Dwelling, Multi Family – a residential unit designed for occupancy of two or more families.
9. Home Occupation – a gainful occupation conducted by members of the family within the residence or accessory buildings on the lot provided that no goods or services are sold other than those produced on the premises.
10. Setback – the distance within a property which is required between any structure or use and the adjacent right-of-way or property line of an adjoining lot.
11. Variance – a relaxation of the terms of the zoning ordinance to provide relief for a property owner when an undue hardship or some peculiar difficulty is imposed by this ordinance. Variance is limited to height, bulk, density and yard requirements which are peculiar to the property and not the result of the actions of the owner.

Darwin Fisher

Floyd Orr

## **Corwin Township**

Update to current zoning ordinance October 2024.

Conditionally Permitted Uses Pertaining to:

### Electric Transmission Lines and Associated Construction.

Above ground electric transmission lines being installed, rated at One Hundred, fifteen kilovolt amps and above, and/or in height of fifty feet and taller from surface of earth below, must avoid areas within twenty-six hundred and forty feet [804.7 meters] of an inhabited rural residence. This criterion only applies to above ground electric transmission lines, and does not rule over gas, oil, or water pipelines above the surface. The twenty-six hundred and forty feet [804.7 meter] avoidance area criteria for an inhabited rural residence may be waived by the owner of the inhabited residence in writing, notarized by public notary, recorded with Corwin Township and Stutsman County recorder.

Below ground transmission lines being installed, rated at One Hundred, fifteen kilovolt amps and above, must avoid areas within five hundred feet [152.4 meters] of an inhabited rural residence. This criterion only applies to electric transmission lines, and does not rule over gas, oil, or water pipelines below the surface. The five hundred feet [152.4 meters] avoidance area criteria for an inhabited rural residence may be waived by the owner of the inhabited residence in writing, notarized by public notary, recorded with Corwin Township and Stutsman County recorder.

Design of electrical transmission projects must be presented to current township board officials with defined route, detailed build lay out of structures, and approval in writing of all landowners affected by proposed project in setback required areas along proposed route, ten (10) business days before building permit is requested from township. Additional permits may be required for construction equipment to use township roadways, to be considered with building permits.



Corwin Township  
Comprehensive Plan  
1979

Corwin Township is located in southeastern Stutsman County. The township consists of local farm dwellings and the village of Ypsilanti, North Dakota. The Corwin Township Comprehensive plan is to be used as a guide for how the township creates policies and regulations to further goals of the township.

1. Plan

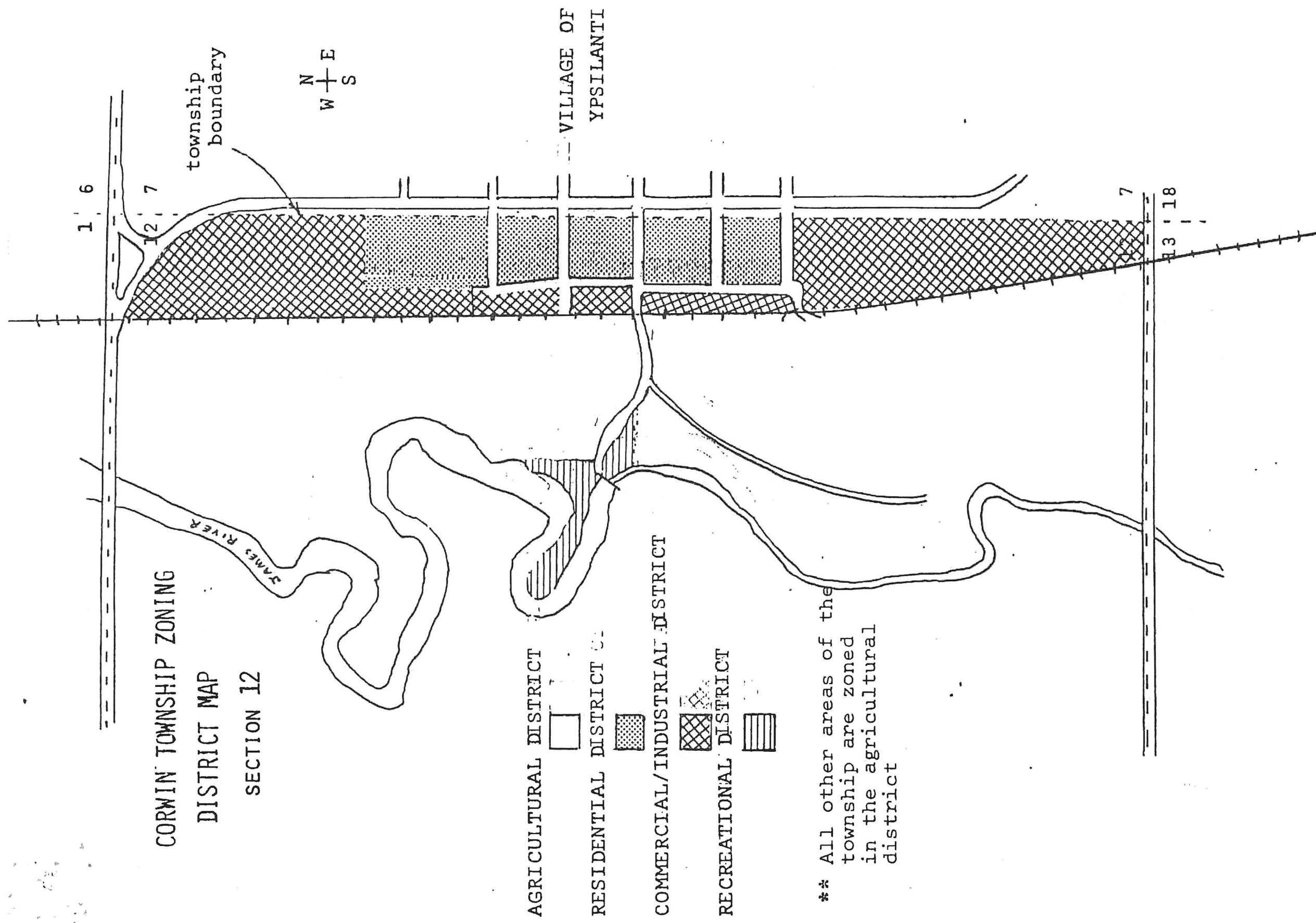
- A. Plan for and preserve agriculture background within Corwin Township.
  - a. Keep prime farmland and range land within the agricultural district unaltered and for intended uses.
  - b. Create and maintain zoning based around an agricultural community and for preservation of agricultural lands.
- B. Complete and maintain safe and quality infrastructure for transportation of people and services.
  - a. Provide and maintain a robust road system with proper signage for safe travel.
  - b. Supervise and inform proper right-a-way drainage to prevent long term issues.
- C. Protect the welfare of environment, public health, and safety of citizens within the township by deterring incompatible land use.
  - a. Create and adopt zoning ordinances with agricultural basis to promote long-term sustainable farming practices.
  - b. Oppose offensive and incompatible land uses near communities and dwellings.
  - c. Discourage non-ag related development on prime farm and ranch lands.
- D. Engage local residents to participate in land use decisions affecting the township.
  - a. Communicate and inform local residents of issues and changes within the township.
  - b. Make public meeting notice timely and documentation available to all residents.
  - c. Solicit public opinions and facts with consideration of time about land use and policy.

## 2. Summary

Corwin Township was built and created on a strong agricultural basis. This comprehensive plan is to keep agricultural first and foremost for the long- and short-term plan of the township. All zoning and planning decisions should be based on making long term sustainable development of agricultural lands. Local input of current residents shall be considered and valued by zoning board directors.

Created by: Corwin Zoning Commission, 1979

CORWIN TOWNSHIP ZONING  
DISTRICT MAP  
SECTION 12



\*\* All other areas of the township are zoned in the agricultural district