

AN ORDINANCE AMENDING SECTION 25 OF ORDINANCE NUMBER 613, ALSO KNOWN AS THE ZONING ORDINANCE OF THE CITY OF WILLISTON, IN REGARDS TO ACCESSORY BUILDINGS

Be it ordained by the Board of City Commissioners of the City of Williston, North Dakota:

The Section 25-B of Ordinance Number 613 of the zoning ordinance of the City of Williston is hereby amended to read:

Section 25 B. Accessory Buildings

~~....No accessory buildings shall be erected in any required front yard. Accessory buildings may be built in a required rear yard, but such accessory buildings shall not occupy more than 30 percent of a required rear yard and shall not be nearer than three feet to any side or rear lot line, except when a garage is entered from any alley at right angles, it should not be nearer than 20 feet to the rear lot line. No accessory building, other than a residential garage with regard to the principal building, shall be erected closer than 6 feet to any other building. A residential garage located closer than six feet to the principal building shall be regarded as a part of the principal building for the purposes of determining side and rear yards (Figures 3-6 show examples of setbacks for attached and detached residential garages). No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes other than by domestic servants employed entirely on the premises.~~

1. No accessory buildings shall be erected in any required front yard.
2. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes other than by domestic employees employed entirely on the premises.
3. Structures within slab on grade foundations are limited to 10'-0" side walls and 16'-0" in "height", i.e. at mid span between eave and peak for gable roofs.
4. Overhead doors facing alleys must be set back 20'-0" from the alley lot.
5. Walls must be at least 3'-0" from the side and rear property lines and must comply with setback requirements on corner lots.
6. Walls must be at least 6'-0" from walls of other structures.
7. Eaves must be at least 2'-0" from side and rear property lines.

8. Eaves must be at least 2'-6" from any part of another structure.
9. On lots of less than 24,000 sq. feet, a maximum of 2 accessory buildings totaling 1,200 square feet is allowed per residence. On lots over 24,000 sq. feet, five percent of the lot is allowed for accessory buildings with a maximum of 3 accessory buildings. Each accessory building's square footage shall not exceed that of the primary structure.
10. Square feet of attached, or if no attached garage, then primary garages in excess of 720 sq. feet must be deducted from allowable square feet for detached accessory buildings unless allowed by the Building Official.
11. Square feet of existing accessory buildings must be deducted from allowable accessory building square feet.
12. In addition to the maximum allowed accessory buildings per residence, a residence may also have one storage shed that is 120 square feet or less in size. The property owner may substitute one accessory building for an additional storage shed that is 120 square feet or less in size.
13. All accessory buildings shall conform to the style or decor of the principal building unless plans for upgrading the principal structure will also occur. No corrugated or sheet metal shall be used for siding the dwelling or the accessory building. No galvalume color shall be used.
14. Figures 3 through 6 of this Section show examples of set backs for attached and detached residential garages.
15. The guideline requirements of this Section do not apply to areas zoned as: A, R-1E, R-1A, C-1, C-2, C-3, M-1, M-2, or M-3, unless specifically outlined in individual sections.

Commissioner Ritter moved the adoption of the foregoing Ordinance. The motion was seconded by Commissioner Lawson. On roll call vote of the Commissioners, the following Commissioners voted "AYE": Lawson, Ritter, Bekkedahl and Koeser, and the following Commissioners vote "NAY": None. Absent and not voting: Underhill.

WHEREUPON, the motion was passed and the Ordinance declared adopted this 14th day of February, 2006.



E. Ward Koester

E. WARD KOESER, President
Board of City Commissioners

ATTEST:

John Kautzman

JOHN KAUTZMAN, City Auditor

FIRST READING: January 24, 2006

SECOND READING: February 14, 2006

PUBLISHED: N/A

ADOPTED THE 14th DAY OF February, 2006.

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