

City of Colfax PO Box 51 Colfax, ND 58018

APPLICATION FOR ZONING/BUILDING/MOVING PERMIT

FEE: \$ _____
WATER HOOK UP FEE \$ 750 _____

PERMIT NO.: _____

Date Application Made: _____ Date Approved/Rejected: _____

Name of Owner: _____

Phone Number: _____ Email Address: _____

Current Address: _____

Building Location Address: _____

Legal Description: _____

Building to be Moved From _____ to _____

Contractor Name & Address: _____

_____ Phone # _____ Email _____

Application – Permit for: New Construction _____ Moving Building _____

Will Curb Be Cut? Yes _____ No _____

Type of Construction: _____

1st Floor _____ S.F. Outside dimensions _____

2nd Floor _____ S.F. Outside dimensions _____

Basement _____ S.F. Outside dimensions _____

Basement _____ % Finished Porches _____ S.F. Size _____

Garage: Attached? Yes _____ No _____ Area _____ S.F. Outside dimensions _____

Roof Type _____ Fireplace Type _____

Estimated Cost of Construction (exclusive of land) \$ _____

Description of work: (Attach drawings)

Mayor: _____ Approved Rejected

Attest: Auditor _____

NOTE: This permit is regulated by ordinances of the City. Any and all permits may be revoked for cause by action of the City Council

b. Prohibited Industrial Uses:

- 1) Acid Manufacture, or storage except on limited scale as an accessory to a permitted industry and under conditions specified by the City Council of Colfax.
- 2) Slaughter house and stock yard.
- 3) Manufacture of fertilizers.
- 4) Garbage, waste materials, offal, dead animal, or refuse incineration or storage.
- 5) Manufacture or storage of gun powder, fireworks, or other explosives.

ARTICLE 7 - Area Districts

6.701 Area Regulations - Residential Districts

In any use district no residence building shall hereafter be erected, established or altered on a lot having a lot area of not less than the square feet required as follows:

1. One-family - not less than ten thousand five hundred (10,500) sq. ft.
2. Two-family - not less than eight thousand four hundred (8,400) sq. ft.
3. Multi-family - not less than six thousand (6,000) sq. ft, with a maximum of twenty-four (24) dwelling units per acre and ten (10) feet of building line frontage must be added for each dwelling unit up to one hundred and fifty (150) feet maximum.

and the following minimum lot widths:

1. One-family - not less than seventy-five (75) feet of lot width measured along the front building line.
2. Two-family - not less than seventy (70) feet of lot width measured along the front building line.
3. Multi-family - not less than fifty (50) feet of lot width measured along the front building line.

6.702 Area Regulations - Commercial Districts

In any use district, no commercial building shall hereafter be erected, established or altered on a lot having a lot area of not less than five thousand (5,000) square feet for each commercial area with the minimum lot width not less than fifty (50) feet.

6.703 Area Regulations -Industrial Districts

In any industrial district, no industrial building shall hereafter be erected, established or altered on a lot having area of no less than a total 50,000 square feet.

ARTICLE 8 - Yard Regulations

6.801 Yard Regulations

In **one-family** districts there shall be:

1. A front yard of not less than thirty-five (35) feet.
2. A side yard on each side of not less than eight (8) feet.

- a. Matter Accompanying Application. There shall be submitted with all applications for zoning permits two copies of a layout or plot drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected and such other information as may be necessary to determine and provide for the enforcement of this ordinance.
- b. Payment of Fee. One copy of such layout or plot plan shall be returned when approved by the City Council together with such permit to the applicant upon the payment of a fee as established and set forth in Chapter 15, section 103.

ARTICLE 10 - Board of Adjustment

6.1001 Creation of Board

1. Creation, Appointment and Organization. A Board of Adjustment, which shall be the City Council, is hereby created. Said City Council shall consist of five members for three-year terms. The City Council elect a chairman from its membership, shall appoint a secretary and shall prescribe rules for the conduct of its affairs. (Source: North Dakota Century Code Section 40-47-07)
2. Powers and Duties. The City Council acting as the Board of Adjustment shall have all the powers and duties prescribed by law and by this chapter, which are more particularly specified as follows:
 - a. Interpretation. Upon appeal from a decision by an administrative official, to decide any question involving the interpretation of any provision of this chapter, including determination of the exact location of any district boundary if there is uncertainty with respect thereto.
 - b. Variances. To vary or adapt the strict application of any of the requirements of this chapter in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. In granting any variance, the City Council acting as the Board of Adjustment shall prescribe any conditions that it deems to be necessary or desirable. However, no variance in the strict application of any provision of this chapter shall be granted by the City Council acting as the Board of Adjustment unless it finds:
 - 1) That there are special circumstances or conditions, fully described in the findings, applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building.
 - 2) That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
 - 3) That the granting of this variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the board, in determining its

6.605(a) Accessory Buildings limited to one and 1,000 Square Feet

In all residential zoning districts, the primary building shall be a residence. Only one accessory building is allowed in addition to the primary residence and such accessory building shall not be larger than 1,000 square feet.

RESOLUTION NO. 2018-20

(RESOLUTION ESTABLISHING FEES)

WHEREAS, City Council of the City of Colfax has adopted Chapter 1, 3, 7, 8, 10, 11 and Chapter 15 of the Revised Ordinances of the City of Colfax of 2009 which provide for the City to establish the following fees by resolution:

- 1) Salaries, fees and compensation for Elected Officers;
- 2) Fees for Water Meters
- 3) Water and Sewer Fees
- 4) Garbage Collection Fees
- 5) Zoning Permit Fees

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Colfax, Richland County, North Dakota, as follows: That the rates for the above mentioned categories are hereby established as set forth below and will become effective immediately:

- 1) Salaries of Elected Officers Fixed by Ordinance or Resolution
 - a. Any elected officer of this City shall receive the salary, fees or other compensation in the amount of \$10.00/meeting for each council member, \$15.00/meeting for the Mayor and the Mayor shall receive a \$200.00 stipend/year. City Auditor shall receive \$8,000/year stipend.
- 2) Water Meters Fees
 - a. Every consumer of water shall provide a suitable place for a water meter to be installed by the City. The fee charged for the meter and the hook-up of said meter is \$750.00.
- 3) Water & Sewer Fees
 - a. Water & sewer rates shall be the fees as stated in the water and sewer rate sheet as attached herein.
- 4) Garbage Collection Fees
 - a. A fee for garbage/rubbish collection shall be assessed per the rate sheet as attached herein.

5) Zoning Permit Fees


a. Total Valuation

- i. \$1.00 - \$50,000
- ii. Each Additional \$1,000


Fee
\$50.00
add \$2.00

Dated this 17th day of December, 2018

CITY OF COLFAX


By Scott Gauslow, Mayor

ATTEST:


Susan M. Bowman, City Auditor