

**LAND
DEVELOPMENT
CODE**

TOWER TOWNSHIP

Cass County

North Dakota

July 1998

4.2.2 Public Roads and Highways as Boundary

Where zoning district boundary lines are indicated as following roads and highways or extensions thereof, such boundary lines shall be construed to be the center line of said roads and highways or extension thereof unless clearly shown to the contrary.

4.2.3 Property Line as Boundary

Where a zoning district boundary line coincides approximately but not exactly with the property line, the zoning boundary shall be construed to be the lot line at that location. All section lines, quarter section lines and quarter quarter section lines may be construed as the property lines.

4.2.4 District Description for Unsubdivided Lands

For unsubdivided property, zoning district boundaries are determined by metes and bounds description or by a legal description as deemed necessary.

4.2.5 Vacated Areas

Where a public road or highway is vacated by the official action of the Board of Tower Township Supervisors, the zoning district boundaries shall be extended to the center of the vacated public road or highway.

4.2.6 Zoning District Boundary Interpretation

Where any uncertainty exists as to the exact location of the zoning district boundary lines, the Zoning Commission shall determine the location of such boundary lines.

4.2.7 Certification

The official zoning map shall bear a certificate with the signature of the Tower Township Board Chairman and certification of the Tower Township Clerk and date of adoption of the zoning map as an integral part of these regulations.

ARTICLE 5, ZONING DISTRICT REGULATIONS

5.1 A-1 Agricultural District

5.1.1 Purpose

The purpose of this district is to provide for preservation and protection of agricultural lands and to discourage uses incompatible with agricultural operations or detrimental to agricultural lands utilization.

5.1.2 Permitted Uses

5.1.2.1 All types of farming and ranching operations including dairying, livestock and poultry raising, apiaries and fur farming.

5.1.2.2 Accessory buildings and structures.

5.1.2.3 Cemeteries.

5.1.2.4 Churches.

5.1.2.5 Golf courses.

5.1.2.6 Grain elevators and accessory structures.

5.1.2.7 Home occupations.

5.1.2.8 Parks and playgrounds.

5.1.2.9 Mobile homes on five (5) acres or more.

5.1.2.10 Public and private Schools.

5.1.2.11 Public buildings and facilities including Cass County Garages.

5.1.2.12 Single family non-farm residential units on five (5) acres or more.

5.1.2.13 Stock piling of sand and gravel for road construction and maintenance.

5.1.2.14 Construction and maintenance of drainage systems to manage the water run-off.

5.1.2.15 Utility lines and pipe lines including substations for transformers, pumping stations and lift stations.

5.1.2.16 Water reservoirs.

5.1.3 Conditionally Permitted Uses

5.1.3.1 Antique and craft shops.

5.1.3.2 Art studios.

5.1.3.3 Commercially operated air landing strip and accessory buildings.

5.1.3.4 Feed lots subject to provisions, Section 6.8.

5.1.3.5 High voltage transmission lines and accessory structures.

5.1.3.6 Hunting and shooting preserves

5.1.3.7 Manufacturing and processing of agricultural products produced in the area but not including rendering plants and fertilizer plants.

5.1.3.8 Radio, TV stations and towers.

5.1.3.9 Sale and services of agricultural equipment and machinery.

5.1.3.10 Salvage and junk yards subject to provisions of Section 6.5.

5.1.3.11 Sanitary landfills, subject to provisions of Section 6.4.

5.1.3.12 Sewage lagoons and wastewater treatment facilities.

5.1.3.13 Skeet, trap and rifle ranges if not nearer than one thousand (1,000) feet from any residence.

5.1.3.14 Storage of farm related chemicals.

5.1.3.15 Veterinary clinics, animal hospitals and domestic animal kennels not nearer than five hundred (500) feet from any residence except the residence of the owner or operator.

5.1.3.16 Mining of Sand and Gravel Subject to Provisions of Section 6.3.

5.1.4 Lot Area and Lot Width

5.1.4.1 For agricultural uses the area shall not be less than ten (10) acres.

5.1.4.2 For non-farm residential uses the lot area shall not be less than five (5) acres.

6.7.2.4 When a Tower Township road provides access to the wildlife management area, a road maintenance agreement specifying the duties and responsibilities of the public agency shall be a part of the conditional use permit.

6.8 Feed Lots

6.8.1 Purpose

These regulations are designed to allow feed lots for feeding of livestock, fur bearers and poultry at the same time protect the adjoining uses against odor, run off and other incompatible characteristics associated with feed lots.

6.8.2 General Requirement

6.8.2.1 All feed lots as defined by these regulations are only permitted as conditional uses subject to the provisions of Section 11.2 and the requirements of the North Dakota Health Department.

6.8.2.2 All feed lots shall be designed and constructed with all reasonable preventive measures to avoid surface run-off including construction of sealed collection and retention ponds.

6.8.2.3 Where appropriate, there shall be sufficient drainage to avoid pollution of the ground water from the standing effluents.

6.8.2.4 Feed lots shall not be placed in the floodplains.

6.8.2.5 The applicant, as a part of site approval application shall submit a plan for removal and disposal of the liquid and solid waste generated by the feed lot.

6.8.2.6 No feed lot shall be located closer than one mile from a residential development in the unincorporated area or corporate limits of a town.

ARTICLE 7, LAND SUBDIVISION

7.1 Preliminary Plat

The preliminary plat shall be prepared by a registered land surveyor and shall be submitted to the Zoning Commission for review and approval. The preliminary plat shall cover the entire contiguous area owned or controlled by the subdivider if it is under twenty (20) acres even though only a small portion of it is proposed for the development at the time. The subdivider may be required to submit a development plan if he owns or controls more than forty (40)