AMENDMENT TO
BILLINGS COUNTY ZONING RESOLUTION NO. 1

6.14 Recreational Vehicles as Temporary Housing

6.14.1

A Recreational Vehicle ("RV") may be used as a temporary residence:

1) If located in a licensed Recreational Vehicle Park pursuant to Section 5.3.2(a) of the Billings County Zoning Ordinance, NDCC Chapter 23-10, and NDAC Chapter 33-33-02; or

2) As a Conditional Use in a Residential District pursuant to Section 5.2.2(f) of the Billings County Zoning Ordinance; or

3) If the conditions outlined in this section are met.

6.14.2 Conditional Use Permit

The issuance of the Conditional Use Permit is subject to the procedures contained within Section 7.3 of the Billings County Zoning Ordinance.

6.14.3 Criteria for a Conditional Use Permit

1) Up to two (2) RV's may be located on a property with a permanent occupied dwelling.

2) The owner of the property must occupy the main dwelling on the property.

3) The RV(s) must be connected to a utility pole and connected to a septic system (with approval from the Southwest District Health Unit), and water must be supplied by a potable water source.

4) The RV(s) must be located a minimum of 20 feet from all other structures on the property and must meet the required setbacks from property lines, section lines, roads, and highways for the district in which it is located.

5) The RV(s) may not be used as a rental property, the intent of this section being only to allow occupancy of an RV as a residence where necessitated by financial hardship, and the charging of rent to the occupant(s) being inconsistent with this purpose.

6) The RV(s) must be spaced to adequately accommodate emergency services.

7) An occupancy list to be maintained and provided to the county 911 emergency coordinator on a current basis.

6.14.4 Allowable Districts

A permit may be granted in a Residential District or in an Agricultural District only if the property has a minimum of five (5) acres.

6.13.5 Termination of Conditional Use Permit

A Conditional Use Permit granted in accordance with this section is subject to review by the Planning and Zoning Board at any time. The permit may be revoked, pursuant to Section 7.3 of the Billings County Zoning Ordinance, by the County Commission anytime the applicant is in non-compliance with any of the conditions set by the Planning and Zoning Board or the County Commission for the issuance of the permit.

6.13.6 Renewal of Conditional Use Permit

Any Conditional Use Permit granted in accordance with this section shall expire one year from the date of issuance. The permit may be extended by the Planning and Zoning Board upon written application of the owner of the property or authorized representative provided that the extension is for the same use as specified in the original permit and that the applicant is in compliance with the terms and conditions specified in the original permit.

6.14.7 Exception

The requirements of this Section 6.14 do not apply if the RV is occupied for less than thirty (30) total days in a 12-month period.

The above Amendment was approved by the Billings County Board of County Commissioners on the 2nd day of October, 2012.

By: _____
James R. Arthaud, Board Chairman

Attest: _____
Joan Jurgens, County Auditor/Treasurer