

**ORDINANCE NO. 01-2020**

**AN ORDINANCE, AMENDING AND RE-ENACTING ARTICLE 1--INTRODUCTION--BOUNDARIES, CHAPTER 6, ZONING OF THE CITY CODE OF THE CITY OF MEDORA, NORTH DAKOTA.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEDORA, NORTH DAKOTA, PURSUANT TO THE HOME RULE CHARTER OF THE CITY OF MEDORA, AS FOLLOWS:**

**ARTICLE 1 - INTRODUCTION - BOUNDARIES**

This chapter provides for City zoning and empowers the City Council to establish zoning priorities; to secure the orderly development of the City; to regulate and restrict therein the location, erection, construction, demolition, reconstruction, alteration, and use of buildings, structures, and land for industry, business, trade, residence, and other uses; to regulate all facets of construction to preserve the historical integrity of the City of Medora; to prevent structures which detract from the aesthetic harmony, style, form, color, proportion, texture or material of the district; to provide for the change in boundaries of the district and to provide regulations for the subdivision of land; to provide minimum specifications for the construction of buildings and sanitary facilities and to provide enforcement of the provisions hereunder.

The provisions of this chapter shall be applicable to all property within the corporate limits of the City of Medora and its extra-territorial jurisdiction as provided by Chapters 40-47 of the North Dakota Century Code, to extend one (1) mile from existing corporate limits. In the extra territorial zoning jurisdiction, it should be noted that the county zoning rules and regulations may also apply. It is incumbent that both county and city zoning be followed in the extra territorial jurisdiction.

The townships, sections and portions of sections within the jurisdiction of this chapter shall include:

**TOWNSHIP 140 NORTH, RANGE 102 WEST, BILLINGS COUNTY, ND:**

- Section 21: East Half of the Southeast Quarter (E/2 SE/4); Southeast Quarter of the Northeast Quarter (SE/4 NE/4)
- Section 22: All;
- Section 23: All;
- Section 24: West Half of the Southwest Quarter (W/2 SW/4); Southwest Quarter of the Northwest Quarter (SW/4 NW/4)
- Section 25: West Half of the West Half (W/2 W/2);
- Section 26: All;
- Section 27: All;
- Section 28: East Half of the East Half (E/2 E/2);
- Section 33: East Half of the Northeast Quarter (E/2 NE/4); Northeast Quarter of the Southeast Quarter (NE/4 SE/4)
- Section 34: All;

Section 35: West Half (W/2); Northeast Quarter (NE/4); West Half of the Southeast Quarter (W/2 SE/4); Northeast Quarter of the Southeast Quarter (NE/4 SE/4)  
Section 36: West Half of the Northwest Quarter (W/2 NW/4)

In addition to zoning regulations, the application of municipal building and property maintenance codes, basic housing codes, subdivision regulations, special use licensing and fire district codes shall be enforced in the extraterritorial zoning area as well as in the incorporated area of the municipality.

Upon the automatic extension of the one-mile extraterritorial due to annexation, the City Council with the recommendation of the Planning and Zoning Board shall zone properties within the newly established Jurisdiction concurrent with adoption of the annexation ordinance. The zoning shall consider the Comprehensive Development Plan with the City of Medora, the present use of land, and any concurrent zoning or joint powers arrangements with Billings County.

Repeal of Ordinances in Conflict. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Severability. In the event any section of this Ordinance is held invalid by a court of competent jurisdiction, the invalidity shall extend only to the section affected, and other sections of this Chapter shall continue in full force and effect.

Effective Date This Ordinance shall be in full force and effect from and after publication.

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Todd Corneil, Mayor

ATTEST:

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Gary Ridenhower, Auditor

First Reading:  
Second Reading:  
Final Passage: