

ORDINANCE NO. 1393

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 8.8 AND SECTION 9, APPENDIX C,
OF THE CODE OF THE CITY OF JAMESTOWN, NORTH DAKOTA
PERTAINING TO BUILDING REQUIREMENTS WITHIN ZONING DISTRICTS

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JAMESTOWN, NORTH DAKOTA, that Section 8.8 and Section 9, Appendix C, of the Code of the City of Jamestown, North Dakota, are hereby amended and re-enacted to read as follows:

SECTION 8.8. Additional regulations—Yards; lot sizes; open spaces.

(A) thru (E) Same as parent volume.

(F) *Structures in yards and courts.* Every part of a required yard or court shall be open and unobstructed by any building or structure, from its lowest point upward, except as follows:

- (1) Accessory buildings are permitted in a rear yard and shall be not closer than three (3) feet to any lot line, when not more than fifteen (15) feet in height, with one (1) additional foot of distance required for each three (3) feet of additional height to a height limit of twenty (20) feet. Accessory buildings are permitted in side yards and front yards in P-O-C Districts, observing the required yard distances away from the side and front lot lines.
- (2) Exterior wall sheeting on accessory buildings cannot be any type of corrugated steel material. Roofing material may include corrugated steel material.
- (3) Sills, cornices, buttresses, eaves, open work fire balconies and fire escapes, chimneys flues, and similar building appurtenances, may extend not more than four (4) feet into a required yard.
- (4) Uncovered porches and steps to building entrances may extend not more than twelve (12) feet into any required front yard or rear yard and not more than six (6) feet into any required side yard or court provided outer edge thereof is not closer than three (3) feet to lot line.
- (5) Walks, steps on ground slopes, retaining walls, hedges and natural growth, fences, paved terraces and paved areas, structures used ornamentally or for essential services when permitted in yards and courts, provided they are placed completely within the property lines. No fence or hedge in any yard of a corner lot within twenty (20) feet of the corner at the street intersection shall be more than three (3) feet above the level of the center of the roadway nearest it.

(G) Same as parent volume.

SECTION 9. Building height limits.

(A) Same as parent volume.

- (1) thru (3) Same as parent volume.

(B) *Accessory buildings in R-1, R-2, R-3, RMI, and RMI-A Districts.* Said accessory buildings shall not exceed a sidewall maximum height of ten (10) feet and a maximum overall building height of twenty (20) feet.

(C) *Exceptions:*

- (1) Established building limits shall not apply to belfries, cupolas, spires, monuments, radio or television antennas, flag poles, chimneys or flues, water towers, or to poles, towers and other structures for essential services, nor to similar structures or necessary mechanical appurtenances extending from a roof upward and no occupying more than twenty-five (25) percent of the area of such roof as projected onto a horizontal plane.
- (2) When permitted in a district, public buildings, community buildings, schools, churches, hospitals and other institutions, public utility and public service buildings and those for essential services, may be erected to a height not exceeding seventy-five (75) feet, provided the side yard width and the rear yard depth be each increased one (1) foot over and above the district requirement for each two (2) feet of building height above the height limit.

ATTEST:

APPROVED:

Jeff Fuchs, City Administrator

Katie Andersen, Mayor

Introduced by Council Member Gumke

Seconded by Council Member Buchanan

First Reading: May 6, 2013

Second Reading: June 3, 2013

Final Passage: June 3, 2013

Roll Call No. 11 showed: 5 ayes, 0 nays, 0 absent.