

Barnes County Planning and Zoning Public Notice

Clarifications on Public Notice of Changes to Development Code

- Pursuant to an amendment to the 2018 Barnes County Development Code, the fines have increased for construction and land use activities conducted in violation of the code. The intent of this notice is to provide further guidance on when fines may be assessed.
- A Building Permit is required for construction or relocation of any new (or replacement) structure or building that exceeds 150 sq. ft., including but not limited to accessory buildings, home or shop additions, garages, decks, mobile homes, park homes, and other residences moved to a new location on a permanent basis. Farm structures, including grain bins, require a Building Permit; however, they are exempt from permit fees.
- A Building Permit is not required for structures or building additions that do not exceed 150 sq. ft.
- A Building Permit is not required for repairs or remodeling including new doors or windows, painting, siding, roofing, or remodeling the inside of any building.
- Building permits will be approved by the Zoning Administrator if construction is deemed to be in compliance with the Development Code. Certain projects will require a Variance or Conditional Use Permit because the proposed project is not in compliance with the Development Code. Variance and Conditional Use Permit applications may be obtained from the Zoning Administrator and require an additional fee.
- If a property owner does not receive a Building Permit before the start of any construction/relocation project which requires a Building Permit, a fine of \$500 will be assessed.
- If a property owner does not receive a Variance or Conditional Use Permit before the start of any construction/relocation project which requires such a permit, an additional fine of \$500 will be assessed.
- If a property owner is notified of a violation of the Development Code and continues construction or fails to correct the violation, the Planning and Zoning Commission may assess an additional fine of up to \$200 a day.

**If there are questions please contact the
Barnes County Planning & Zoning office.
230 4th St NW, Room 202, Valley City
701-845-8188**

**The Development Code can be found at:
www.co.barnes.nd.us/dept/zoning**