

ORDINANCE NO. 442

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF BEULAH, NORTH DAKOTA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEULAH, MERCER COUNTY, NORTH DAKOTA, AS FOLLOWS:

1. The Zoning District Map of the City of Beulah, North Dakota, is hereby amended to change the zoning designation from Planned Unit Development PUD to Residential District R-3 on the following described property, to-wit:

Lots 1 and 2 of Block 1 in Villas Addition Replat of Lot 1, Block 3, Hintz 2nd Addition; Lot 3, Block 1, Villas Addition Replat of Lot 1 & part of Lot 2, Block 3, Hintz 2nd Addition; Lot 4, Block 1, Villas Addition Replat of part of Lots 1 & 2, Block 3, Hintz 2nd Addition; and Lots 5 and 6, Block 1 in Villas Addition Replat of Lot 2, Block 3, Hintz 2nd Addition all within the City of Beulah, Mercer County, North Dakota.

Lot 3, Block 3, Hintz 2nd Addition to the City of Beulah, Mercer County, North Dakota.

2. The Zoning District Map of the City of Beulah, North Dakota, is hereby amended to change the zoning designation of Commercial District C-2 to Commercial District C-3 on the following described property, to-wit:

Lots 1-12 of Block 1 and Lots 1-15 in Block 2 in Sun Valley Builders Addition all in the City of Beulah, Mercer County, North Dakota.

3. The legend for the Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to include the following changes, to-wit:

- a) RD-1 is replaced by R-1
- b) RD-2 is replaced by R-2
- c) RD-3 is replaced by R-3
- d) RD-4 is replaced by R-4
- e) RD-5 is replaced by R-5

- f) RD-6 is replaced by R-6
- g) R-7 is added as a zoning district
- h) C-3 is added as a zoning district
- i) C-4 is added as a zoning district
- j) I is added as a zoning district
- k) HI is added as a zoning district
- l) MH zoning district is removed
- m) RV zoning district is removed
- n) ID zoning district is removed

4. The Zoning District Map of the City of Beulah, North Dakota, is hereby amended to display the identification of any street, road, highway, avenue, or lane without limitation.

5. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Residential District R-5 to current Residential District R-1 on the following described property, to-wit:

Lots 1 – 11 of Block 1; Lots 1-20 in Block 2; Lots 1-19 in Block 3; Lots 1-10 in Block 4; Lots 1-6 and 13 in Block 6; and Lots 5 and 6 of Block 7 all in Prairie Hills Addition Filing No. 2 all within the City of Beulah, Mercer County, North Dakota.

6. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Residential District R-4 to current Residential District R-1 on the following described property, to-wit:

Lots 1, 2, and 69-78 of Block 6 in Century 2nd Addition all within the City of Beulah, Mercer County, North Dakota.

7. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Residential

District R-1 to current Commercial District C-4 on the following described property, to-wit:

Lots 1-9 of Block 4 in New Energy Addition all within the City of Beulah, Mercer County, North Dakota.

8. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Agricultural District A to current Commercial District C-3 on the following described property, to-wit:

A tract of land situated in the South Half of the Northeast Quarter (S1/2NE1/4) of Section Twenty-Five (25), Township One Hundred Forty-Four (144) North, Range Eighty-Eight (88) West of the Fifth Principal Meridian, Mercer County, North Dakota, being more particularly described as follows:

Beginning at a point which bears S51°16'31"W, a distance of 2342.91 feet from the Northeast corner of said Section Twenty-Five (25), such point being on the north line of the tract of land described in Document No. 63954, Book 39, Page 8, recorded: Mercer County Register of Deeds; thence South a distance of 491.78 feet to a point which is monumented by a 2" aluminum cap set on a 5/8" rebar; thence N50°46'31"W a distance of 775.75 feet to the point which is the NW corner of said Document No. 63954, also on the easterly Beulah city limits; thence N89°53'E a distance of 600.95 feet to the original point of beginning.

Said tract of land contains 3.39 acres, more or less.

9. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Industrial District ID to current Residential District R-4 on the following described property, to-wit:

Lots 1-8 and an unplatted parcel in the NE1/4 283' x 250' all within Geggelman Addition to the City of Beulah, Mercer County, North Dakota.

10. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Residential District RD-5 to current Public & Open Space Conservation District POC on the following described property, to-wit:

Lots 1-12 and 14-15 of Block 8; an unplatted tract W of Block 8 consisting of 14.78 acres; Lots 8-10 of Block 9; and Lot 4 of Block 10 Replat of S1/2 103.47' of Lot 1, Block 9 & Lots 8-10, Block 9 all within Prairie Hills 2nd Addition to the City of Beulah, Mercer County, North Dakota.

11. The Zoning District Map of the City of Beulah, Mercer County, North Dakota, is hereby amended to change the zoning designation from former Public & Open Space Conservation District POC to current Residential District R-1 on the following described property, to-wit:

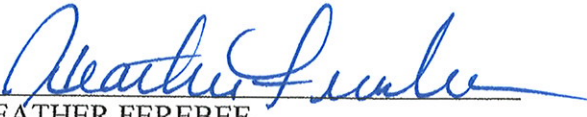
A .53 acre parcel in the SE corner of Block 1 in Fischer's 1st Addition, Block 2 of Fischer's 1st addition, and the S 43' of Lots 6 & 7, Block 3 of Gateway 1st Addition all within the City of Beulah, Mercer County, North Dakota.

12. That said changes shall be made effective immediately, and shall be so indicated on the Zoning district Map of the City of Beulah.
13. That this Ordinance shall be in full force and effect from and after its final passage and approval thereon.

DATED this 25th day of January, 2022.


TRAVIS FREY
Mayor

ATTEST:


HEATHER FEREBEE
City Auditor

Introduction and First Reading:	January 12, 2022
Second Reading:	January 25, 2022
Final Passage:	January 25, 2022
Publication Date:	N/A