

CHAPTER FOUR - SPECIAL PROVISIONS

Purpose -- These provisions shall apply to all districts unless otherwise stated in the district regulations.

This Ordinance recognizes that certain activities, conditions and uses may affect all districts and may be detrimental in certain districts unless proper safeguards are taken. Therefore, the following regulations have been made to protect the welfare of the people of Mercer County.

I. SEWAGE DISPOSAL

A. Description

Certain soil types in Mercer County, as shown on the soil survey maps of the Mercer County Soil Conservation Districts, have severe limitations for private disposal systems (septic tanks).

An applicant desiring to install a soil absorption sewage disposal facility (septic tank) shall consult the County Sanitarian to determine the limitations of the soil on the proposed site of construction.

B. Scope

Soils having severe limitations shall not be used for soil absorption sewage disposal facilities unless the facility is designed to negate the limitations.

C. Modification

An applicant desiring to install facilities on soils with limitations shall have an opportunity to present evidence contesting the classification. The Planning Commission shall affirm, modify or change the classification.

D. Location Requirements

1. Soil absorption systems shall not be located within ten (10) feet of a dwelling, or within one hundred (100) feet of a private water supply, or within two (200) hundred feet of a public water supply, stream, river, lake, reservoir or other water source.

E. Minimum Lot Area - two (2) acres.

F. Permit to Construct a Sewage Disposal System

Non-agricultural land uses involving a soil absorption sewage disposal system shall be required to obtain a permit to construct a sewage disposal system from the county sanitarian or, in his absence, from a person designated by the Board of County Commissioners.

II. SIGN REGULATIONS

A. Scope

These regulations shall apply to signs erected, altered and maintained by and for permitted uses in all districts. These regulations are in addition to those in Chapter 24-17 of the North Dakota Century Code. Signs outside of the jurisdiction of Chapter 24-17 shall be subject to these regulations:

B. General Requirements

1. Business Signs shall be incidental to permitted or conditional uses and shall be located on the same lot as said uses. Business Signs shall not be a traffic hazard.
2. Outdoor Advertising Signs shall only be approved as conditional uses in Commercial or Industrial Districts or as otherwise allowed by state regulations.
 - a. Outdoor Advertising Signs shall be approved for a period of five (5) years.
3. All signs shall be maintained in a good state of repair. Broken signs, deteriorated signs or signs on vacant buildings may be ordered repaired or removed by the Planning Commission.

C. District Regulations

1. Residential Districts -- Home occupation signs shall be permitted. The signs shall be non-illuminated, non-animated and shall not exceed three (3) square feet in size.
2. Commercial and Industrial Districts -- Business signs shall not exceed two hundred (200) square feet in size.

III. ACCESS TO COUNTY, STATE AND/OR FEDERAL HIGHWAYS

A. Access shall be limited to one per quarter mile.

B. The landowner may be required to provide for frontage road easement or easement access to nearest public thoroughfare.

C. Written evidence of approval by appropriate county highway or state department of transportation authorities shall be provided to the Planning Commission.

IV. TEMPORARY USES, PERMITS

- A. A temporary use permit issued by the Mercer County Board of Commissioners is required for the following, and for all other uses determined by the Board as requiring such permits:
1. Sand and gravel pit. (See d) below.
 2. Mineral exploration operation and test-hole drilling.
 3. Explosives magazine or storage facility.
 4. Asphalt-mixing plant. (See d) below.
 5. Temporary office and storage facility.
 6. Temporary Residence.
 7. Auto Wrecking.
 8. Outdoor Concerts.
 9. Wildcat oil well.
 - a) In addition to the requirements of paragraph b below, applications for a wildcat oil well temporary use permit shall contain the following:
 - 1) Name and address of the applicant and of the drilling contractor.
 - 2) Written description of the site.
 - 3) Anticipated depth of the test well.
 - 4) Duration of the drilling operation.
 - 5) Description of the drilling rig and associated facilities.
 - b) The following conditions shall apply to on-site temporary housing facilities:
 - 1) The facilities shall be utilized only by workers employed exclusively at the site for which the temporary use permit has been granted.
 - 2) Electrical sources, hookups and wiring shall comply with the National Electrical Code and other State and Local Electrical Laws, Rules and Wiring Standards.
 - 3) Water hauled to the site and intended for human use shall be approved by the Mercer County Sanitarian for source, hauling tank and storing tank.
 - 4) Sewage disposal shall be into holding tanks which shall be pumped by a licensed sanitation hauler. Sewer connections shall be tight and covered so as to minimize insect breeding.
 - 5) Garbage shall be stored in dumpsters and removed by a licensed hauler to the Mercer County Regional Landfill.
 - 6) A minimum distance of 15 feet shall be maintained between all housing facility structures.
 - c) The Board of County Commissioners may attach such other conditions and restrictions to such temporary use permits as it shall deem advisable.
 - d) Temporary Uses and or permits involving Asphalt Mixing Plants, Opening new or previously mined Gravel Pits, and Closure of Section Lines must go through the Planning

Commission for a public hearing before action is taken by the County Commission.

- e) Crew Hosing Temporary Use Permit - A temporary Crew Housing Permit authorizes a temporary use, the issuance of which is subject to procedure contained in the Mercer County Zoning Ordinance. It is allowable as a temporary use in Agricultural, Commercial and Industrial Districts. The application shall be submitted to the Mercer County Planning and Zoning Board.

1) Applicant Background Information

The Applicant for a Crew Housing Temporary Use Permit shall provide the following information or documents:

- a) The name, address and contact information of the applicant.
- b) Consent to background investigation of the owner of the Temporary Crew Housing facility and of the owner of the real estate upon which the Temporary Crew Housing facility will be located.
- c) A list of vendors expected to provide services at or to the Temporary Crew Housing facility.
- d) Applicant's history of residency, employment and business ownership for five (5) years prior to the date of application. If the applicant is an entity, provide a certificate of good standing from the state of origin. If the applicant is a partnership, the required information and consents shall be furnished for all of the partners. If the applicant is a corporation or limited liability company, information shall be provided as to the applicant's status as a subsidiary, if any, of any other corporation or limited liability company, the purposes for which the applicant was organized, and the names and addresses of all officers, directors, managing agents and the names and addresses of all stockholders or interest holders owning more than five per cent (5%) of the capital stock of such corporation.
- e) Whether the applicant has ever engaged in the business of owning or operating a Temporary Crew Housing facility or similar operation before, and if so, the dates and locations of such ownership or operation.
- f) Whether during the five (5) years immediately preceding the date of the application, the applicant, or any of the applicant's officers, directors, managing agents or partners have been convicted of a violation of the laws of the United States of America or of any state or municipality; and if so, the dates, locations and courts in which such convictions were obtained.
- g) Whether the applicant has any agreement, understanding or intention to have any agreement or understanding with any person or entity to obtain, for another person or entity or to transfer to another person or entity,

the license obtained or to use the license for any other purpose other than the specific use described in the application, and if so, the names and addresses of such persons and the conditions of such agreements.

h) Attach a Certificate of Insurance.

2) Application Procedure and General Requirements

An application for a Temporary Crew Housing Permit shall be signed by the applicant or authorized representative and shall include the following information and comply with the following requirements:

- a) The legal description of the property upon which the Temporary Crew Housing will be located as well as a description of the surrounding land uses and ownership.
- b) A description of the units together with a numbering system that clearly identifies the occupied quarters for purposes of emergency responses.
- c) A description of how the proposed units are set and/or anchored.
- d) Temporary housing shall be located adjacent to a maintained public or private road. Applicant shall provide a description of existing roads and of proposed access ways within and adjacent to the site and acknowledgment by an engineer licensed in the state of North Dakota that such access will comply with local, state and federal regulations. Road development and maintenances is subject to execution of a road agreement with the county by the Board of Commissioners.
- e) Description of expected maintenance at the site.
- f) The name, address and contact information of the onsite manager.
- g) A copy of any lease for real estate or personal property involved. If the applicant is not the owner of record, enclose a letter from the owner stating agreement with the proposal.
- h) Plot plans drawn to scale showing housing units, additional structures, setbacks, utilities, drainage, ingress and egress, parking plans, screens, buffers and fencing. The units shall be subject to the following conditions:
 - 1) Front setback: A minimum of 200 feet shall be maintained between each structure and the right-of-way line of any county, state or federal road.
 - 2) Rear and side setback: A minimum of 300 feet if adjoining a residential district or 50 feet if adjoining any other district.
 - 3) Setbacks where property near residence: 300 feet from any residence existing at the time of approval by the Zoning Board.
 - 4) There must be a minimum of 14 feet between units or other structures on the property. No parking will be allowed between units.

- 5) Maximum building height: 45 feet.
- i) In no event shall any temporary housing unit exceed occupancy of 10,000 persons. Occupancy list to be maintained and provided to Mercer County's 911 Emergency Coordinator. The applicant shall ensure the list is regularly updated and forwarded to Mercer County's 911 Emergency Coordinator.
 - j) Unit spacing and access, including but not limited to a snow removal plan, which is adequate to accommodate emergency services.
 - k) A list of "house rules" and regulations.
 - l) On-site security plan, including plans for controlled access to the facility and a minimum six-foot (6') high chain link fence encompassing the facility
 - m) Fire and emergency evacuation plan and storm shelter plan.
 - n) Information showing how, by whom, and when the required services and facilities will be provided. All services and facilities will be provided at the applicant's expense. Copies of the permit, agreement, or approval, issued by the North Dakota State Health Department, North Dakota Department of Commerce, North Dakota State Electrical Board, North Dakota State Plumbing Board, Southwest Water Authority and Custer District Health Unit including, but not limited to, fresh water, refuse disposal plan and septic or sewer discharge plan. In the event laundry services will be present, attach a copy of an approved contract or approval of on-site facilities. In the event food services will be present, attach a copy of an approved contract for catering company or approval and licensure of on-site facilities.
 - o) Pay an annual Planning and Zoning Fee, upon presentation of application and annually thereafter, in the amount of fifty cents (\$.50) per square foot of the structures erected on the premises. In the event there is multi-storied crew housing units, the annual fee shall include another fifty cents (\$.50) per square foot of the stories after the ground story.
 - p) A copy of plans for closing of Temporary Crew Housing, and cleaning up and reclaiming the real property.
 - q) Written plan to dismantle the temporary housing camp, and restore the area to its original condition. The applicant must secure a reclamation bond in the amount of One Million Dollars (\$1,000,000), which will be forfeited should the area not be restored to its original condition.
 - r) At a minimum, off-street parking shall be provided on a one-to-one ration, one parking space per bed and one parking space per employee.
 - s) The applicant shall return the original, signed Attachment A, to allow inspection of the premises as described therein.

- t) The applicant shall submit an application fee of \$500 along with the application.
- u) Any additional information deemed necessary by the Land Use Administrator, the Planning and Zoning Board or the County Commission.

3) Grant of Permit

Any application for a Crew Housing Temporary Use Permit as provided shall be denied to any applicant who, at the discretion of the Mercer County Board of Commissioners is a person or entity of questionable character, or for any other cause which would, in the opinion of the Board of County Commissioners render the applicant or the premises to be licensed, improper or unfit for a Crew Housing facility, or which would, in the judgment of the Board of County Commissioners make the granting of the permit contrary to the best interests of the County or its citizens.

4) Non-Transferability of Permit

Any permit issued pursuant to this Ordinance is exclusive to the person or organization granted a permit by this Ordinance and may not be transferred to another party that has not been approved.

5) Prohibited Activities

No alcoholic beverages, firearms, illegal substances or animals are allowed on the premises of a Temporary Crew Housing facility. The site shall be maintained free of garbage and junk.

6) Revocation of Permit

The Board of County Commissioners may review the status of any permit issued to this Ordinance and take appropriate action to suspend or revoke the same, as provided herein. These remedies are in addition to the remedies provided for failure to comply with applicable zoning ordinances of Mercer County.

a) Suspension or Revocation for Cause

Any permit issued pursuant to this Ordinance may be revoked or suspended for cause by the Board of County Commissioners, which cause may include, among other grounds, the following:

- 1) The applicant being adjudged bankrupt.
- 2) Applicant's falsifying of any statement or statements in the application process described herein.
- 3) Applicant's conviction, or the conviction of an applicant's officers, directors or agents, of any felony crime under the laws of the United States of America or any state or municipality.
- 4) The applicant's violation of any health or sanitary regulations of Mercer County or the State of North Dakota
- 5) The applicant's conduct of business in a disorderly manner or in a manner deemed to be dangerous or detrimental to the public welfare, safety or morals.

- 6) The applicant's, or any agent or employee of the applicant, violation of any term or condition of the permit or any provision of this Ordinance.
- 7) The Sheriff's Department or other law enforcement agency receives or services 10 complaints due to noise, fighting, unruly behavior, or other acts prohibited by the North Dakota Century Code within a three month period of time at the location of the temporary housing unit.
- 8) The Sheriff's Department or other law enforcement agency receives or services three complaints due to noise, fighting, unruly behavior or other acts prohibited by the North Dakota Century Code for any single individual at the temporary housing camp, and said individual is permitted to remain at or in the temporary housing camp by the applicant.
- 9) The Mercer County Sheriff's Department, in its discretion, recommends revocation or suspension of the Temporary Use Permit.
- 10) The temporary housing camp exceeds the number of individuals for which the permit was issued.

b) Notice - Public Hearing

Sanctions or penalties under this ordinance may not be invoked without a public hearing if requested by the applicant. The County Auditor shall give written notification to the applicant that a penalty is being sought under this ordinance. The applicant may notify the County Auditor's office within ten (10) days of such written notification and request a hearing on the proposed penalty. Failure to request a hearing within 10 days of the date of such written notification will be deemed to be acceptance of the penalty without hearing.

A hearing shall be set before the Board of County Commissioners specifying the time and place of hearing, and shall be mailed to the applicant. The hearing shall be recorded electronically solely for the purpose of preparing the minutes and will be destroyed thereafter.

If, after such hearing, the majority of the Board of County Commissioners agrees that sufficient cause exists for the penalty sanctions, the Board shall enter an order in accordance with the provisions of this ordinance. The Board shall issue written findings, conclusion and order which will be mailed to the applicant.

c) No refunds on Revocation or Suspension

When any permit is revoked or suspended for any reason, no portion of the permit fee, or annual fee, shall be returned to the applicant.

7) Expansion of Temporary Crew Housing

In the event an application is to expand an existing Temporary Crew Housing facility, the expansion shall be treated as a new application, and all conditions, terms and fees shall apply to the new application without consideration for the existing Temporary Crew Housing facility.

8) Renewal of Temporary Use Permit

Any Crew Housing Temporary Use Permit granted in accordance with this ordinance shall expire one year from the date of issuance. The permit may be extended by the Board of County Commissioners upon written request 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.

9) Conditions - Reporting Requirements

The Board of County Commissioners or the Planning and Zoning Board may attach any necessary and prudent conditions or reporting requirements to the grant of the temporary use permit.

f) Commercial Motor Vehicle Parking Lot Temporary Use Permit

A commercial Motor Vehicle Parking Lot Temporary Use Permit authorizes a temporary use, the issuance of which is subject to the procedures contained in the Mercer County Zoning Ordinance. It is allowable as a temporary use in Agricultural, Commercial and Industrial Districts. The application shall be submitted to the Mercer County Planning and Zoning Board.

1) Applicant Background Information

The Applicant for a Permit shall provide the following information or documents:

- a) The name, address and contact information of the applicant.
- b) Consent to background investigation of the owner of the proposed lot and of the owner of the real estate upon which the parking lot will be located.
- c) A list of vendors expected to provide services at or to the lot.
- d) Applicant's history of residency, employment and business ownership for five (5) years prior to the date of application. If the applicant is an entity, provide a certificate of good standing from the state of origin. If the applicant is a partnership, the required information and consents shall be furnished for all of the partners. If the applicant is a corporation or limited liability company, information shall be provided as to the applicant's status as a subsidiary, if any, of any other corporation or limited liability company, the purposes for which the applicant was organized, and the names and addresses of all officers, directors, managing agents and the names and addresses of all

stockholders or interest holders owning more than five per cent (5%) of the capital stock of such corporation.

- e) Whether the applicant has ever engaged in the business of owning or operating a commercial motor vehicle parking lot or similar operation before, and if so, the dates and locations of such ownership or operation.
 - f) Whether during the five (5) years immediately preceding the date of the application, the applicant, or any of the applicant's officers, directors, managing agents or partners, have been convicted of a violation of the laws of the United States of America or of any state or municipality; and if so, the dates, locations and courts in which such convictions were obtained.
 - g) Whether the applicant has any agreement, understanding or intention to have any agreement or understanding with any person or entity to obtain, for another person or entity or to transfer to another person or entity, the license obtained or to use the license for any other purpose other than the specific use described in the application, and if so, the names and addresses of such persons and the conditions of such agreements.
 - h) Attach a Certificate of Insurance.
- 2) Application Procedure and General Requirements
- An application for a Permit shall be signed by the applicant or authorized representative and shall include the following information and comply with the following requirements:
- a) The legal description of the property upon which the proposed parking lot will be located as well as a description of the surrounding land uses and ownership.
 - b) A description of the parking spaces together with a numbering system that clearly identifies the spaces for purposes of emergency responses.
 - c) Commercial Motor Vehicle Parking Lots shall be located adjacent to a maintained public or private road. Applicant shall provide a description of existing roads and of proposed access ways within and adjacent to the site and acknowledgement by an engineer licensed in the state of North Dakota that such access will comply with local, state and federal regulations. Road development and maintenance is subject to execution of a road agreement with the county by the Board of Commissioners.
 - d) Description of expected maintenance on the site.
 - e) The name, address and contact information of the onsite manager.
 - f) A copy of any lease for real estate or personal

property involved. If the applicant is not the owner of record, enclose a letter from the owner stating agreement with the proposal.

- g) Plot plans drawn to scale showing structures, setbacks, utilities, drainage, ingress and egress, parking plans, screens, buffers and fencing. The lots shall be subject to the following conditions:
 - 1) Front setback: A Minimum of 200 feet shall be maintained between each structure and the right-of-way line of any county, state or federal road.
 - 2) Rear and side setback: A minimum of 300 feet if adjoining a residential district or 50 feet if adjoining any other district.
 - 3) Setbacks where property near residence: 300 feet from any residence existing at the time of approval by the Zoning Board.
- h) Unit spacing and access shall be adequate to accommodate emergency services.
- i) A list of parking lot rules and regulations, including but not limited to a restriction of 48 hours on the maximum time allowed for a commercial motor vehicle to be parked.
- j) On-site security plan, including plans for controlled access to the facility and a fence encompassing the facility.
- k) Fire and emergency evacuation plan.
- l) Information showing how, by whom, and when the required garbage services and facilities will be provided. All garbage services and facilities will be provided at applicant's expense. Copies of the permit, agreement or approval, issued by the North State Health Department, Custer District Health Unit or other such entity, relating to the refuse disposal plan.
- m) Pay an annual Planning and Zoning fee, upon presentation of application and annually thereafter, in an amount based on the taxes generated from the market value of the land as determined by the Mercer County Tax Equalization Office.
- n) A copy of plans for closing the parking lot, and cleaning up and reclaiming the real property. The applicant must secure a reclamation bond in the amount of Five-Hundred Thousand Dollars (\$500,000), which will be forfeited should the area not be restored to its original condition.
- o) The applicant shall return the original, signed Attachment A, to allow inspection of the premises as described therein.
- p) The applicant shall submit an application fee of \$500 along with the application.
- q) Any additional information deemed necessary by the

Land Use Administrator, the Planning and Zoning Board or the County Commission.

3) Grant of Permit

Any Application for a Permit as provided herein shall be denied to any applicant who, at the discretion of the Mercer County Board of Commissioners, is a person or entity of questionable character, or for any other cause which would, in the opinion of the Board of County Commissioners, render the applicant or the premises to be licensed, improper or unfit for such a facility, or which would, in the judgment of the Board of County Commissioners, make the granting of the permit contrary to the best interests of the County or its citizens.

4) Non-Transferability of Permit

Any Permit issued pursuant to this Ordinance is exclusive to the person or organization granted a permit by this Ordinance and may not be transferred to another party that has not been approved.

5) Prohibited Activities

Fuel storage is not allowed on the premises. The site shall be maintained free of garbage and junk. Truck washing will not be allowed on the premises. No alcoholic beverages, firearms, illegal substances or animals are allowed on the premises of a Commercial Motor Vehicle Parking Lot.

6) Revocation of Permit

The Board of County Commissioners may review the status of any permit issued pursuant to this Ordinance and take appropriate action to suspend or revoke the same, as provided herein. These remedies are in addition to the remedies provided for failure to comply with applicable zoning ordinances of Mercer County.

a) Suspension or Revocation for Cause

Any Permit issued pursuant to this Ordinance may be revoked or suspended for cause by the Board of County Commissioners, which cause may include, among other grounds, the following:

- 1) The applicant being adjudged bankrupt.
- 2) Applicant's falsifying of any statement or statements in the application process described herein.
- 3) Applicant's conviction, or the conviction of an applicant's officers, directors or agents, of any felony crime under the laws of the United States of America or any state or municipality.
- 4) The applicant's violation of any health or sanitary regulations of Mercer County or the State of North Dakota.
- 5) The applicant's conduct of business in a disorderly manner or in a manner deemed to be dangerous or detrimental to the public welfare,

safety or morals.

- 6) The applicant's or any agent or employee of the applicant, violation of any term or condition of the permit or any provision of this Ordinance.
- 7) The Sheriff's Department or other law enforcement agency receives or services 10 complaints due to noise, fighting, unruly behavior, or other acts prohibited by the North Dakota Century Code within a three month period of time at the location of the commercial motor vehicle parking lot.
- 8) The Sheriff's Department or other law enforcement agency receives or services three complaints due to noise, fighting, unruly behavior or other acts prohibited by the North Dakota Century Code for any single individual at the commercial motor vehicle parking lot, and said individual is permitted to remain at or in the commercial motor vehicle parking lot.
- 9) The Mercer County Sheriff's department, in its discretion, recommends revocation or suspension of the Temporary Use Permit.

b) Notice - Public Hearing

Sanctions or penalties under this Ordinance may not be invoked without a public hearing if requested by the applicant. The County Auditor shall give written notification to the applicant that a penalty is being sought under this ordinance. The applicant may notify the County Auditor's Office within ten (10) days of such written notification and request a hearing on the proposed penalty. Failure to request the hearing within 10 days of the date of such written notification will be deemed to be acceptance of the penalty without hearing.

A hearing shall be set before the Board of County Commissioners specifying the time and place of hearing, and shall be mailed to the applicant. The hearing shall be recorded electronically solely for the purpose of preparing the minutes and will be destroyed thereafter.

If, after such hearing, the majority of the Board of County Commissioners agrees that sufficient cause exists for the penalty sanctions, the Board shall enter an order in accordance with the provisions of this Ordinance. The Board shall issue written findings, conclusion and order which will be mailed to the applicant.

c) No Refunds on Revocation or Suspension

When any permit is revoked or suspended for any reason, no portion of the permit fee, or annual fee, shall be returned to the applicant.

7) Expansion of Commercial Motor Vehicle Parking Lot

In the event an application is to expand an existing parking lot, the expansion shall be treated as a new application, and all conditions, terms and fees shall apply to the new application without consideration for the existing parking lot.

8) Renewal of Temporary Use Permit

Any Permit granted in accordance with this Ordinance shall expire one year from the date of issuance. The permit may be extended by the Board of County Commissioners upon written request 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.

9) Conditions - Reporting Requirements

The Board of County Commissioners or the Planning and Zoning Board may attach necessary and prudent conditions or reporting requirements to the grant of the temporary use permit.

B. Permit applications shall include the following:

1. Name and address of the applicant.
2. Date.
3. Written description of the location of the site and/or event.
4. Location of temporary structures incidental to the operation of the event.
5. Written approval of sanitary facilities by the county sanitarian, or in that person's absence, by a representative of the Custer District Health Unit.

C. Permits shall be valid for one calendar year unless otherwise determined by the Board of County Commissioners, and shall be renewable at the discretion of the Board.

V. EXCEPTIONS TO MAXIMUM HEIGHT REQUIREMENTS

The following shall be exempt from maximum height requirements in all district regulations:

Antennas, belfries, chimneys, cupolas, flag poles, ventilators, water tanks, wind mills or other appurtenances usually required to be placed above roof level and not intended for human occupancy.

VI. CAR ENTHUSIAST / COLLECTOR

The Car Enthusiast / Collector shall reasonably and prudently shield their Antique Motor Vehicles / Parts Cars / Donor Cars / Special Interest Vehicles and any other materials needed to accomplish their purpose, from main public roads adjacent to their property.

1. They shall reasonably and prudently care for the environment around these storage sights so as to consider plant life, animal life and ground and surface water.
2. This shall be in accordance with state and federal laws. "Reasonably" and "Prudently" means caring for the storage of the aforementioned vehicles, tractors, etc, in such a way as to consider their neighbors and passerby. "Shielding" could include but not limited to:
 - a. Behind a fence.
 - b. Behind or inside a permanent structure.
 - c. Behind topography.
 - d. Under a "Car Cover".
 - e. Behind a "Living Snow Fence".
 - f. Anything more than 1,000 feet from a road is considered shielded.