

PUBLIC NOTICE

Notice is hereby given that on **August 18, 2026 and September 1, 2026**, at the hour of **8:45 a.m.** in the Cavalier County Courthouse Commission Room, the Cavalier County Commission will hold public hearings on the Cavalier County Planning and Zoning Commission's Resolution for the Adoption of the following Amendments to the Zoning Regulations for Cavalier County as follows:

AMENDMENTS*

*Strikethrough indicates removed words

*underline and **bold** indicates added words (**bold** used for purposes of this document only; **bold** will not reflect on the original Cavalier County Zoning Regulations)

DEFINITIONS (Page 1)

1. Agriculture

The art or science of cultivating the soil and activities incident thereto; the growing of soil crops in the customary manner on open tracts of land; the ~~business~~ raising of livestock and poultry; animal feed operations; farming and ranching.

CONDITIONAL USE PERMITS (Page 6)

4. Conditional Use Permits: A Permit is required and a public hearing will be held. The fee for a permit will be ~~Five Hundred and No/100 (\$500.00), One Thousand and No/100 (\$1,000.00) Dollars for a project of One Hundred Thousand and No/100 (\$100,000.00) Dollars or less in value. The fee for a project greater than One Hundred Thousand and No/100 (\$100,000.00) Dollars shall be one percent (1%) of the project value up to a maximum fee of Five Thousand and No/100 (\$5,000.00) Dollars.~~ The following will be conditionally permitted uses:

CONDITIONAL USE PERMITS (Page 7)

d. Electric substations, battery storage, energy generating facilities, and gas regulators provided that for each electric substation where transformers are exposed, there shall be an enclosing wall or fence at least six (6) feet high.

m. ~~Manufacturing facility~~ Data storage or processing or artificial intelligence centers.

All conditionally permitted uses listed below must not be located less than 5,280 feet from or as per State regulation, from the nearest existing residence and areas zoned residential.

CONDITIONAL USE PERMITS (a new section to be added)

5. Conditional Use Permits for Wildlife Management and Mitigation Acres: A Permit is required and a public hearing will be held. The fee for a permit will be \$100 per acre for property transferred within Cavalier County, \$5,000 per acre for property transferred out of Cavalier County.

BUILDING OR DEVELOPMENT PERMIT FEE (Page 8)

2. Fees for building (development) permits shall be as follows: ~~No fee required.~~

- a. Residential or Agricultural: No fee required.
- b. Industrial or Commercial:
 - i. 0% for a project of less than \$10 Million;
 - ii. 0.5% for a project of \$10 Million and above.

Dated this the 17th day of July, 2026.

CAVALIER COUNTY PLANNING AND
ZONING BOARD

/s/ Lisa Gellner
BY: Lisa Gellner – Secretary