

6.0502. "R-1" Detached Single Family Residential District

6.0502.1. Statement of Intent. It is the intent of this zoning district to provide for low density detached single family residential as well as public and semi-public uses and compatible accessory uses.

6.0502.2. Permitted Uses.

1. Detached Single Family Dwellings.
2. Publicly owned and operated buildings, parks, playgrounds and recreational facilities.
3. Churches and places of worship.
4. Public or private schools and educational facilities.
5. Accessory buildings, garages, personal shops or sheds, less than 1000 ft².
6. Family home daycare with fewer than 12 children.
7. Group homes with six (6) or fewer developmentally disabled persons, as per NDCC Chapter 25-16-11.

6.0502.3. Conditionally Permitted Uses. These uses may be permitted in this district upon further review of the City Council as required in Section 6.0701 of this ordinance.

1. Accessory dwelling units located within the primary structure.
2. Home occupations compliant with this ordinance.
3. Accessory buildings, detached garages, personal shops or sheds, greater than 1000 ft².

6.0502.4 Yard Requirements for R-1 District.

	Residential	Accessory Use	Non-Residential
Lot Area Minimum (ft ²)	8,000		
Lot Width Minimum (ft.)	80		
Lot Depth Minimum (ft.)	100		
Front Setback Minimum (ft.)	25	25	25
Rear Setback Minimum (ft.)	25	5	25
Side Setback Minimum (ft.)	8 ⁽¹⁾	5 ⁽¹⁾	12
Maximum Lot Coverage	35%		35%
Maximum Building Height (ft.)	30	15	30

(1) Minimum Side Yard for structures on corner lots which abut a public right-of-way shall be a minimum of 10 feet. Minimum side yard for structures with driveway access from side yard shall be a minimum of 20 feet.

6.0503 **"R-2" Low and Medium Density Residential District**

6.0503.1. Statement of Intent. It is the intent of this zoning district to provide for low and medium density residential dwellings as well as public and semi-public uses and compatible accessory uses.

6.0503.2. Permitted Uses.

1. All permitted uses in the R-1 District.
2. Two-family dwellings, twin-homes, and town houses with no more than two attached units per structure.
3. Group homes with eight (8) or fewer developmentally disabled persons, as per NDCC Chapter 25-16-14.
4. Law enforcement and emergency service facilities.

6.0503.3. Conditionally Permitted Uses. These uses may be permitted in this district upon further review of the Planning Commission and City Council as required in Section 6.0701 of this ordinance.

1. Any Conditional Use permitted in the R-1 District.
2. Townhouses or condominiums with 3 or 4 attached units per structure, provided it is not adjacent to an R-1 zoned property.
3. Manufactured homes with a minimum 1,000 ft² of floor area.

6.0503.4 Yard Requirements for R-2 District.

	One-Family	Two-Family	3-4 Unit Structure	Non-Residential	Accessory Structure
Lot Area Minimum (ft ²)	6,000	7,000 ⁽²⁾	3,500		
Lot Width Minimum (ft)	60	70	35		
Lot Depth Minimum (ft)	100	100	100		
Front Setback Minimum (ft)	25	25	25	25	25
Rear Setback Minimum (ft)	25	25	25	25	5
Side Setback Minimum (ft)	6 ⁽¹⁾	6 ⁽¹⁾	6 ⁽¹⁾	12	5
Maximum Lot Coverage	40%	40%	40%	35%	
Maximum Building Height (ft)	30	30	30	30	15

⁽¹⁾ Minimum Side Yard for structures on corner lots which abut a public right-of-way shall be a minimum of 10 feet. Minimum side yard for structures with driveway access from side yard shall be a minimum of 20 feet.

⁽²⁾ If units are intended to be sold separately the lot area minimum shall be 3,500 ft² per lot.

6.0504. "R-3" Limited Multiple Dwelling District

6.0504.1. Statement of Intent. It is the intent of this zoning district to provide for diverse mix of low and medium density residential dwellings as well as public and semi-public uses and compatible accessory uses.

6.0504.2. Permitted Uses.

1. All permitted uses in the R-2 District.
2. Townhouse and condominium structures with up to 8 units.

6.0504.3. Conditionally Permitted Uses. These uses may be permitted in this district upon further review of the Planning Commission and City Council as required in Section 6.0701 of this ordinance.

1. Any Conditional Use permitted in the R-2 District.
2. Assisted living facilities with 8 or fewer beds.

6.0504.4. Yard Requirements for R-3 District.

	One Family	Two Family	3+ Unit Townhome	Non-Residential	Accessory Structure
Lot Area Minimum (ft ²)	6,000	7,000 ⁽²⁾	3,000		
Lot Width Minimum (ft)	60	70	24		
Lot Depth Minimum (ft)	100	100	100		
Front Setback Minimum (ft)	25	25	25	25	25
Rear Setback Minimum (ft)	25	25	25	25	5
Side Setback Minimum (ft)	6 ⁽¹⁾	6 ⁽¹⁾	6 ⁽³⁾	12	5
Maximum Lot Coverage	40%	40%	40%	40%	
Maximum Building Height (ft)	30	30	30	30	15

- (1) Minimum Side Yard for structures on corner lots which abut a public right-of-way shall be a minimum of 10 feet. Minimum side yard for structures with driveway access from side yard shall be a minimum of 20 feet.
- (2) If units are intended to be sold separately the lot area minimum shall be 3,500 ft² per lot.
- (3) For structures with 3 or more townhouse or condominium units the interior unit(s) shall have a zero setback requirement at the common wall, while end units shall have a required six (6) foot setback from the exterior wall. On corner lots the minimum side setback for end units shall be 10 feet.

6.0505. "R-4" Multi-Family Dwelling District

6.0505.1. Statement of Intent. It is the intent of this zoning district to provide for diverse mix of medium to high density residential dwellings as well as public and semi-public uses and compatible accessory uses.

6.0505.2. Permitted Uses.

1. All permitted uses in the R-3 District.
2. Multiple dwelling structures with up to 16 units, with a maximum of eight (8) units per floor.

6.0505.3. Conditionally Permitted Uses. These uses may be permitted in this district upon further review of the Planning Commission and City Council as required in Section 6.0701 of this ordinance.

1. Any Conditional Use permitted in the R-3 District.
2. Assisted living facilities with 12 or fewer beds.

6.0505.4 Yard Requirements for R-4 District.

	One Family	Two Family	3+ Unit Townhome	Multi-Family	Non-Residential	Accessory Structure
Lot Area Minimum (ft ²)	5,000	6,000 ⁽²⁾	3,000	(4)		
Lot Width Minimum (ft)	50	60	24			
Lot Depth Minimum (ft)	100	100	100			
Front Setback Minimum (ft)	25	25	25	25	25	25
Rear Setback Minimum (ft)	25	25	25	25	25	5
Side Setback Minimum (ft)	6 ⁽¹⁾	6 ⁽¹⁾	6 ⁽³⁾	10	12	5
Maximum Lot Coverage	40%	40%	40%	40%	40%	
Maximum Building Height (ft)	30	30	30	30	30	15