



Vehicle Definitions Zoning Text Amendment Staff

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: February 4, 2026
 Re: ZTA-004-2026 Section 62 – Vehicle Definitions

APPLICANT

Name: City of Dickinson Community
 Development
 Address: 38 1st Street West
 City: Dickinson North Dakota 58601

Public Hearing	February 11, 2026	Planning and Zoning Commission
Public Hearing	March 3, 2026	City Commission
Final Consideration	March 17, 2026	City Commission

Community Development staff is requesting approval of zoning text amendments to Section 62-10 – Definitions, Section 62-471 – Accessory uses, and Section 62-594 – Parking of certain vehicles, in Chapter 62-Zoning of the Dickinson Municipal Code, to update the definitions of personal, commercial, heavy, and recreational vehicles. Specifically, the ordinance eliminates the definitions of heavy recreational vehicles and heavy vehicles, and adds the existing definition of a heavy vehicle into the commercial vehicle definition. This proposed amendment also clarifies that commercial vehicles cannot be parked or stored on residential lots.

Staff recommendation: Staff recommends approval of this text amendment.

The proposed ordinance amending Chapter 62 updating vehicle definitions is included with this staff report.

STAFF ANALYSIS

BACKGROUND

At the request of City officials, the Community Development Department began researching how different North Dakota communities define personal, commercial, recreational, and heavy vehicles, as well as how those definitions compare to those found in the North Dakota Century Code.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Municipal Code

Heavy commercial vehicles are referred to in Section 62-471: Accessory uses, in reference to the parking and storage of heavy commercial vehicles for home-based occupations. As heavy commercial vehicles are not defined in the Municipal Code, this amendment updates the language to reference commercial vehicles.

Section 62-594(a)(5) states that *"Commercial vehicles and heavy vehicles shall not be parked on any lot within the R-1, R-2, R-3, and MH Districts. This section shall apply even if the commercial vehicle or heavy vehicle is not being driven for the purpose of the commercial application, endeavor or business at the time said vehicle is parked within the aforementioned zoning districts."* In the past, there has been confusion from residents about what constitutes a commercial vehicle and where these vehicles can be parked and stored. This ordinance clarifies that commercial vehicles are any vehicle used for a commercial purpose that are greater than 10,000 pounds gross empty weight.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: This ordinance was brought in front of the City Commission at the February 17th and March 3rd City Commission meetings. During this public hearing, two Dickinson residents spoke against the ordinance due to how enforcement is handled, whether snow removal would be impacted, and how vehicle weight will be considered. City Commission voted 3-2 to approve the proposed amendment with multiple changes being made to the ordinance, including combining the definitions of heavy and commercial vehicles into one commercial vehicle definition, calling out equipment over 10,000 pounds will still be considered a commercial vehicle, and clarifying commercial vehicles will not be permitted in residential lots instead of heavy vehicles.

Staff Recommendation: The City Development Team staff recommends **approval** of ZTA-004-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-004-2026: The Vehicle Definitions Zoning Text Amendment** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend denial of **ZTA-004-2026: The Vehicle Definitions Zoning Text Amendment** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*