



Agriculture Development Regulations Zoning Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: July 2, 2025
 Re: ZTA-002-2025 Section 62 – Development Regulations

OWNER/APPLICANT

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

Public Hearing	July 9, 2025	Planning and Zoning Commission
Public Hearing	July 15, 2025	City Commission
Final Consideration	August 5, 2025	City Commission

Community Development staff is requesting approval of a zoning text amendment to Section 62-162. – Development regulations, as found in Table 62-162-3a: Summary of Site Development Regulations in Chapter 62-Zoning of the Dickinson Municipal Code, to increase the minimum lot area of the Agriculture (AG) zoning district from five (5) acres to ten (10) acres. This proposed amendment aligns Dickinson's zoning regulations with many of the adopted land development regulations in North Dakota. The proposed increase in the AG minimum lot size may also accomplish the following:

- Decrease the potential for creating land use conflicts with residentially-zoned properties in the City's Extra-Territorial Zone (ETZ); and
- Prevents the proliferation of subdivisions consisting of five-acre lots that could hinder redevelopment patterns.

Staff recommendation: Staff recommends approval of this text amendment.

STAFF ANALYSIS

BACKGROUND

According to Table 62-162-1: Purposes of Zoning District in Section 62-162 of the Municipal Code, the purpose of the Agricultural Zoning District is stated as follows: *"The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the City extraterritorial jurisdiction."*

Based on research of municipal land development codes of other North Dakota cities, the current five-acre minimum lot area found in Dickinson's Municipal Code currently is smaller than the majority of minimum lot area requirements for Agricultural zoning. Increasing the minimum lot size from five (5) acres to ten (10) acres puts the City Municipal Code in line with those cities' land development regulations.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

The AG zoning district is only permitted within the City of Dickinson's ETZ. As the City of Dickinson grows, five-acre AG-zoned lots are more difficult to redevelop due to the large lot areas and ongoing agricultural uses. Requiring developers to rezone rural subdivisions into Rural Residential (RR), which has a one-acre minimum lot area, as opposed to AG allows for these lots to continue to be utilized primarily for residential uses. Additionally, RR-zoned subdivisions may be less difficult to rezone, subdivide, and redevelop into smaller lots than AG-zoned large lot subdivisions, should city water and sewer services become available.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends **approval** of ZTA-002-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-002-2025: The Agriculture Development Regulations 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-002-2025: The Agriculture Development Regulations 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."*