



Industrial Off-Street Parking Standards Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: January 7, 2026
 Re: ZTA-001-2026 Section 62 – Industrial Off-Street Parking Standards

APPLICANT

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

Public Hearing	January 14, 2026	Planning and Zoning Commission
Public Hearing	January 20, 2026	City Commission
Final Consideration	February 3, 2026	City Commission

Community Development staff is requesting approval of a zoning text amendment to Section 62-592 - Off-street parking design standards, in Chapter 62-Zoning of the Dickinson Municipal Code, to prevent scoria and dirt from being considered finished surfacing within City limits and to add a requirement for a 50-foot minimum paved area from the right-of-way for any unpaved parking areas. The intention of this amendment is to limit dust generation, track out, and erosion from industrial parking areas and to prevent maintenance issues from tracking debris into the rights-of-way or stormwater drains.

Staff recommendation: Staff recommends approval of this text amendment.

STAFF ANALYSIS

BACKGROUND

City staff has received complaints from residents regarding dust being blown into both adjacent properties and the rights-of-way from industrial areas utilizing scoria as a finished surface in off-street parking and traffic circulation areas.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Municipal Code

Industrial sites are currently able to utilize scoria and other high-dust-generating materials as finished surfacing for parking and traffic circulation areas. This ordinance prevents these materials from being used as finished surfaces and requires a fifty-foot stretch of pavement that can catch debris from other unpaved surfaces prior to vehicles reaching City right-of-way. Sites that currently use scoria as a finished material shall be considered legally nonconforming and will be required to be brought into compliance in the event any building permit is applied for. The proposed ordinance will only impact sites within City limits.

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-001-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-001-2026: The Industrial Off-Street Parking Standards 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-001-2026: The Industrial Off-Street Parking Standards 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."*