

City**Purpose/Intent****Dickinson**

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

Minimum Lot Size

Five (5) acres

Minimum Lot Width

300 feet

Setbacks

Front -50 feet Side-15 feet Rear-50 feet

Maximum Height

n/a

Bismarck

General description. The agricultural district is established as a district in which the predominant use of land is for general agricultural uses. For an A agricultural district, in promoting the general purposes of this ordinance, the specific intent of this section is: a. To encourage the continued use of land for agricultural uses. b. To discourage scattered commercial and industrial use of land, and to prohibit any other use which would interfere with an integrated and efficient development of the land for more intensive urban uses as the city expands. c. To discourage any use, which because of its character or size, would create unusual requirements and costs for public services, such as police and fire protection, water supply and sewerage before such services could be expanded efficiently in the normal development of the city. d. To provide additional development standards for non-farm rural properties abutting the Missouri River developed after November 25, 2003

One single-family dwelling shall be allowed for each parcel of land not less than forty (40) acres in size or the aliquot part of a corrective section intended to comprise a quarter-quarter-section, provided such aliquot part is not less than thirty-five (35) acres in size.

Front yard-175 feet from arterial road; 125 feet from collector roads; 40 feet from local roads.

Side yards. Each lot shall have two (2) side yards, one on each side of the principal building. The sum of the width of the two (2) side yards shall be not less than twenty (20) per cent of the average width of the lot, but in no case less than fifteen (15) feet per yard. Provided further, that no building housing livestock or poultry shall be less than fifty (50) feet distant from any residential building on an adjacent lot, nor shall such a building be less than fifty (50) feet from the boundary of any lot in a residential or commercial district. No building on a corner lot shall have a side yard on the side street less than the front yard requirements specified in this section.

Rear yard-20 feet unless it abuts an arterial or collector road ROW

50 feet. For each one foot or fraction thereof that a building exceeds thirty-five (35) feet in height, there shall be added four (4) feet to the minimum width of each side yard, two (2) feet to the minimum depth of front yard, and two (2) feet to the minimum depth of rear yard required by this section.

Fargo

The AG, Agricultural district is intended to accommodate agricultural land uses and provide an interim zoning classification for lands pending a determination of an appropriate permanent zoning designation.

10 acres

200 feet

Front yard-50 feet and a minimum of 100 feet from right-of-way of an arterial or section line road.

Interior side yard-25 feet. Street side yard-25 feet and a minimum of 75 feet from an arterial or section line road

35 feet

AGRICULTURAL ZONING DISTRICT RESEARCH

Grand Forks

Statement Of Intent of A-1 Agricultural Preservation District. The intent of the (A-1) agricultural preservation district is to preserve and protect agricultural land use and the activities that are associated with it. The A-1 district recognizes that the proximity of the land within the Grand Forks urbanized area strongly influences land use decisions. Therefore, the intent of this district is also to direct nonfarm development and urban-oriented growth into lands adjacent and/or contiguous to the city and to promote a compact development pattern which:(A)Preserves agricultural land and protects it from land use conflicts associated with non-farm development.(B)Prevents nonfarm rural development that will inhibit the city's ability to grow in an orderly manner in the future.(C)Conserves travel distances, energy consumption, and makes public transportation feasible.(D)Maximizes the efficiency of future extensions of city utilities and services. Statement of intent of A-2 agricultural urban reserve district The intent of the (A-2) agricultural urban reserve district is to preserve and protect agricultural land use and the activities that are associated with it. The A-2 district recognizes that the proximity of the land within the Grand Forks urbanized area strongly influences land use decisions. Therefore, the primary intent of this district is to preserve and protect agricultural land use by directing nonfarm

A-1-40 acres . A-2 40 acres

A-1-1320 feet A-2 330 feet

Front yard-35 feet from property line; 75 feet from a section line roads. This additional setback accounts for future section line roadway dedication of approximately forty-two (42) feet in addition to the typical thirty-three-foot half section of a section-line road, plus a thirty- to thirty-five-foot setback from future road right-of-way.

35 feet for dwellings and nonfarm related accessory buildings only. None for agricultural buildings

Mandan

General description. The A Agricultural District is established as a district in which the predominant use of land is for general agricultural uses. For the A Agricultural District, in promoting the general purposes of this chapter, the specific intent of this section is as follows: a. To encourage the continued use of the land for agricultural uses. b. To prohibit scattered commercial and industrial uses of the land and to prohibit any other use which would interfere with an integrated and efficient development of the land for more intensive urban uses as the city expands. c. To discourage any use which, because of its character or size, would create unusual requirements and costs for public services, such as police and fire protection, water supply and sewage before such services could be expanded efficiently in the normal development of the city.

Provided, however, that on a record lot having an area of less than five acres, but not less than 20,000 square feet, corresponding to a record lot shown on a plat or deed recorded prior to the adoption of the ordinance from which this section is derived, any of the following uses are permitted: 1. Single-family dwelling. 2. Church. 3. Education group. 4. Public recreation group. 5. Fire station. 6. Railroad line trackage. 7. General farming group, as defined in section 105-1-4. 8. Truck farming group, as defined in section 105-1-4. 9. Utility service group. 10. Animal hospital. 11. Oil or gas well. 12. Fireworks stand. And on a similar lot having an area of less than the 20,000 square feet but not less than 5,000 square feet, the following uses are permitted: 1. Single-family dwelling. 2. Church. 3. Fire station. 4. Railroad line trackage. 5. Truck farming group. 6. Utility service group.

Each lot shall have a width of not less than 100 feet measured along the front building line; provided, however, that on a record lot having a width of less than 100 feet at the front building line, and corresponding to a record lot shown on a plat or deed recorded prior to the adoption of the ordinance from which this section is derived, the minimum lot width measured along the front building line may be reduced to not less than 50 feet.

Front yard-25' Side yard. Each lot shall have two side yards, one on each side of the principal building. The sum of the width of the two side yards shall not be less than 20 percent of the average width of the lot. On any lot having an average width of 60 feet or less, each side yard shall be not less than ten percent of the width of the lot, and in no case shall a side yard be less than five feet in width. On any lot having an average width greater than 60 feet, neither side yard shall be less than six feet in width; provided, however, that for any building 35 feet in height or less, no side yard greater than 15 feet in width shall be required; provided, further, that no building housing livestock or poultry shall be less than 50 feet distant from any residential building on an adjacent lot, nor shall such building be less than 50 feet from the boundary of any lot in a residential or commercial district. Rear yard-20 feet

No single-family dwelling shall exceed 2.5 stories, nor shall it exceed 35 feet in height. No principal building for any other permitted use shall exceed four stories, nor shall it exceed 50 feet in height. For each one foot or fraction thereof that a building exceeds 35 feet in height, there shall be added four feet to the minimum width of each side yard, two feet to the minimum depth of the front yard and two feet to the minimum depth of the rear yard required by this section. Any accessory building that exceeds 25 feet in height shall be considered a principal building for the purpose of figuring yards and distances from lot boundary lines.

Minot

The AG (Agricultural) District is established as a district, in which the principal use of the land shall be for farming, ranching and related uses. The AG District falls within the Agricultural and Open Space (AOS) Land Use Category within the City of Minot Comprehensive Plan.

10 acres

None

35 feet

None

Watford City A-1

This district is established to protect the City of Watford City from uses which would have an adverse effect on the city and to preserve land until it is developed as part of the city.

Farm tracts-10 acres

n/a

Front yard-30 feet. Double frontage-30 feet. Interior side yard-6 feet. Rear yard-30 feet.

When a building or structure is within one hundred fifty (150) feet of any residential district, said building or structure shall not exceed thirty-five (35) feet in height. When a building or structure is more than one hundred fifty (150) feet from any residential district, said building or structure shall not exceed seventy-five (75) feet in height.

West Fargo

The provisions of the "A" District are intended to establish and preserve areas for agricultural uses, wherein certain recreational, residential, and public activities which do not significantly change the natural character of the land are permitted.

Commercial/agricultural and horticulture uses - none;

- Single family dwellings on lots of record - 1 acre;

- Single family dwellings on newly created lots - 40 acres

- Other uses - 10 acres

300 feet

Minimum front yard: Local Road : 120' from centerline or 40' from the established right-of-way, whichever is greater. Side yard-20 feet. Rear yard-50 feet

- Collector Road : 150' from centerline or 75' from the established right-of-way, whichever is greater.

- Arterial Road: 150' from centerline or 75' from the established right-of-way, whichever is greater.

None for farm uses; 35 feet for none-farm uses

Williston

Intent. This district is intended to protect and preserve lands which are presently rural or agricultural in character and use. These lands are not presently required for urban development, but will accommodate residential development opportunities for those who desire rural living and are willing to live in more remote locations and to assume the costs of providing many of their own services and amenities. This district is also intended to protect and preserve areas of prime agricultural soils as identified in the Williston Development Guide, for continued agricultural and agriculturally-oriented uses. These areas consist of the most agriculturally productive soils and should not be converted from agricultural to another zoning classification unless and until there are no other lands available in Williston and the extraterritorial area to accommodate nonagricultural uses. This district is not intended to regulate agricultural uses, but to regulate those uses which threaten agriculture. This district is also intended to allow development of mineral resources including oil and gas, coal, potash, sand, gravel, scoria, and the like in a manner that does not adversely impact the natural environment and adjoining land uses.

10 acres

125 feet

Front yard-50 feet; Side yard-15 feet; Rear yard 25% of the depth of the lot