

ORDINANCE NO. 2025

**AN ORDINANCE AMENDING AND RE-ENACTING SECTION 62-162 OF
CHAPTER 62, RELATING TO AG-DISTRICT LOT SIZE MINIMUM
REQUIREMENTS**

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF
DICKINSON, NORTH DAKOTA, AS FOLLOWS:

SECTION 1: Section 62-162. Development regulations of Chapter 62 of the Municipal
Code of the City of Dickinson is hereby amended and re-enacted as follows:

Sec. 62-318. - Boundaries.

Table 62-162-3a. Summary of Site Development Regulations

Regulator	AG	RR	R-1	R-2	R-3*
Minimum lot area (square feet)	10 acres	1 acre (Note 1)*	7,500	7,000	7,000
Minimum lot width (feet)	300	100			
Single-family detached			60	50	50
Single-family attached			45	45	45
Other residential			60	75 (Note 3)	75 (Note 3)
Site area per housing unit (square feet)					
Single-family detached	10 acres	1 acre	7,500	7,000	7,000
Single-family attached				4,000	4,000
Duplex				10,000	10,000
Townhouse or multifamily up to 4 units				7,000 for the first unit and 3,000 thereafter (Note 6)	7,000 for the first unit and 3,000 thereafter
Each additional multifamily unit over 4 units					7,000 for the first unit, 3,000 for the next three units and 1,000 thereafter
Retirement residential	(Note 10)		(Note 10)	(Note 10)	(Note 10)
Front yard arterial streets	50	40	25	25	25
Other streets	50	40	25	25	25
Street side yard	15	15	15	15	15
Interior side yard	15	15	6	6 (Note 2)	6 (Note 2)
Rear yard	50	25	20	20 (Note 5)	20 (Note 5)

Maximum height (feet)		40	40	SUP in excess of 65 feet	60
Maximum building coverage	NA	25 percent	40 percent	60 percent	70 percent
Maximum impervious coverage	NA	35 percent	50 percent	65 percent	75 percent
Floor area ratio	NA	NA	NA	NA	

Notes accompanying this table appear after Table 62-162-3c.

Section 2: Repeal of Ordinances in Conflict. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3: Severability. In the event any section of this Ordinance is held invalid by court of competent jurisdiction, the invalidity shall extend only to the section affected, and other sections of this Chapter shall continue in full force and effect.

Section 4: Effective Date: This Ordinance shall be in full force and effect from and after final passage.

Scott Decker, President
Board of City Commissioners

ATTEST

Dustin Dassinger, City Administrator

First Reading: _____, 2025

Second Reading: _____, 2025

Final Passage: _____, 2025