



Vehicle Storage & Auto Services Zoning Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: September 3, 2025
 Re: ZTA-004-2025 Section 62 – Vehicle Storage & Auto Services

OWNER/APPLICANT

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

Public Hearing	September 10, 2025	Planning and Zoning Commission
Public Hearing	September 16, 2025	City Commission
Final Consideration	October 7, 2025	City Commission

Community Development staff is requesting approval of a zoning text amendment to Section 62-10 - Definitions, Table 62-162-2. Permitted Uses by Zoning Districts in Section 62-162 – Development Regulations, and Section 62-462 - Commercial uses in Chapter 62-Zoning of the Dickinson Municipal Code, to clarify the classification and design standards of outdoor storage and vehicle storage in relation to the auto services use. The intention of this amendment is to clearly define the standards the City of Dickinson utilizes regarding vehicles related to the auto services use.

Staff recommendation: Staff recommends approval of this text amendment.

STAFF ANALYSIS

BACKGROUND

Historically, the City of Dickinson has considered outdoor storage and vehicle storage as two separate uses. The proposed zoning text amendment clears up the distinction, making application unambiguous.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

City staff conducted research on whether existing auto service uses in the city are compliant with the screening requirements if vehicles are considered outdoor storage. Staff finds a majority of auto service businesses would not comply with the screening requirements if applied in this manner, and that compliance would be unfeasible for 20% of those businesses. City staff is looking to clarify that outdoor storage and vehicle storage are two separate uses with two separate screening requirements.

The Dickinson Municipal Code Section 62-133 defines vehicle storage (short-term) as *"short-term storage of operating or non-operating vehicles for a period of no more than 21 days. Typical uses include storage of private parking tow-aways or impound yards but exclude dismantling or salvage."* Additionally, Section 62-135 defines vehicle storage (long-term) as *"long-term storage of operating or non-operating vehicles for a period exceeding 21 days. Typical uses include storage of private parking tow-aways or impound yards but exclude dismantling or salvage."* Vehicle storage (short-term) is permitted in the General Commercial (GC), Limited Industrial (LI), and General Industrial (GI) zoning districts, while vehicle storage (long-term) is only permitted in the LI and GI zoning districts. Table 62-162-2: Permitted Uses by Zoning Districts also includes Vehicle Storage as a commercial use permitted in LI and requiring a Special Use Permit in GC. The proposed amendment removes this use as there are already two more detailed definitions for vehicle storage uses.

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-004-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-004-2025: The Vehicle Storage & Auto Services 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-004-2025: The Vehicle Storage & Auto Services 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."*