The 9 draft ordinances were presented during public hearings to the Planning Commission on August 12th and September 9th, 2026. The Board of County Commission approval the amendments by a 4-1 vote.

Attachments:

Ex. 1. Zoning District Article 3 Definitions
Ex. 2. Zoning District Article 6 Incidental Uses
Ex. 3. Zoning District Article 8 Section 4, Sec. 8, Sec. 22
Ex. 4. Zoning District Article 11 Ag Agricultural
Ex. 5. Zoning District Article 12 R1 Residential
Ex. 6. Zoning District Article 12 R2 Residential
Ex. 7. Zoning District Article 15 R5 MH
Ex. 8. Zoning District Article 16 C Commercial
Ex. 9. Zoning District Article 18 I Industrial

- **Ex. 1. Zoning District Article 3 Definitions**

Article 3- Definitions

Buffer Yard: A strip of land, identified in the zoning ordinance, established to protect one type of land use from another of an incompatible land use. An appropriate buffer may vary depending on uses, districts etc. For PUD or Special Use Permits, the size and width shall be determined by the Burleigh County Board,

Buffer Yards.

a. Purpose. The buffer yard requirements are intended to provide separation between land uses of differing intensity. Buffer yards utilize a combination of distance and plantings to form a dense landscaping screen to mitigate the undesirable impacts associated with incompatible land uses on adjacent properties.

b. Applicability. Buffer yards shall be required between a single- or two-family residential use zoning and any other non-agricultural land use.

c. Location of Buffer Yards. Buffer yards shall be located along the entire length of any lot line where two (2) land uses of differing intensity abut, excluding areas adjacent to access points and sight triangles. Such buffer yards may be located within required yards, but not within any portion of the public right-of-way or access easement.

d. Responsibility for Buffer Yard Installation. Installation of all required buffer yards shall be the responsibility of the proposed higher intensity use and shall be located on the lot of the higher intensity use.

e. Standards. Buffer yards shall be installed in accordance with the following table:

i. Screening Fence. A screening fence may be made of solid wood, composite material with the appearance of solid wood, vinyl with the appearance of solid wood, masonry, or a combination of masonry and any of the other materials listed.

Area Where Buffer Yards Are Required	Minimum Width of Buffer Yard	Landscape Materials Required- 100 Lineal Feet
Side or rear yard of any expanding higher intensity land use adjacent to single and two-family residential uses or zoning	10 feet w/6-foot screening fence As determined by the Burleigh County Board	4 shade trees and 2 ornamental trees

Childcare Center- Also known as a Daycare Center, is a free-standing facility offering care, maintenance, and supervision for hire or compensation, for less than twenty-four (24) hours per day, for more than twelve (12) children under the age of twelve (12) years and licensed by the North Dakota Department of Human Services as an early childhood program.

Communication Tower: An elevated broadcast structure designed to support antennas and other communication equipment for the transmission and reception of signals such as radio, television, telephone, internet, and satellite communications.

Greenhouse-Commercial: A building used for indoor cultivation and production of flowers, crops, fruit trees, nursery stock, truck garden products, regardless of the climate, for wholesale purposes only.

Greenhouse-Retail: A building that is made primarily of translucent building material, used, designed or intended to be used for onsite sales and display of plants, products grown or stored therein, gardening supplies and equipment, or landscaping supplies and equipment.

Personal Storage Unit: A non-habitable, non-commercial building owned or used by an individual or household for personal storage, hobbies, craftwork, or private recreation, and not open to the public. Personal storage units are intended for use by residents of an adjacent neighborhood

Self-Storage Facility: A building or group of buildings that contains varying sizes of individual, compartmentalized, and controlled access units or lockers for use by members of the general public for storage of personal or business items. The self-storage structure shall not be used for residential occupancy.

- **Ex. 2. Zoning District Article 6 Incidental Uses**

ARTICLE 6 INCIDENTAL USES

Section 1. Accessory Uses

1. Dwelling Premises
    a. Private garages or off-street parking spaces incidental to a dwelling.
    b. Private greenhouse, vegetable, fruit, or flower garden, from which no products are sold or offered for sale.
    c. Children's playhouse, and playground equipment.
    d. Shed, tool room for storage of equipment used in grounds or building maintenance but not including stable, chicken house, or other buildings to house agricultural livestock.
    e. Private swimming pool and bath house.
    f. Statuary, trellises, barbecue stove or similar ornamental or landscaping features.
    g. No more than three (3) dogs four months of age or older.
    h. All allowable accessory buildings to a residence shall be limited to a maximum square footage according to the size of the parcel, as follows:

Accessory Buildings Sq./Ft.	Computation Allowance
2 Acres or less	5% x 87'120.= 4,356 sq./ft
3 Acres	5% x 130,600.= 6,530 sq./ft
4 Acres	5% x 174,240.= 8,712 sq./ft
5 Acres	5% x 217,800.= 10,890 sq./ft
6 Acres or greater	4%

And a maximum wall height of sixteen and one-half (16½) feet and a maximum building height of twenty-five (25) feet.

Section 2. Home Occupation

There is permitted in a dwelling, any occupation customarily incidental to the principal use as a dwelling, subject to the following limitations:

1. The following are hereby declared, but not limited to, customary home occupations as intended by this section:
    a. Dressmaker, seamstress.

b. Music teacher.
c. Artist, sculptor.
d. Author.
e. Emergency treatment only of patients by physicians, dentists, or licensed drugless physicians.
f. Emergency interview only of clients by lawyers, architects, engineers and similar professions.
g. Minister.

Section 3 Minor Home Occupations.

Allowed in RR zoning districts as permitted by right. A minor home occupation is any home occupation that meets all of the following standards:

1. The home occupation is conducted on premises by one (1) or more residential occupants of the dwelling and no more than one (1) additional employee, business partner, independent contractor or any person affiliated with the home occupation that does not reside on premises.

2. Up to fifty percent (50%) of the floor area of the principal structure and up to one hundred percent (100%) of one (1) accessory structure is utilized by the home occupation, including storage of associated goods, provided that customary residential amenities, such as a kitchen and bathroom, are not removed such that the structure would no longer meet building code standards as a dwelling unit.

3. There exists no outward visual evidence to indicate the presence of the home occupation to an uninformed person, such as alterations of the dwelling from a customary residential appearance, overnight storage of products or materials outside.

4. No more than one (1) non-illuminated commercial on premise wall sign is placed on the property of no greater than one (1) square foot, attached to a primary or accessory structure on the lot, subject to all requirements of Burleigh County.

5. There exists no noise, odor, vibration, or electrical interference associated with the home occupation that is noticeable at the property line.

6. Visits from customers, clients, or patients are by appointment only and limited to no more than one (1) party, or up to four (4) students for group lessons, at any time. Notwithstanding, multiple said parties may be present on the property

during not more than four (4) events per year, with each event not to exceed four (4) days and no events occurring consecutively. At no time may a home occupation generate traffic significantly greater than that of a conventional residential use.

7. Visits from customers, clients, patients, or deliveries occur only during the hours of 7 AM to 9:00 PM.

8. Not more than two (2) vehicles and/or two (2) trailers associated with the home occupation may park or stand on the property or street, if permitted, at any time, and any on-street parking shall meet requirements of Burleigh County, as applicable.

9. Any vehicles, including trailers and equipment, associated with the home occupation must be parked in an orderly manner on surface suitable for parking, devoid of tall grass or other potential fire hazards, and debris from vehicles may not enter a public right-of-way, in accordance with Burleigh County, as applicable.

    a. There is no storage of any flammable, toxic, explosive, or otherwise hazardous materials to a greater extent than stored in a typical residential household, and no hazardous material is discharged into any sewer, storm drain, or the ground.
    b. The use is not an adult entertainment center, adult bookstore, or registered in North Dakota as a compassion center to dispense or produce medical marijuana.

Section 4. Major Home Occupations

Allowed in all zoning districts as permitted by SUP A major home occupation is any home occupation that meets all of the following standards:

1. The home occupation does not meet all standards required of a minor home occupation.

2. The home occupation is conducted on-premises by one (1) or more residential occupant of the dwelling and no more than three (3) additional employees, business partners, independent contractors or any person affiliated with the home occupation that do not reside on-premises.

3. Up to fifty percent (50%) of the floor area of the principal structure, one hundred percent (100%) of accessory structures, is utilized for the home occupation, provided that customary residential amenities, such as a kitchen and bathroom, are not removed such that the structure would no longer meet building code standards as a dwelling unit.

4. The home occupation may utilize one (1) contiguous outdoor area of up to five (5) percent of the total lot area or 10,000 square feet, whichever is less, including storage of associated goods, vehicles, equipment, and trailers. Notwithstanding, no limit on area of outdoor area shall apply in the A – Agricultural zoning district.

5. The principal residential dwelling is not altered from a customary residential appearance.

6. Outdoor and overnight storage of products or materials associated with the home occupation may not be in a front yard and must be screened by fencing, buildings, or landscaping buffer yards, such that materials are not clearly visible from a public right-of-way and adjoining properties during all seasons. Trailers may be loaded with items.

7. No more than one (1) non-illuminated commercial on premise sign is placed on the property of no greater than one (1)square foot, plus one (1) square foot per acre in the lot, of sign area, subject to all requirements of Burleigh County.

8. Noise ordinance requirements contained in NDCC. Ordinance are met at all times, and there exists no objectionable odor, vibration, or electrical interference associated with the home occupation and above typical residential levels that is noticeable at the property line.

9. Visits from customers, clients, patients, employees, or deliveries do not create an undue burden on traffic safety and congestion or on-street parking availability in the neighborhood. At no time may a home occupation generate traffic significantly greater than that of a conventional residential use.

    a. Visits from customers, clients, patients, employees, or deliveries occur only during the hours of 7:00 AM to 9:00 PM.

    b. Any vehicles, including trailers and equipment, associated with the home occupation must be parked in an orderly manner on surface suitable for parking, devoid of tall grass or other potential fire hazards, and debris from vehicles may not enter a public right-of-way, in accordance with all requirements of Burleigh County.

c. Any on-street parking of vehicles associated with the home occupation shall meet requirements of Burleigh County, as applicable.

10. There is no storage of any flammable, toxic, explosive, or otherwise hazardous materials to a greater extent than stored in a typical residential household, and no hazardous material is discharged into any sewer, storm drain, or the ground.

11. The use is not an adult entertainment center, adult bookstore, or registered in North Dakota as a compassion center to dispense or produce medical marijuana.

- **Ex. 3. Zoning District Article 8 Section 4, Sec. 8, Sec. 22**

ARTICLE 8 - SPECIAL USES

Section 28. Childcare Center

Also known as a Daycare Center, a childcare center is a free-standing facility offering care, maintenance, and supervision for hire or compensation, for less than twenty-four (24) hours per day, for more than twelve (12) children under the age of twelve (12) years and licensed by the North Dakota Department of Human Services as an early childhood program.

1. Childcare centers are required to have a special use permit in all zoning districts provided:
    a. Each building shall provide not less than thirty-five (35) square feet of interior recreation area per child. Work areas, office areas, and other areas not designed for use of the children may not be counted in this computation.
    b. Each lot shall provide an outdoor recreation area of not less than seventy-five (75) square feet per child. The recreation area shall be fenced, have a minimum width of twenty (20) feet, a minimum depth of twenty (20) feet, be located on the same lot or parcel of land as the facility it is intended to serve, and must be located behind the building setback lines.

c. Adequate off street parking shall be provided at the following ratio: One space for each employee and one space for each ten (10) children.

2. Childcare centers shall conform to all applicable requirements of the International Building Code as adopted by Burleigh County, The International Fire Code as adopted by the State of North Dakota and all requirements of the North Dakota Department of Human Services.

3. Childcare centers shall comply with all applicable requirements relating to health and sanitation of the North Dakota Department of Health.

Section 29. Major Home Occupations

Allowed in all district as permitted by SUP. A major home occupation is any home occupation that meets all of the following standards:

1. The home occupation does not meet all standards required of a minor home occupation.

2. The home occupation is conducted on-premises by one (1) or more residential occupant of the dwelling and no more than three (3) additional employees, business partners, independent contractors or any person affiliated with the home occupation that do not reside on premises.

3. Up to fifty percent (50%) of the floor area of the principal structure, one hundred percent (100%) of accessory structures, is utilized for the home occupation, provided that customary residential amenities, such as a kitchen and bathroom, are not removed such that the structure would no longer meet building code standards as a dwelling unit.

4. The home occupation may utilize one (1) contiguous outdoor, fenced-in area of up to five (5) percent of the total lot area or 10,000 square feet, whichever is less, including storage of associated goods, vehicles, equipment, and trailers. Notwithstanding, no limit on area of outdoor area shall apply in the A – Agricultural zoning district.

5. The principal residential dwelling is not altered from a customary residential appearance.

6. Outdoor and overnight storage of products or materials associated with the home occupation may not be in a front yard and must be screened by fencing, buildings, or landscaping buffer yards, such that materials are not clearly visible from a public right-of-way and adjoining properties during all seasons. Trailers may be loaded with items.

7. No more than one (1) non-illuminated commercial on premise sign is placed on the property of no greater than one (1)square foot, plus one (1) square foot per acre in the lot, of sign area, subject to all requirements of Burleigh County.

8. Noise ordinance requirements contained in NDCC are met at all times, and there exists no objectionable odor, vibration, or electrical interference associated with the home occupation and above typical residential levels that is noticeable at the property line.

9. Visits from customers, clients, patients, employees, or deliveries do not create an undue burden on traffic safety and congestion or on-street parking availability in the neighborhood. At no time may a home occupation generate traffic significantly greater than that of a conventional residential use.
    a. Visits from customers, clients, patients, employees, or deliveries occur only during the hours of 7:00 AM to 9:00 PM.
    b. Any vehicles, including trailers and equipment, associated with the home occupation must be parked in an orderly manner on surface suitable for parking, devoid of tall grass or other potential fire hazards, and debris from vehicles may not enter a public right-of-way, in accordance with all requirements of Burleigh County.
    c. Any on-street parking of vehicles associated with the home occupation shall meet requirements of Burleigh County, as applicable.

10. No more than one (1) vehicle associated with the home occupation which requires a Commercial Driver License (CDL) to operate in North Dakota may park on the property at any time. At no time may said vehicle exceed the load restrictions in place for any time of the year on the adjoining street or park on the street.

11. There is no storage of any flammable, toxic, explosive, or otherwise hazardous materials to a greater extent than stored in a typical residential household, and no hazardous material is discharged into any sewer, storm drain, or the ground.

12. The use is not an adult entertainment center, adult bookstore, or registered in North Dakota as a compassion center to dispense or produce medical marijuana.

Section 30. Personal Storage Unit

Allowed in Residential and Agricultural Districts with a SUP. A non-habitable, non-commercial building used or owned by an individual or household for personal storage, hobbies, craftwork, or private recreation, and not open to the public. Personal storage uses are intended for use by the residents of an adjacent neighborhood.

1. Personal storage uses may only be permitted on a lot that includes four or more independent personal storage units.

2. Personal storage structures shall not be occupied as a residence, temporarily or permanently.

3. Personal storage uses are for private use only. Any commercial activity is prohibited, including storage of commercial goods or public assembly.

4. Personal storage uses shall not be considered an extension of a residence that would allow a home occupation activity.

5. A buffer zone is required where personal storage units are adjacent to residential uses.

6. Personal storage uses may be supplied with water and sewer service to each unit.

7. The maximum building height of a personal storage structure is 25 feet.

8. The personal storage structure shall not be used for residential occupancy.

9. If multiple buildings are planned- garage doors shall face each other.

10. Buildings shall be located with a minimum width of 60 feet of hard surfaced area when two garage fronts face each other.

Section 31. Communication Tower

1. The minimum lot area of any parcel of land proposed for the establishment of a new tower shall be at least one-half acre in size.

2. There shall be no minimum size requirements for the leased parcel.

3. All towers shall be setback, at a minimum, the overall height of the tower from any property line. All measurements shall be from the leading edge of the tower structure. Setbacks for guyed wire bases will be the same as required for an accessory structure in the zone district in which the tower is located.

4. There is no minimum setback standard for related accessory buildings and support facilities provided the construction and placement of the buildings and support facilities are contained within the designated fenced leased parcel

5. The height of any telecommunication tower shall be governed by the height limit as required in the special use permit. Any telecommunication tower that is proposed with an overall height of 150 feet or greater shall be required to file with the Federal Aviation Administration Form 7460.

6. Lighting of telecommunication towers shall only be permitted as required by the Federal Aviation Administration and shall be governed by the Federal Aviation Administration Obstruction Marking & Lighting Advisory Circular (AC 70-7460-1K).

7. The boundary of the leased parcel surrounding the telecommunication towers and its related accessory buildings and support facilities shall be fenced with a minimum six-foot security type fencing. In addition, subject to review and analyses, all telecommunication towers shall be constructed and made available as to permit collocation of, at minimum, two additional, functionally equivalent service providers.

- **Ex. 4. Zoning District Article 11 Ag Agricultural**

ARTICLE 11- A - AGRICULTURAL DISTRICT REGULATIONS

Section 1. Description

The A - Agricultural District is established as a district in which the principal use of land is for general agricultural uses. The regulations are intended to prohibit commercial and industrial usage of the land and to prohibit any other use which would interfere with the development or continuation of the agricultural use of the land; and to discourage any use, which because of its character or size, would create requirements and costs for public services such as police and fire protection, water supply, and sewerage before such services can be systematically and adequately provided.

Section 2. Definition of “Farm”

For the purpose of the administration of this ordinance, a "farm" shall mean a single tract, or contiguous tract, of agricultural land containing a minimum of ten (10) acres and which normally provides a farmer, who is actually farming the land or engaged in the raising of livestock or other similar operations normally associated with farming and ranching, with not less than fifty percent (50%) of his annual net income; and the term "farmer" means an individual who normally devotes the major portion of his time to the activities of producing products of the soil, poultry, livestock, or dairy farming in such products' un-manufactured state and who normally receives not less than fifty percent

(50%) of his annual net income from any one or more of the foregoing activities; and the term also includes an individual who is retired because of illness or age and who at the time of retirement owned and occupied, as a farmer, the premises.

Section 3. Permitted Uses

The following uses are allowed by-right in the Agricultural District:

1. Agricultural structures and activities
2. General farming group
3. Truck farming group
4. Livestock sales pavilion
5. Public recreation group
6. Utility service group
7. Radio or television transmitting station
8. Sand or gravel extraction
9. Oil or gas well
10. Railroad line trackage
11. Single-family dwelling
12. Manufactured home dwelling, when located on a permanent perimeter foundation in accordance with County codes governing construction
13. Private golf course, and customary accessory uses
14. Temporary sales of certain items
15. Greenhouse-Commercial
16. Portable Storage Containers-allowed for personal use only.
17. Accessory Solar Energy Systems.
18. Minor Home occupation

Section 4. Special Uses

The following special uses are allowed in the A-Agricultural District, in accordance with Article 8:

1. Airport or heliport
2. Cemetery
3. Drive-in theater
4. Golf driving range, not accessory to a golf course
5. Recreational vehicle park
6. Salvage yard
7. Junkyard
8. Veterinary/animal clinic
9. Animal hospital/kennel
10. Solid waste disposal facility
11. Vehicular race tracks
12. Rodeo or rodeo events
13. Trap or skeet shooting range
14. Animal feeding operations, as defined herein
15. Asphalt plants and concrete batch plants
16. Wind turbine facilities
17. Roadway maintenance facilities
18. Temporary worker housing
19. Meat packing facilities, limited
20. Medical Marijuana Manufacturing Center or Distribution
21. Wind Turbines
22. Solar Farms
23. Accessory Dwelling Units

24. Agricultural Recreation

25. Temporary sales of fireworks

26. Personal Storage Units

27. Communication Tower

Section 5. Accessory Uses

Customary accessory uses are allowed in the A-Agricultural District, in accordance with Article 6.

Section 6. Development Standards (Non-agricultural Uses)

1. Lot Area. Each permitted residential structure, together with its accessory buildings, shall be located on a lot or tract of land as follows:

Property Description	**Minimum Lot/Tract Size**
Metes and Bounds, Auditor's Plat or Deed	40 acres
Aliquot part of a Section of land	Intended to comprise 40 acres
Government Lot	35 acres

2. Lot Width. Each lot shall have a width of not less than six hundred-forty (640) feet, measured along the front property line.

3. Front Yard. Each lot shall have a front yard as follows, measured from the property line:

Roadway Classifications	**Minimum Front Yard (ft) Residential Buildings**	**Minimum Front Yard (ft) Commercial Buildings**
Arterial Road	175	225
Collector Road	65	115
Local Road	40	140

4. Side Yard. Each lot shall have two (2) side yards, one on each side of all principal and accessory buildings. Each side yard shall not be less than fifteen (15) feet. 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.

5. Rear Yard. Each lot shall have a rear yard not less than fifty (50) feet in depth. If such rear yard abuts an arterial or collector road right-of- way, building locations shall also conform to the front yard requirements specified in this section.

6. Height Limits. No principal building for any permitted use shall exceed thirty-five (35) feet in height. No accessory building shall exceed twenty-five (25) feet in height.

7. Residential Building Permit. A building permit to construct or improve a single family or manufactured home dwelling and allowed accessory buildings shall be issued only after the following conditions have been met:

    a. An auditor's plat or a deed describing the property has been prepared and recorded at the Register of Deed's Office.
    b. A road approach permit has been granted by the County Engineer.

8. Non-residential Building Permit. A building permit to construct or improve any other non-agricultural building shall be issued only if such building is located in a platted subdivision.

Section 7. Additional Development Standards for Land Abutting the Missouri River (Non-agricultural uses)

In order to preserve and enhance the environmental and recreational qualities of the Missouri River, conserve the scenic and historic values of the Missouri River shoreland, protect shoreland development from river bank erosion, and provide for the wise use of the river and related land resources, the following additional development standard for non-agricultural uses is hereby established for land abutting the Missouri River:

1. Structure Setbacks. All structures on lots or parcels with un-stabilized banks shall be set back a minimum of one hundred (100) feet from the ordinary high-water mark of the Missouri River. All structures on lots or parcels with stabilized banks, either by an existing Corps of Engineers' stabilized structure or as permitted and approved by the Corps of Engineers, shall be set back a minimum of seventy-five (75) feet from the ordinary high-water mark of the Missouri River.

- **Ex. 5. Zoning District Article 12 R1 Residential**

ARTICLE 12 - R1 COUNTRY HOMES RESIDENTIAL DISTRICT REGULATIONS

Section 1. General Description

The R1 County Homes Residential District is established as a district in which the predominant use of land is for low-density residential and limited agricultural use. For the R1 District, in promoting the general purposes of this Ordinance, the specific intent of this Article is to encourage the continued use of the land for low-density residential and limited agricultural uses; prohibit commercial and industrial uses of the land; discourage any use, which because of its character or size, would create unusual requirements and costs for public services; and provide special standards for residential development abutting the Missouri River.

Section 2. Uses Permitted

The following uses are allowed by-right in the R1 Country Homes Residential District:

1. Single-family dwellings
2. Education group
3. Church
4. Utility service group
5. Public recreation group
6. Truck-farming group
7. Animal husbandry activity or project conducted primarily for educational purposes or school credits, provided such activities are not conducted for commercial purposes, and premises are maintained in a sanitary manner.
8. Chicken Hens and Coops are allowed provided that the animals are kept for private use only; that no male chickens (roosters) are kept; all hens are kept in a fenced area; all coops and structures meet applicable setbacks and size limitations for allowable accessory structures and are not located less than one hundred and fifty(150) feet of any neighboring residence or structure; and that no more than ten (10) chickens shall be permitted.
9. Private riding stables provided that animals shall be used for private use only; that no animal, animal stable, barn or shelter shall be located within one hundred

(100) feet of any neighboring residence or structure; that two (2) horses shall be permitted on any premises which contains at least two (2) acres and additional horses shall be allowed at the rate of one (1) horse for every additional three (3) acres of property owned

10. Golf course.

11. Accessory Dwelling Units – Allowed with a Special Use Permit

12. Minor Home Occupation

13. Family foster home for adults

14. Childcare centers– Allowed with a Special Use Permit.

15. Portable Storage Containers. –Maximum 1 unit per 5 acres.

16. Accessory Solar Energy Systems.

17. Personal Storage Units Allowed with a Special Use Permit.

18. Communication Tower Allowed with a Special Use Permit.

Section 3. Density

The maximum allowable density is one (1) family per net acre.

Section 4. Lot Area

Each single-family dwelling, together with its accessory buildings, hereafter erected shall be located on a lot having a minimum lot area of 65,000 square feet, a minimum lot width of one hundred (150) feet and a minimum lot depth of two hundred (200) feet. For lots platted prior to April 5, 2004, a single-family dwelling and accessory buildings may be erected on a lot having a minimum lot area of 40,000 square feet and a minimum lot width of one hundred (100) feet, provided said lot was designed in accordance with “slight” soil limitations at the time of platting.

Section 5. Front Yard

Each lot shall have a front yard not less than forty (40) feet in depth on interior subdivision streets or local roads. Except when fronting a highway or collector road then the setbacks shall not be less than the following distance outlined below from the centerline of such roadways fronting the property:

Primary Highway	Secondary Highway	Collector Road
250 feet	200 feet	115 feet

Section 6. Side Yard

Each lot shall have two (2) side yards, one on each side of the principal and accessory buildings. The sum of the widths of the two side yards shall not be less than twenty percent (20%) of the average width of the lot, and in no case less than fifteen (15) feet per yard.

Section 7. Rear Yard

Each lot or premises shall have a rear yard depth of not less than fifty (50) feet.

Section 8. Height Limits

No single-family dwelling shall exceed two and one-half (2½) stories, nor shall it exceed thirty-five (35) feet in height. No principal building for any other permitted use shall exceed four (4) stories, nor shall it exceed fifty (50) feet in height. For each one (1) 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 and two (2) feet to the minimum depth of the rear yard required by this section. No accessory building shall exceed two (2) stories, nor shall it exceed twenty-five (25) feet in height.

Section 9. Automobile Parking

Adequate automobile parking shall be provided as set forth in Article 10 of this Ordinance.

Section 10. Minimum Road Standards

Unless otherwise shown on the master plan, right-of-way and roadway widths shall conform to the standards set forth by Section 6, Subsection 1(m) of Article 33 hereof.

1. Sufficient temporary construction easements shall be given to allow for proper road construction.

2. All streets to be used for on-street parking shall be forty (40) feet in roadway width.

Section 11. Allowable Accessory Buildings

Customary accessory uses are allowed in the R1 Residential District in accordance with Article 6.

Section 12. Additional Development Standards for Land Abutting the Missouri River

In order to preserve and enhance the environmental and recreational qualities of the Missouri River, conserve the scenic and historic values of the Missouri River shoreland, protect shoreland development from river bank erosion, and provide for the wise use of the river and related land resources, the following additional development standards are hereby established for land abutting the Missouri River platted after January 1, 2003:

1. Structure Setbacks. All structures on lots with un-stabilized banks shall be set back a minimum of one hundred (100) feet from the ordinary high-water mark of the Missouri River. All structures on lots with stabilized banks, either by an existing Corps of Engineers' stabilized structure or as permitted and approved by the Corps of Engineers, shall be set back a minimum of seventy-five (75) feet from the ordinary high-water mark of the Missouri River.

2. Impervious Surface Coverage. The percentage of the lot covered by impervious surfaces (structures, paved surfaces, etc.) shall not exceed 25 percent (25%).

3. Steep Slopes. For structures and/or facilities to be placed on steep slopes, the County Building Official may attach conditions on the building permit to prevent erosion and preserve existing vegetation.

4. Topographic Alterations Above the Ordinary High-Water Mark. Grading, filling and excavation necessary for the construction of structures, sewage treatment systems or driveways under validly issued permits shall be allowed. Notwithstanding any other applicable regulations, any other topographic alterations must meet the following standards:

    a. Alterations shall not adversely affect adjacent or nearby properties,
    b. Alterations must be designed and constructed in a manner that minimizes soil erosion, including the installation of erosion control measures as needed.

5. Topographic Alterations Below the Ordinary High-Water Mark. All topographic alterations below the ordinary high-water mark must be approved by the Corps of Engineers.

6. Variances. It is not the intent of this ordinance to make an existing parcel or lot, which is developable under the regulations in place prior to the adoption of this ordinance, not developable. Variances from the strict application of these development standards shall be subject to the requirements of Article 28.

- **Ex. 6. Zoning District Article 12 R2 Residential**

ARTICLE 13 - R2 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

Section 1. General Description

The R2 Residential District is established as a district in which the principal use of the land is for medium density single-family dwellings on rural lots, provided said lots are not located abutting the Missouri River. The regulations are intended to prohibit commercial or industrial use of the land and to prohibit any other use which would substantially interfere with the development or continuation of single-family residential neighborhoods; and to discourage any use which because of its character or size would create requirements and costs for public services, such as police and fire protection, water supply, and sewerage, before such services can be systematically and adequately provided.

Section 2. Permitted Uses

The following uses are allowed by right in the R2 Residential District:

1. Single-family dwellings
2. Education group
3. Utility service group
4. Public recreation group
5. Golf course
6. Minor Home Occupation

Section 3. Special Uses

The following special uses are allowed in the R2 Residential District, in accordance with Article 8:

1. Airport
2. Cemetery
3. Childcare Center
4. Major Home Occupations

- **Ex. 7. Zoning District Article 15 R5 MH**

ARTICLE 15 – R5 MH MANUFACTURED HOME DISTRICT

Section 1. General Description

The R5 Residential District is established as a district in which the principal use of the land is for single-family mobile home dwellings located within mobile home parks, provided said parks are not located abutting the Missouri River. For the R5 Residential District, the specific intent of this Article is:

1. To encourage the placement of, and the continued use of the and for single-family mobile home dwellings located within mobile home parks,

2. To prohibit commercial and industrial use of the land; and

3. To encourage suitable and proper development of mobile home parks.

Section 2. Definition

For the purpose of this section, "Mobile Home Park" shall also mean "Mobile Home Court".

Section 3. Uses Permitted

The following uses are allowed by right in the R5 Residential District:

Single-family mobile home dwellings or manufactured homes not located on a permanent foundation located within mobile/manufactured home parks.

1. Home occupations as defined, but not limited to:
   a. Dressmaker
   b. Artist
   c. Sculptor
   d. Author
   e. Minister

Section 4. Mobile Home Park Restrictions

1. No business shall be conducted in any mobile home park.
   a. Exception: Minor Home Occ.

2. Existing mobile home parks shall not be enlarged or extensively altered unless such alteration complies with the provisions of this article.

Section 5. Mobile Home Parks, Plans and Layout

All layouts for mobile home parks shall be submitted to the Planning Commission for approval prior to consideration of a zoning change request for R5 District uses. All changes thereto must be approved in like manner.

Section 6. Density

The maximum allowable density of all mobile home parks shall be seven (7) families per net acre.

1. The minimum total area of a mobile home park shall be at least four (4) acres.

Section 7. Development Standards.

1. For single-wide mobile home dwelling units, minimum lot dimensions shall be fifty (50) feet wide and one hundred (100) feet deep with a minimum lot area of five thousand (5,000) square feet.

2. For double-wide mobile home dwelling units, minimum lot dimensions shall be sixty (60) feet wide and one hundred (100) feet deep with a minimum lot area of six thousand (6,000) square feet.

3. All mobile homes shall be equipped with compatible skirts to completely enclose the underside of the mobile home.

4. Each mobile home shall be anchored to the ground for purposes of withstanding wind pressures specified for single-family dwellings by the County Building Inspection Department prior to occupying the unit.

5. All clotheslines shall be placed in the rear yard.

Section 8. Mobile Home Park Requirements

1. The minimum total area of a mobile home park shall be at least four (4) acres.

2. For single-wide mobile home dwelling units, minimum lot dimensions shall be fifty (50) feet wide and one hundred (100) feet deep with a minimum lot area of five thousand (5,000) square feet.

3. For double-wide mobile home dwelling units, minimum lot dimensions shall be sixty (60) feet wide and one hundred (100) feet deep with a minimum lot area of six thousand (6,000) square feet

4. Height Limits. No accessory building shall exceed fifteen (15) feet in height, nor shall any legal attachment to a principal building except the height of the principal building.

5. Setbacks. Lot development shall observe the following setbacks:

    a. Front Yard. No manufactured home or any other legal attachments to said dwelling or any accessory structures shall be located less than twenty (20) feet from the front lot line, measured back from the sidewalk or walkway, provided, however, that on a record lot corresponding to a plat recorded prior to 1979, the following setback standards apply:

        i. of lots or parcels are selected on the opposite side of the proposed activity, so that a total number of six (6) reference lots are selected.

    b. Side Yard and Spacing. No manufactured home or any other legal attachments to said dwelling or accessory structure shall be located less than six (6) feet from the side lot line measured back from the walkway or sidewalk. Manufactured homes on corner lots shall follow front yard setbacks from all streets. Side yard measurements are to be taken at right angles to the building at the closest points to a property line. Detached accessory buildings shall be located not less than five (5) feet from the side or rear lot lines. The ends of the manufactured homes shall be at least twelve (12) feet apart.

6. All entrances, exits and driveways between rows of mobile homes shall be lighted to provide an intensity of 0.3 foot-candles. Mobile home parks shall be provided with walkways at least three and one-half (3½) feet wide between each mobile home lot and service building and other parts of said park. Roadways within the parks shall be hard surfaced, either concrete or bituminized asphalt.

7. All provisions of water supply, laundry, sewage and fire protection to be provided in any mobile home park shall have been approved by the appropriate County and State Departments.

8. Off-street parking areas shall be provided in all mobile home parks at a ratio of at least two (2) car spaces per mobile space. The area for one (1) car space shall be at least ten (10) feet wide and twenty (20) feet deep, plus ingress and egress.

9. Recreation Areas. There shall be provided within each mobile home park an adequate site or sites for recreation for the exclusive use of the park occupants. Such recreation site or sites shall have a minimum area in the aggregate of four thousand (4,000) square feet plus one hundred (100) feet for each mobile home space in said park. The recreation sites shall be of appropriate design and provided with adequate and permanent equipment.

10. All mobile home parks must provide a completely and permanently landscaped setback area of at least thirty (30) feet in width around those portions of the park perimeter which border public right-of-way. Such areas may contain trees, shrubbery, grass, benches, fences, landscaped water resources and the like.

11. Setback areas not bordering public right-of-way may be used to fulfill the recreation area requirements of the preceding paragraph.

12. All mobile home parks shall have near their main entrance a park office in which there shall be an up-to-date list of all park residents along with their addresses and a diagram of the park layout.

13. All mobile home park lots shall be served by an approved central water and sewer system.

Section 9. Mobile Home Park Restrictions

4. No business shall be conducted in any mobile home park.

5. Existing mobile home parks shall not be enlarged or extensively altered unless such alteration complies with the provisions of this article

Section 10. Mobile Home Parks, Plans and Layout

All layouts for mobile home parks shall be submitted to the Planning Commission for approval prior to consideration of a zoning change request for R5 District uses. All changes thereto must be approved in like manner.

Section 11. Mobile Home Requirements

1. All mobile homes shall be equipped with compatible skirts to completely enclose the underside of the mobile home.
2. Each mobile home shall be anchored to the ground for purposes of withstanding wind pressures specified for single-family dwellings by the County Building Inspection Department prior to occupying the unit.

Section 12. Lot Coverage

1. The ground area occupied by a mobile home, attached storm shed, patio, storage building and required off-street parking spaces shall not exceed 40 percent (40%) of the total area of the lot. In computing the ground coverage, four hundred (400) square feet shall be added to the actual area of the mobile home and the accessory buildings for the two (2) required off-street parking spaces. Each lot shall be limited to one attached utility structure of no more than one hundred twenty (120) square feet. Each lot may also have a detached accessory building(s) in accordance with Article 6, provided the lot coverage requirement is not exceeded, and said building shall be placed on a proper foundation.

    a. Enlargement or Alteration. Any enlargement or alteration of a manufactured home park that exceeds ten (10) per cent of the total number of lots or spaces shall comply with the provisions of Subsection 3 of this Section. The remaining portion of a manufactured home park not being enlarged or altered will not be required to comply with the provisions of Subsection 3.

    b. Public Right-of-Way. If public right-of-way bisects a manufactured home park, all lots located adjacent to such public right-of-way shall conform to the standards and setbacks as specified in the R5-Residential District.

Section 13. Community Storage Buildings.

Private garages or storage buildings located within manufactured home parks but not located on individual lots may be allowed, provided:

a. Height Limits. No community storage building sidewall shall exceed fourteen (14) feet in height. The maximum roof pitch of such buildings shall not exceed 3:12.

b. Activities. No activities other than storage of vehicles and household goods by residents of the manufactured home park shall be allowed.

c. Dimensions. No single building dimension shall exceed one hundred-twenty (120) feet and no individual building shall exceed a total of three thousand (3,000) square feet in size. All such buildings must be separated by a minimum of twelve (12) feet. No more than four (4) storage buildings may be grouped together in one location within a manufactured home park. All such groups of buildings must be separated by a minimum of five hundred (500) feet.

d. Accessways. Accessways to community storage buildings shall be hard surfaced, either concrete or bituminized.

e. Floors. All floors in community storage buildings shall be hard surfaced.

f. Site Plan. No community storage building or buildings shall be constructed until a site plan has been approved by the Planning Department.

Ex. 8. Zoning District Article 16 C Commercial

ARTICLE 16 - C - COMMERCIAL DISTRICT REGULATIONS

Section 1. General Description

The C - Commercial District is established as a district in which the principal use of land is for commercial and service uses to serve the residential districts in the area, provided said uses are not located abutting the Missouri River, and in which traffic and parking congestion can be kept to a minimum in order to preserve residential values, and promote the general welfare of the surrounding residential district. The specific intent of this Article is:

1. To encourage the continued use of the land for neighborhood commercial and services uses,

2. To prohibit industrial uses of the land, and to prohibit any other use which would substantially depreciate the values of residential districts surrounding the C - Commercial District,

3. To encourage the discontinuance of mixed uses and uses that would not be permitted as new uses under the provisions of this article,

4. To discourage any use, which because of its character or size, would create requirements and costs for public services, such as police and fire protection, water supply and sewerage substantially in excess if the district were developed solely for neighborhood commercial and service uses.

Section 2 Buffer Yards.

1. Applicability:
    a. Buffer yards are required for Commercial and or Industrial zoning districts on a side or rear yard of any expanding higher intensity land use adjacent to R1, R2. R5 and AG Districts.

Section 3. Uses Permitted

The following uses are allowed by-right in the C - Commercial District:

1. Retail Group A
2. Service Group A
3. Gasoline Filling Station
4. Office-bank Group
5. Church
6. Education Group
7. Fire Station
8. Utility Service Group
9. Retail Group B
10. Service Group B
11. Commercial Recreation Group
12. Wholesale Group
13. Health Medical Group
14. Public Recreation Group
15. Railroad Line Trackage

16. Railroad or Bus Passenger Station

17. Animal Hospital

18. Commercial Parking Lot

19. Temporary sales of certain items

20. Portable Storage Containers.- Limited to one per lot.

21. Accessory Solar Energy Systems.

Section 4. Special Use

1. Medical Marijuana Manufacturing Center or Distribution Center

2. Childcare center.

3. Communication Tower

4. Drive-in bank.

5. Temporary sales of fireworks

6. Retail liquor sales

7. Microbrew pub

8. Domestic distillery.

Section 5. District Area

No C - Commercial District shall be less than five (5) acres in size.

Section 6. Lot Area

Each principal building or structure plus its accessory buildings shall be located on a lot having an area as specified in Article 33, Section 6 (4) of the Zoning Ordinance. In no case shall a lot be less than twenty thousand (20,000) square feet in size. Premises without a central sanitary sewer system approved by the North Dakota State Department of Health shall comply with lot area requirements of the R1 Residential District.

Section 7. District Width

Each C District shall have an average width of not less than two hundred (200) feet and shall have no boundary less than one hundred (100) feet in length.

Section 8. Floor Area Ratio

The floor area ratio of the principal building and all accessory buildings shall not exceed 0.25 for a single-story building, nor shall it exceed 0.35 for buildings of more than one story. The ground area occupied by the principal building and accessory buildings shall not exceed twenty-five percent (25%) of the total area of the lot.

Section 9. Yard

No building shall be less than fifty (50) feet in distance from any lot line or twenty (20) feet in distance from any side or back yard line.

Section 10. Height Limits

No building or structure shall exceed two (2) stories or thirty-five (35) feet in height.

Section 11. Divided District

For the purposes of calculating the minimum area, lot width, lot dimensions, floor area ratio, percentage of lot covered by building, and yard requirements established by this Article, a single C - Commercial District cannot lie on two (2) sides of a public street or alley. Any area designated as being zoned C - Commercial and lying on both sides of a public street or alley shall be deemed to be two (2) C Commercial Districts, and all minimum requirements shall be met by buildings on each side of said public street or alley as separate districts.

Section 12. Non-Conforming Uses

It is the intent of this Article and this Section to designate no area as a C Commercial District in which there is at the date of adoption of this Article any residential or other non-conforming use. It is the further intent of this Article and this section that insofar as possible all neighborhood commercial and service areas in newly developed portions of the County shall take place in a C Commercial District, in order to decrease traffic and parking congestion and to preserve the residential values of the County. The County Planning and Zoning Commission shall refuse to approve any request for an amendment re-zoning any portion of the County to a C - Commercial District if there is in that district any use which would be a non-conforming use upon the passage by the Board of County Commissioners of the proposed amendment.

Section 13. Automobile Parking

Adequate automobile parking shall be provided as set forth in Article 10 of this Ordinance.

- **Ex. 9. Zoning District Article 18 I Industrial**

ARTICLE 18 - I - INDUSTRIAL DISTRICT REGULATIONS

Section 1. General Description

The I-Industrial District is established as a district in which the principal use of land is for heavy commercial, manufacturing and industrial establishments, provided said uses are not located abutting the Missouri River, which may create some nuisance, and which are not properly associated with, nor compatible with, residential, institutional, neighborhood commercial, and service establishments. For the Industrial District, in promoting the general purposes of this Ordinance, the specific intent of this Article is:

1. To encourage the construction of and the continued use of the land for heavy commercial, manufacturing and industrial purposes,

2. To prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district; and

3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this article.

Section 2 Buffer Yards.

1. Applicability:
    a. Buffer yards are required for Commercial and or Industrial Zoning Districts on a side or rear yard of any expanding higher intensity land use adjacent to R1, R2. R5 and AG Districts.

Section 3. Uses Permitted

The following uses are allowed by-right in the I Industrial District:

1. Gasoline filling station

2. Retail group B

3. Service group B

4. Wholesale group
5. Fire Station
6. Truck terminal
7. Railroad line trackage
8. Railroad spur trackage
9. Railroad freight station
10. Railroad freight classification yard
11. Utility service group
12. Industrial use group
13. Livestock sales pavilion
14. Oil or gas well
15. Radio or television transmitting station
16. Sand or gravel extraction
17. Sewage treatment plant
18. Manufacturing Group
19. Religious institution.
20. Microbrew pub.
21. Domestic distillery
22. Brewer Taproom.
23. Animal services, non-veterinary

Section 4. Special Uses

The following special uses are allowed in the I - Industrial District, in accordance with Article 8:

1. Meat packing facilities
2. Medical Marijuana Manufacturing Center or Distribution Center

3. Data Centers:
   -Any change of use within an existing permitted Data Center i.e.: AI Conversion Center, shall require a new special use permit review and approval.
4. Retail liquor sales.
5. Childcare center.
6. Communication Tower.
7. Asphalt production facilities, both permanent and temporary.
8. Hazardous material bulk storage plant.

Section 5. Industrial Use Group

A use in the Industrial Group is one involving the manufacturing or the storage and sale of heavy building materials or equipment, and which conforms to the following requirements:

1. Manufacture, compounding, processing, packaging, treatment of:
   a. Bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, and food products except fish and meat products, sauerkraut vinegar, yeast and the rendering or refining of fats and oils.
   b. Products from the previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, metals, stones, fur, glass, hair, horn, leather, paper, plastics, shell, textiles, wood and yarns.
   c. Pottery and other ceramic products using only previously pulverized clay, and kilns
   d. Electric and neon signs, outdoor advertising signs, commercial advertising structures, and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and similar products.
   e. Musical instruments, toys, novelties and rubber and metal stamps.
   f. Welding and machine shop.
   g. Laundry, cleaning and dyeing works, and carpet and rug cleaning.
   h. Ice manufacturing
   i. Assembly of electric appliances, electronic instruments and devices, radios, phonographs, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and similar products.
   j. Soft drink bottling plant.

2. The following uses when conducted wholly within a completely enclosed building, or behind a 8’ privacy fence.
   a. Contractors' equip. storage yard.
   b. Building materials sales yard
   c. Pipe storage yard, including sales.
   d. Feed/fuel storage yard w/sales.
   e. Public utility service yard.
   f. Sale of oil and gas well drilling equipment.
   g. Concrete products

h. Petroleum bulk
i. Manufacturing and storage of alcoholic beverages, including brewery.

3. Manufacture, compounding, processing, refining or treatment of the following materials and products:
   a. Acetylene.
   b. Alcohol.
   c. Asphalt and bituminous products.
   d. Brick, tile or terra-cotta.
   e. Oilcloth or linoleum.
   f. Paint, shellac, turpentine, lacquer or varnish.
   g. Paper or pulp.
   h. Petroleum products.
   i. Plastics.
   j. Slaughter and packing of animals and meat products.
   k. Tannery, curing or storing of raw hides.

4. Any of the following uses provided that they shall not be located closer than five hundred (500) feet from any zone in which they are prohibited:
   a. Cement, lime, gypsum, or plaster of paris manufacture.
   b. Drop forge industry, manufacturing forgings with power hammer.
   c. Fertilizer manufacturing.
   d. Garbage, offal, bone or dead animal reduction.
   e. Gas manufacture or utility regulating stations.
   f. Electric generating plant.
   g. Smelting of tin, copper, zinc or iron ores.
   h. Soap manufacture.
   i. Stockyards, feeding pens or livestock sale facilities.

5. The following uses when conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall, compact hedge or security fence, not less than six feet in height:

   i. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the principal use.
   ii. Contractors' equipment, storage yard or plant, or rental of equipment commonly used by contractors.
   iii. Retail lumber yard, including only incidental mill work.
   iv. Feed and fuel yard.
   v. Public utility service yard, or electrical receiving or transforming station.
   vi. Pipe yard, or storage, sale or rental of oil and gas well drilling equipment.

6. Concrete products and mixing.

7. Petroleum bulk plants, ~~if in compliance with the Revised Ordinances of City of~~

~~Bismarck~~

8. Manufacture, compounding, processing, refining, and treatment of the following materials and products:

    i. Acetylene
    ii. Alcohol
    iii. Asphalt
    iv. Tannery or curing or storage of raw hides
    v. Manufacturing and storage of alcoholic beverages, including brewery.

Section 6. Lot Area

Each principal building or structure plus its accessory buildings, shall be located on a lot having an area as specified in Article 33, Section 6(4) of the Zoning Ordinance. In no case shall a lot be less than twenty thousand (20,000) square feet in size. Premises without a central sanitary sewer system approved by the North Dakota State Department of Health shall comply with lot area requirements of the R1 Residential District.

Section 7. Lot Width

Each lot shall have a width of not less than one hundred (100) feet, measured along the front building line.

Section 8. Floor Area Ratio

Floor area ratio of the principal buildings or building and all accessory buildings shall not exceed 0.30 for single-story buildings, nor shall it exceed 0.60 for buildings of more than one story. The ground area occupied by the principal building or buildings and accessory buildings shall not exceed thirty percent (30%) of the total area of the lot.

Section 9. Front Yards

Each building shall have a front yard not less than fifty (50) feet in depth.

Section 10. Side Yards

Each lot shall have two (2) side yards, one on each side of any principal building. The sum of the widths of the two (2) side yards shall be not less than twenty percent (20%) of the average width of the lot; and in no case shall a side yard be less than fifteen (15) feet in width. On any lot having an average width greater than seventy-five (75) feet, neither side yard shall be less than fifteen (15) feet in width and no side yard need be greater than fifty (50) feet in width. On a lot containing two (2) principal buildings

located side by side, there are no minimum requirements for the side yards between the two (2) buildings.

Section 11. Rear Yards

Each lot shall have a rear yard not less than twenty-five (25) feet in depth.

Section 12. Height Limits

No principal buildings shall exceed four (4) stories, nor shall it exceed fifty (50) feet in height. No accessory buildings shall exceed two (2) stories, nor shall it exceed twenty-five (25) feet in height.

Section 13. Automobile Parking

Adequate automobile parking shall be provided as set forth in Article 10 of this Ordinance.

Section 14. Landscaping

All front- side and rear yards shall be permanently landscaped.
