

# ORDINANCE NO: 5962

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE  
OF THE CITY OF MINOT.**

WHEREAS, the City Council has the authority to adopt zoning ordinances under the general powers of municipalities under its home rule charter powers;

WHEREAS, the City Council recognizes the Land Development Ordinance of the City of Minot (LDO) is a living document and it is necessary to make amendments periodically to improve clarity, increase simplicity, and ensure the document reflects best practice and the needs of the community; and

WHEREAS, the LDO will be updated on an annual basis at a minimum to reflect necessary changes for the purposes described immediately above; and

**NOW, THEREFORE, BE IT ORDANED BY THE CITY COUNCIL OF THE CITY OF  
MINOT:**

§ 1 That Table 9.1-2, relating to master sign plan budget calculations is **AMENDED** as follows:

	Zoning Districts							
	AG	RR, R1, R1S, R2	R3C, RM, RH, MH	C1, GMU	C2, C4	CBD, P	M1, M2, OP	
Multiplier for Calculated Permitted Sign Budget	0.05	1	1	0.75	1.5	1.5	2	
Maximum Permitted Sign Budget	RU: 4 sqft NRU: 200 sqft	RU: 2 sqft NRU: 200 sqft	RU: 2 sqft NRU: 50 sqft	800 sqft	800 sqft	500 sqft 5 stories or taller 900 sqft	800 sqft	

§ 2 That Section 4.1-7. A. 1. relating to sales or service of industrial, agricultural, and construction equipment and semi-trucks is **AMENDED** as follows:

## 1. C2 District:

a. Shall have a principal structure on the lot. In cases where multiple lots are proposed for open sales, only one of the lots is required to have a principal structure on the lot if all lots are contiguous to one another, under common ownership and used for the same business operating from the principal structure. Typical commercial site development standards, such as, but not limited to such requirements as; hard-surface, grass, or gravel parking, concrete curb and gutter, landscaping, lighting, storm drain, public sidewalks and similar as requested by Staff, Planning Commission and/or City Council shall be required of the adjacent lot(s) to the primary business before the lot(s) can be used for display or storage of inventory, even if no building is required on the lot(s).

§ 3 That Section 10.3-13. B. 3. relating to dedications of right of ways, easements, and street widths is **AMENDED** as follows:

## B. Easement Dedication

3. A public utility easement ten feet (10') wide shall be provided along the front lot line of every lot. The City Engineer may waive this requirement in their sole discretion if the dedication of the easement may cause a detriment to the public or a public improvement. The Waiver determination will be kept on file in the Community Development office.

§ 4 That Table 2.2. Table of Uses related to uses permitted by right, permitted conditionally, permitted with an interim use permit, or not permitted is **AMENDED** as follows:

### *Rural and Agricultural Uses*

**Table 2.2. Table of Uses**

**§ 5** That Chapter 2.3. relating to land use definitions is **AMENDED** as follows:

**Pet Boarding Facility: (Use Table Definition): Any building or fenced area where pets that are not owned by the owner of the property are kept for boarding. There are two classifications of boarding facilities. One being facilities that board up to five (5) pets six (6) months or older, and the other are facilities that board six (6) or more pets, six (6) months or older. Boarding can be for the day or overnight but for not more than three (3) consecutive nights.**

**§ 6** That Section 4.1-6. N. relating to commercial uses is **AMENDED** as follows:

**N. Kennels and Veterinary Clinics with Overnight Boarding Facilities**

1. AG, C2, and M1 Districts:

- a) The minimum lot size shall be two (2) acres.
- b) No exterior dog runs shall be located nearer than one hundred feet (100') from any property line and five hundred feet (500') to the property line of any residential use or residential zoning district.
- c) **Commercial** Kennels must be connected to public sewer or an onsite treatment system to manage and dispose of animal waste.
- d) Kennels and runs shall provide protection against weather and be enclosed. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
- e) All animal quarters and runs are to be kept in a clean, dry, and sanitary condition.
- f) Fencing around animal runs and exercise areas shall be of a sufficient height and sufficiently buried to prevent animal escape by leaping or digging.
- g) All kennel facilities shall be screened around such facilities or at property lines to prevent distracting or exciting animals. Such screening shall be a maximum of six feet (6') in height and shall be completely solid and site obscuring so as to aid in noise mitigation.

**§ 7** That Section 4.1-6. O. relating to commercial uses is **AMENDED** as follows:

**O. Pet Boarding Facilities**

**1. All Districts where permitted or allowed by Conditional Use Permit:**

- a) **All boarding facilities that house six (6) or more pets, six (6) months or older are required to apply for a Conditional Use Permit and submit a floor plan, site plan, noise mitigation plan, and waste disposal plan to the Community Development Department for review as part of the permitting process.**
- b) **No exterior dog runs shall be located nearer than ten feet (10') from any property line and fifty feet (50') to the property line of any residential use or residential zoning district. Article 4: Standards Specific to Uses and Districts Page 4-10**

- c) Pet Boarding facilities not operated out of a single-family home must be connected to public sewer or an onsite treatment system to manage and dispose of animal waste.
- d) Animal quarters and runs shall provide protection against weather and be enclosed. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
- e) All animal quarters and runs are to be kept in a clean, dry, and sanitary condition.
- f) Fencing around animal runs and exercise areas shall be of a sufficient height and sufficiently buried to prevent animal escape by leaping or digging.
- g) All yards used for exercise on the property of the boarding facilities shall be screened around such facilities or at property lines to prevent distracting or exciting animals. Such screening shall be six feet (6') in height and shall be completely solid and site obscuring so as to aid in noise mitigation.

§ 8 This Ordinance shall become effective upon final passage and approval.

PASSED FIRST READING: April 15, 2024

PASSED SECOND READING: May 6, 2024

ATTEST:

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Mikayla McWilliams, City Clerk

APPROVED:

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Thomas Ross, Mayor