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Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission Agenda
Tuesday, August 11, 2020 - 5:30 p.m.

Due To CDC Social Distancing Guidelines Related To The Covid-19 Pandemic The Public Has The Option To Attend The Meeting Via Zoom Meeting At The Following Web Address:
<https://us02web.zoom.us/j/88418609967?pwd=MHlHRzhDdEs5SVVlQVBiU2xLam5lZz09>

Or Telephone: Dial (312) 626-6799

Webinar ID: 822 8097 6378

Password: 864120

1. Call to Order
2. Approval of Minutes – July 14, 2020
3. Public Hearing – A20-22 Conditional Use Permit for oversized accessory building with steel siding and roofing in a residential district located at 4709 3rd Street East (Lot 1, Block 3 of McMahon Estates 4th Addition), City of West Fargo, North Dakota - Rohweder
4. Public Hearing – A20-23 Conditional Use Permit for Home occupation (hair salon) at 911 Mulberry Lane (Lot 2, Block 1 of The Wilds 5th Addition), City of West Fargo, North Dakota – Hardy
5. Public Hearing – A20-24 Text Amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks) on a parcel (53-0000-09059-040) located in the NW¼ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota – Black Powder
6. Public Hearing – A20-25 Text Amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks) on an area within the NE¼ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota – Black Powder
7. Public Hearing – A20-26 Rezoning from PUD: Planned Unit Development to R-1A: Single Family Dwelling District Lots 11-12, 19-20 & 22-31, Block 1; Lots 2-22, Block 2 and all of Block 3 of Burlington Addition And from PUD: Planned Unit Development to R-1: One & Two Family Dwellings all of Burlington 4th Addition, City of West Fargo, North Dakota
8. **Continued** - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District

9. September Meeting Date – Tuesday, September 15th ?
10. Correspondence
11. Non-agenda
12. Adjournment



Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, July 14, 2020 at 5:30pm
West Fargo City Hall

DUE TO CDC SOCIAL DISTANCING GUIDELINES RELATED TO THE COVID-19 PANDEMIC THIS PLANNING AND ZONING MEETING WAS VIA ZOOM MEETING

Members Present: Tom McDougall
Joe Kolb
David Gust
Lana Rakow
April Walker

Members Absent: Eric Dodds, Jana Reinke, Shane Lebahn

Others Present: Dustin Scott, Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair McDougall at 5:30pm.

Commissioner Gust moved and Commissioner Kolb seconded to approve the June 9, 2020 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner McDougall opened a Public Hearing – A20-19 Conditional Use Permit for increased signage in a P: Public Facilities District at 501 26th Avenue East (Lot 2, Block 7 of South Pond at the Preserve 1st Addition), City of West Fargo, North Dakota (West Fargo Park District.) There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner McDougall moved and Commissioner Rakow seconded to approve the application with the two conditions listed in the staff report. Commissioner Walker motioned to amend the motion and add the following findings; the sign must be stationary, follow the LC Light Commercial signage regulations and not face a residential area. Commissioner Rakow seconded the amended motion. The majority having voted in favor, the motion carried.

Commissioner McDougall opened a Public Hearing – A20-20, City Conditional Use Permit for increased residential area identification signage located at 1215 19th Avenue East (Lot 2, Block 1 of Burlington Addition), City of West Fargo, North Dakota (Goldmark). There was no public comment. The Public Hearing was closed. After discussion, Commissioner Kolb moved

and Commissioner Gust seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-21, Zoning Ordinance Amendment to Sections 4-434 DMU: Downtown Mixed Use and 4-435 EMU: Entertainment Mixed Use District, City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Rakow moved and Commissioner Walker seconded to approve the application. No opposition. Motion carried.

Commissioner McDougall continued a Public Hearing – A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District, City of West Fargo, North Dakota. Commissioner McDougall motioned to continue, no opposition.

Correspondence- Review of a letter from SWCA Environmental Consultants regarding relocation of a pipeline including a route development analysis. Commissioner McDougall moved and Commissioner Kolb seconded to have the letter to NuStar rewritten. The majority having voted in favor, the motion carried.

- Oly Olafson, Right of Way Project Manager for HDR, spoke on behalf of NuStar regarding the placement of the pipeline.

There were no non-agenda items.

Commissioner Walker and Commissioner Kolb seconded to adjourn. No opposition. Meeting adjourned.

STAFF REPORT

A20-22		CONDITIONAL USE PERMIT	
4709 3 rd Street East			
Lot 1, Block 3 of McMahon Estates 4 th Addition, City of West Fargo, North Dakota			
Applicant/Owner: Shane & Jennifer Rohweder		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		08-11-2020	
Public Hearing:		08-11-2020	
City Commission:			

PURPOSE:

Construct a 40' x 60' (2,400 square foot) accessory building with steel siding and roofing, for personal storage in a rural estate zoned district.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Single Family Dwelling
Current Zoning District(s):	R-1E: Rural Estate District
Zoning Overlay District(s):	NA
Total area size:	1.14 Acres
Adjacent Zoning Districts:	R-1E: Rural Estate District
Adjacent street(s):	3 rd Street East (Local); 47 th Avenue East (Local)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The R-1E: Rural Estate zoning district allows for accessory structures greater than 1,000 ft² as a conditional use provided they are in character with the development pattern of the subdivision they are in.
- The applicant has provided a site plan which shows the new accessory structure will be built in the rear yard with a side yard setback of 25' and rear yard setback of 30'.
- The applicant has indicated the structure would be built of steel siding which match the exterior of the existing house on the property. They also propose steel roofing for low maintenance. Elevations of the proposed structure have been provided.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property has adequate access and the improvements will not affect the current access.

STAFF REPORT

2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - The land adjacent to this area is R-1E: Rural Estate District and similar style and sized accessory buildings have been previously approved within the subdivision.

NOTICES:

Sent to: Property owners within 350'.

Comments Received:

- An email was received (attached) regarding concerns with building and roofing materials; however, was not concerned with the size.
- An email was received with concerns regarding the size and type of structure, and opposing the structure based on the restrictive covenants (see attached).
- An email was received with no concerns as long as the restrictive covenants are followed regarding exterior finishes.
- A call and email was received by an individual concerned with the size of the structure and is more comfortable with a size closer to 1,600 square feet which is comparable to other structures constructed in the area as conditionally permitted uses.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The application is providing an accessory to an existing use and therefore the application may be considered consistent with the Comprehensive Plan.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

STAFF REPORT

1. The accessory building is constructed of the same color and materials as the primary residential structure.
2. A Signed Conditional Use Permit Agreement is received.

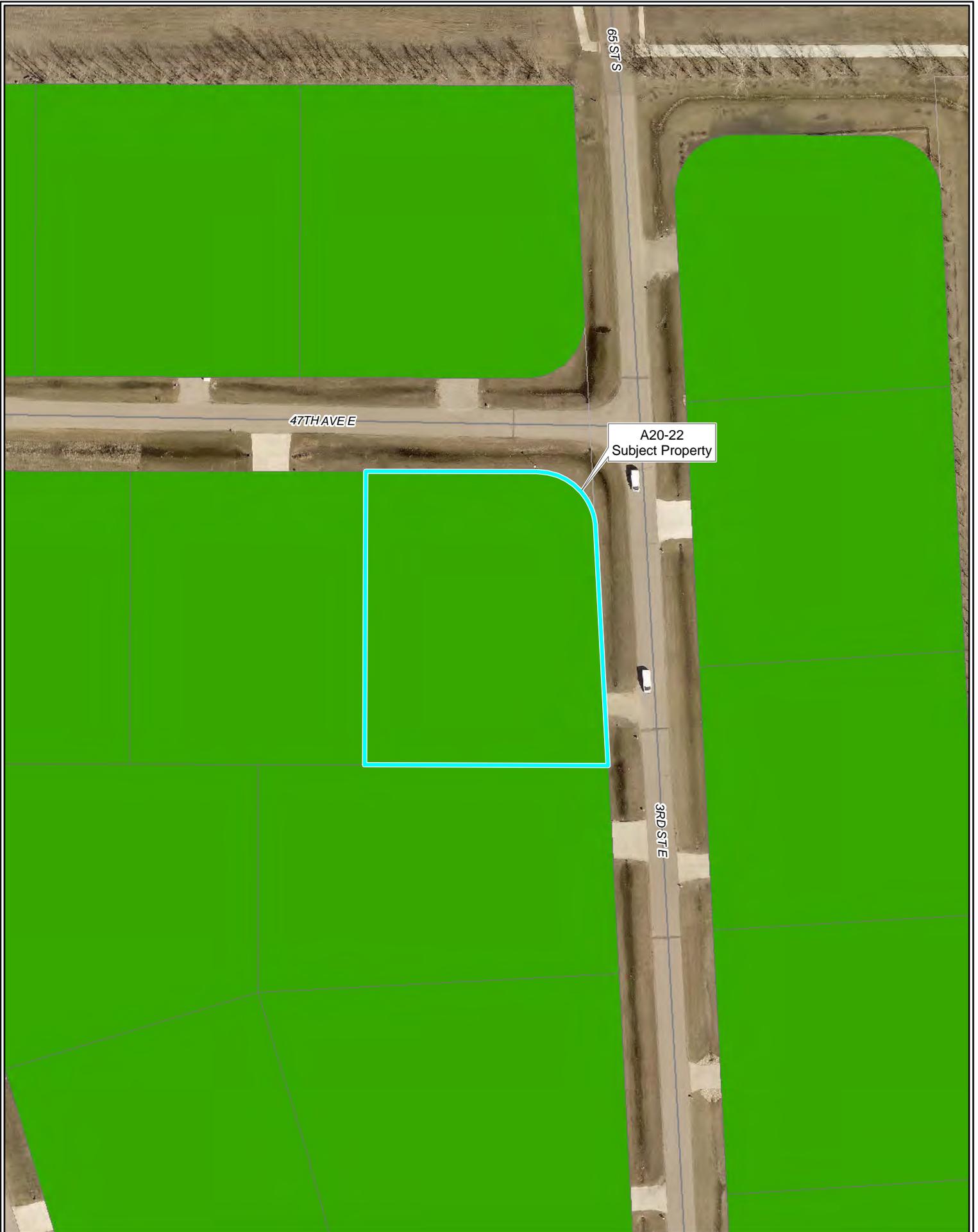


66th ST S

47th AVE E

A20-22
Subject Property

3RD ST E



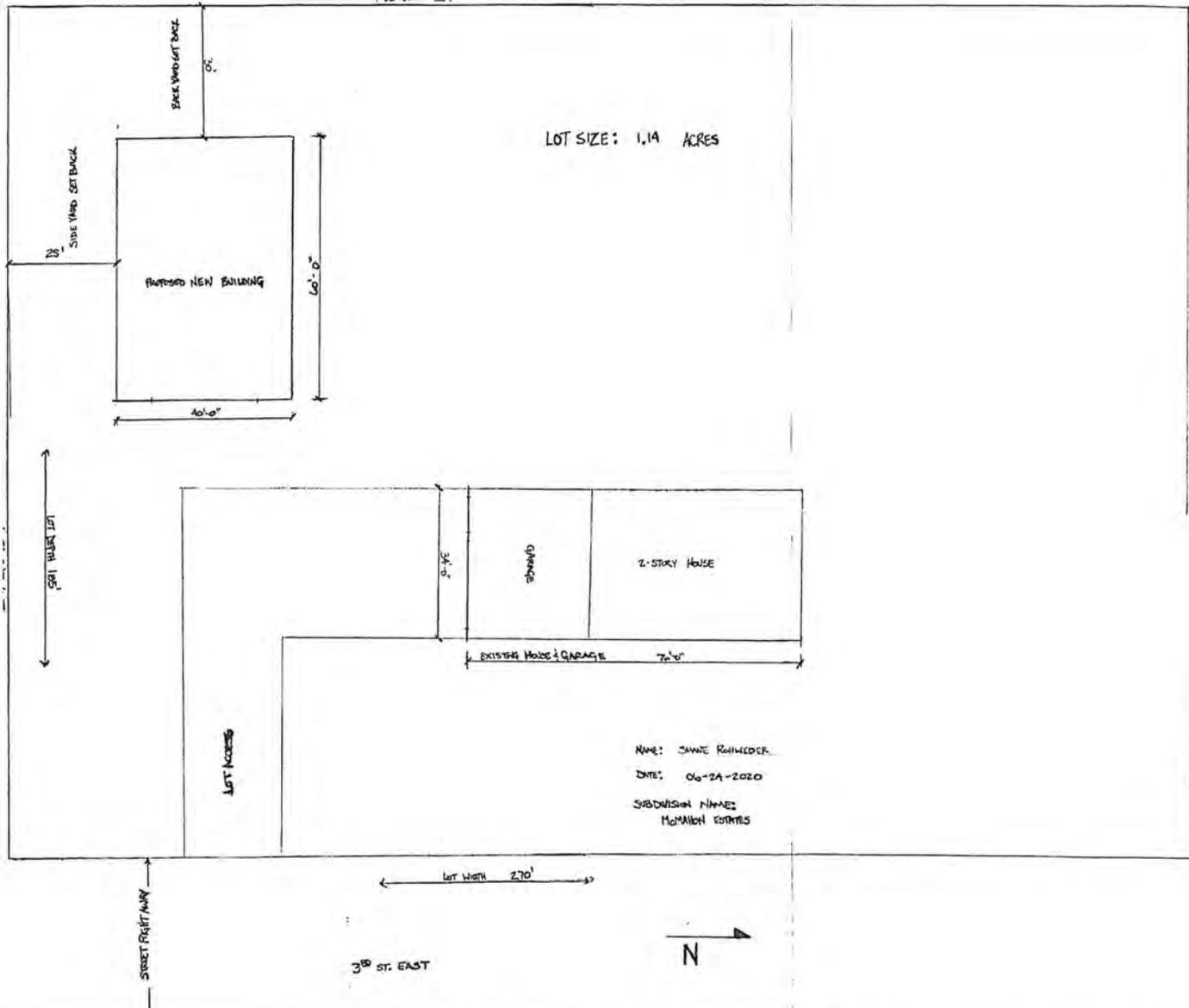
A20-22
Subject Property

47TH AVE E

66th ST S

3RD ST E

	<ul style="list-style-type: none"> ■ A: Agricultural ■ C: Light Commercial ■ C-OP: Commercial Office Park ■ HC: Heavy Commercial 	<ul style="list-style-type: none"> ■ LI: Light Industrial ■ M: Heavy Industrial ■ P: Public ■ R-1: One and Two Family 	<ul style="list-style-type: none"> ■ R-1A: Single Family ■ R-1E: Rural Estate ■ R-1S: Special One and Two Family ■ R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> ■ R-2: Limited Multiple Dwelling ■ R-3: Multiple Dwelling ■ R-4: Mobile Home ■ R-5: Manufactured Home 	<ul style="list-style-type: none"> ■ R-L1A: Large Lot Single Family ■ R-R: Rural Residential ■ PUD: Planned Unit Development ■ DMU: Downtown Mixed Use 	
	<p>WEST FARGO</p>					
	<p>City of WEST FARGO</p>					



LOT SIZE: 1.14 ACRES

BACK YARD SET BACK

5'-0"

PROPOSED NEW BUILDING

60'-0"

40'-0"

25' SIDE YARD SET BACK

SPLIT ALLEY (11')

LEFT ACCESS

0'-3"

SHED

2-STORY HOUSE

EXISTING HOUSE & GARAGE

7'-0"

NAME: JANE REINER

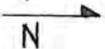
DATE: 06-24-2020

SUBDIVISION NAME:
McMILLAN ESTATES

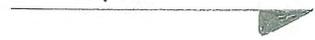
LOT WIDTH 270'

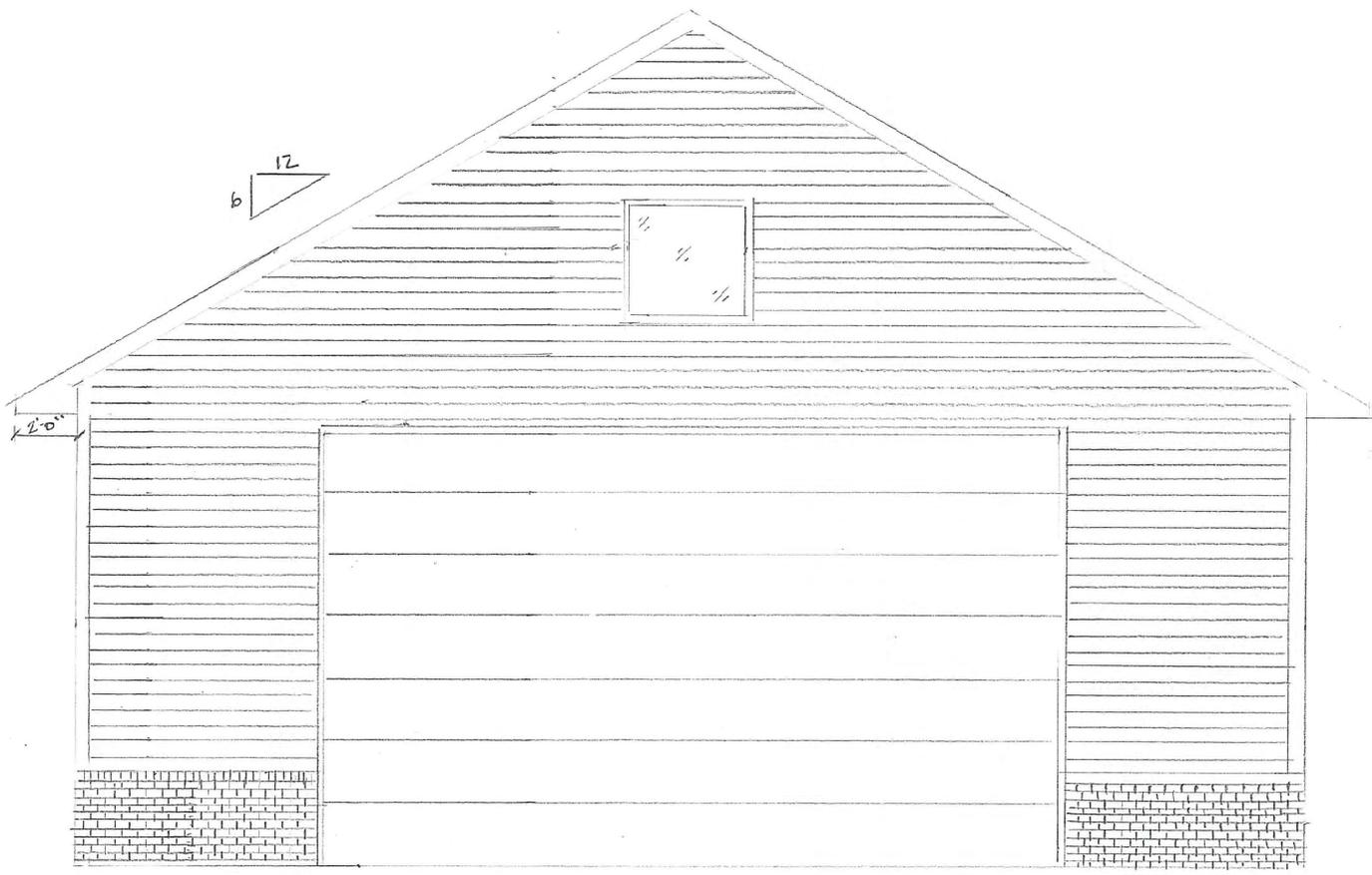
STREET RIGHT OF WAY

3RD ST. EAST

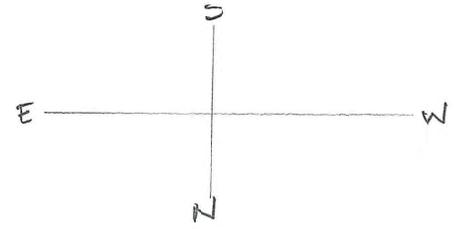


4TH AVENUE

NORTH 



4709 3RD ST. E WEST FARGO



4709 3RD ST. E WEST FARGO, ND

From: [Joshua Mickelson](#)
To: [Lisa A. Sankey](#)
Cc: [Amy Mickelson](#); [Joshua Mickelson](#)
Subject: Proposed Conditional Permit for 4709 3rd St East (Lot 1, Block 3 of MaMahon Estates 4th Addition).
Date: Friday, July 31, 2020 4:21:06 PM

Hi Lisa,

Hi Lisa,

I am emailing in regards to the Proposed Conditional Permit for 4709 3rd St East (Lot 1, Block 3 of MaMahon Estates 4th Addition). I have some comments and concerns that I believe should be taken into consideration when deciding approval and or modification of the Conditional Building Permit.

1. Building size of 40x60.
 - a. I do not have concern with the overall footprint size. (see point 2&3)
2. Building material of steel siding/roofing
 - a. **I have a concern** with type of building material on the exterior/ roof. All other buildings in the neighborhood are of similar and or same building material as the main domicile. For myself, At minimum road facing design & building material should match domicile.
 - b. Building materials on inside and or structure are of no concern to me. It could be pole barn style built with exterior finished with domicile material in this case, brick / siding.
3. Building Style
 - a. I understand the city may or may not address what the building ultimately looks like and determining what looks "good" is very subjective. However, this should be taken into consideration when neighbors have to look at this "pole building" every day.
 - b. Note some of the recent neighbors have built buildings with conditional permits where the 2nd building / structure aesthetically matches the main domicile both in materials and design look. Window style, trim and locations match, garage doors match, lighting match house etc.
 - i. 4803 3rd St E West Fargo
 - ii. 223 47th Ave E West Fargo
 - iii. 310 51st Ave E West Fargo (estimated 40 x 40, I can't recall)

Can there be a review of the overall design? Side wall height, building material, wanes coating? Door locations/style, window style, trim, & locations? During this review, can there be considerations for tree (size & placement)?

I want to be neighborly and allow them to build the size they want and be aesthetically pleasing to all that have to see if from their own yards.

If you could respond to this email and let me know you received it, that would be great. Feel free to call me with any questions.

Josh Mickelson
Cell: 701-671-0927

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Michael Nilson](#)
To: [Lisa A. Sankey](#)
Subject: Proposed building at 4709 3rd St E
Date: Wednesday, August 5, 2020 9:30:27 AM
Attachments: [McMahon Estates 2nd.pdf](#)

Dear Lisa

I am writing to you in regards to the proposed oversized building (40 x 60) at 4709 3rd St E.

My wife & I live a 4804 2nd St E, directly behind the proposed building. We built in 1999 and have lived here since and allowing this kind of building will dispute and erode the beauty and harmony of the development.

I have attached the restrictive covenants set forth by the developer that should be followed as have all others.

This building is a direct violation of the covenants as listed below.

McMahon 2nd - Pg. 5 Line 6 is detached garages/ shop need to match

Each lot will be restricted to construction of one single family detached residence with either a two or three car attached garage. Detached garages may be approved, provided they are constructed as part of the design style and are constructed with the same exterior materials as the house. No lean-to, carport, vehicle storage building detached from the residence will be permitted, without the written approval of the Developer.

The size as stated in the covenants not to exceed 500 sq. ft., this was amended or allowed by the city to not exceed 1000 sq. ft. after this area was annexed into the city.

This building appears to be style of a farm shop and if allowed would set precedence in the development.

We are opposed to this proposal building in our development.

However: We would not oppose a building that is 1000 sq. ft. or less and matches all the building materials of the house.

Regards

Michael & Susan Nilson

4804 2nd St E

West Fargo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Zach Pflugrath](#)
To: [Lisa A. Sankey](#)
Subject: Conditional Permit 4709 3rd st East West Fargo
Date: Wednesday, August 5, 2020 5:47:02 PM
Attachments: [Covenants.png](#)
[Covenants.pdf](#)

Lisa,

After reviewing the plans to build a 40'x60' Shop/pole barn I have to thoughts:

1. I do not have issue with the size assuming covenant rules are followed, I have talked with Shane the owner and shared this with him.
2. The covenants in the neighborhood require any accessory structures to be built of the same architectural style of the house using the same exterior finishes. With all accessory structures built in the neighborhood currently built this way. I built an accessory building myself in 2019 and matched it to the house to follow the covenants. If this is followed I don't object to anything. However with all neighbors following this covenant currently I have objections if this is not followed.

I want to be neighborly here and have the building they are looking for erected as long as the neighborhood covenants are followed to the extent of exterior finishes.

Regards,
ZACH PFLUGRATH
P: 701-367-9548

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Each lot will be restricted to construction of one single family detached residence with either a two- or three-car attached garage. Detached garages may be approved, provided they are constructed as part of the design style and are constructed with the same exterior materials as the house. No lean-to, car-port, vehicle storage building detached from the residence will be permitted, without the written approval of the Owner.

From: [Mark Bares](#)
To: [Lisa A. Sankey](#); [Stephanie Bares](#)
Subject: Feedback on proposed conditional use permit for 4709 3rd St E
Date: Wednesday, August 5, 2020 11:13:29 PM

Dear Lisa and Planning and Zoning Committee Members,

We received notice of request for a conditional use permit for 4709 3rd Street East in West Fargo, requesting permission to build an oversized 40' x 60' (2400 sq ft) building with steel siding and roof. Our request is that the size be limited to approximately 1600 sq ft and that the max height restriction is not exceeded, similar to other outbuildings allowed in the neighborhood. Also, the McMahan Estates restrictive covenants clearly state that "detached garages may be approved, provided they are constructed as part of the design style and are constructed with the same exterior materials as the house."

We feel that a building larger than 1650 sq ft, and one that doesn't match the house exterior materials and style would not be aesthetically appealing and potentially reduce surrounding property values in the neighborhood.

Respectfully,

Mark and Stephanie Bares
4704 3rd St E, West Fargo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-23		CONDITIONAL USE PERMIT	
911 Mulberry Lane			
Lot 2, Block 1 of Wilds 5 th Addition			
Owner/Applicant: Elizabeth Hardy		Staff Contact: Malachi Petersen	
Planning & Zoning Commission Introduction:		08-11-2020	
Public Hearing:		08-11-2020	
City Commission:			

PURPOSE:

Allowing for a home occupation which will have customers coming to the residence.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban - Growth Sector
Existing Land Use:	Low Density Residential
Current Zoning District(s):	R-1A: Single Family Dwelling
Zoning Overlay District(s):	None
Total area size:	23,253 square feet
Adjacent Zoning Districts:	R-1A: Single Family Dwelling
Adjacent street(s):	Mulberry LN (Local) and 9 th St W (Collector)
Adjacent Bike/Pedestrian Facilities:	Adjacent sidewalks
Available Parks/Trail Facilities:	The Wilds Park accessible by sidewalks within .25 miles, Legacy Park accessible by sidewalks within .5 miles

DISCUSSION AND OBSERVATIONS:

- The applicant is seeking to operate an existing hair salon business out of her home. The salon business will be by appointment only and overlap of appointments will be minimal as to ensure adequate off-street parking.
- The applicant has provided a site plan of her house. The salon business will be operated out of a spare bedroom on the main floor of the home. A copy of the site plan is attached for reference.
- Section of the City Ordinances under supplementary district regulations lists provisions for home occupations for which the home based business would be subject to.
- Section 4-448.10 states that as a conditional use, the City may consider a home occupation use which has customers coming to the site. It further states that the City may place any conditions on the home occupation as deemed necessary to ensure that it will not be a detriment to the character and livability of the surrounding neighborhood.
- Home based businesses are required to provide off-street parking for customers in addition to the two required spaces for all single family residential units.
- According to the site plan, the property can accommodate up to 7 vehicle on-site/off-street parking spaces including space in the garage for the residential use.
- The applicant has been provided and has no concern meeting the full list of requirements to follow under the provisions for home occupations.
- A conditional use permit agreement for the use will be required to be signed by the applicant and

STAFF REPORT

may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property is adequately accessed from Mulberry Lane, a local public street.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - 4-448.6 requires all parking associated with the principal residential use and the home occupation to be accommodated on site while still maintaining the required lot coverage minimums. It appears with 4 spaces in the driveway and 3 spaces in the garage that the applicant will have adequate parking to accommodate the residential property and the proposed use.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - 4-448-3 would only allow one sign, not to exceed one square foot, non-illuminated, and mounted flat against the wall of the principal building.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - Due to the appointment-only nature of the business, it does not appear that this use will bring a great deal of traffic to the site.

NOTICES:

Sent to: Property owners within 350' and applicable agencies and departments

Comments Received:

- None

STAFF REPORT

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The application may be considered consistent with the Comprehensive Plan if it is determined not be a detriment to the character and livability of the surrounding neighborhood.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Applicant meet all requirements set forth in the provisions for home occupations found in Section 4-448 of the City Ordinances.
2. Adequate parking for both the home occupation and the residence be maintained.
3. A Signed Conditional Use Permit Agreement is received.



MULBERRY LN

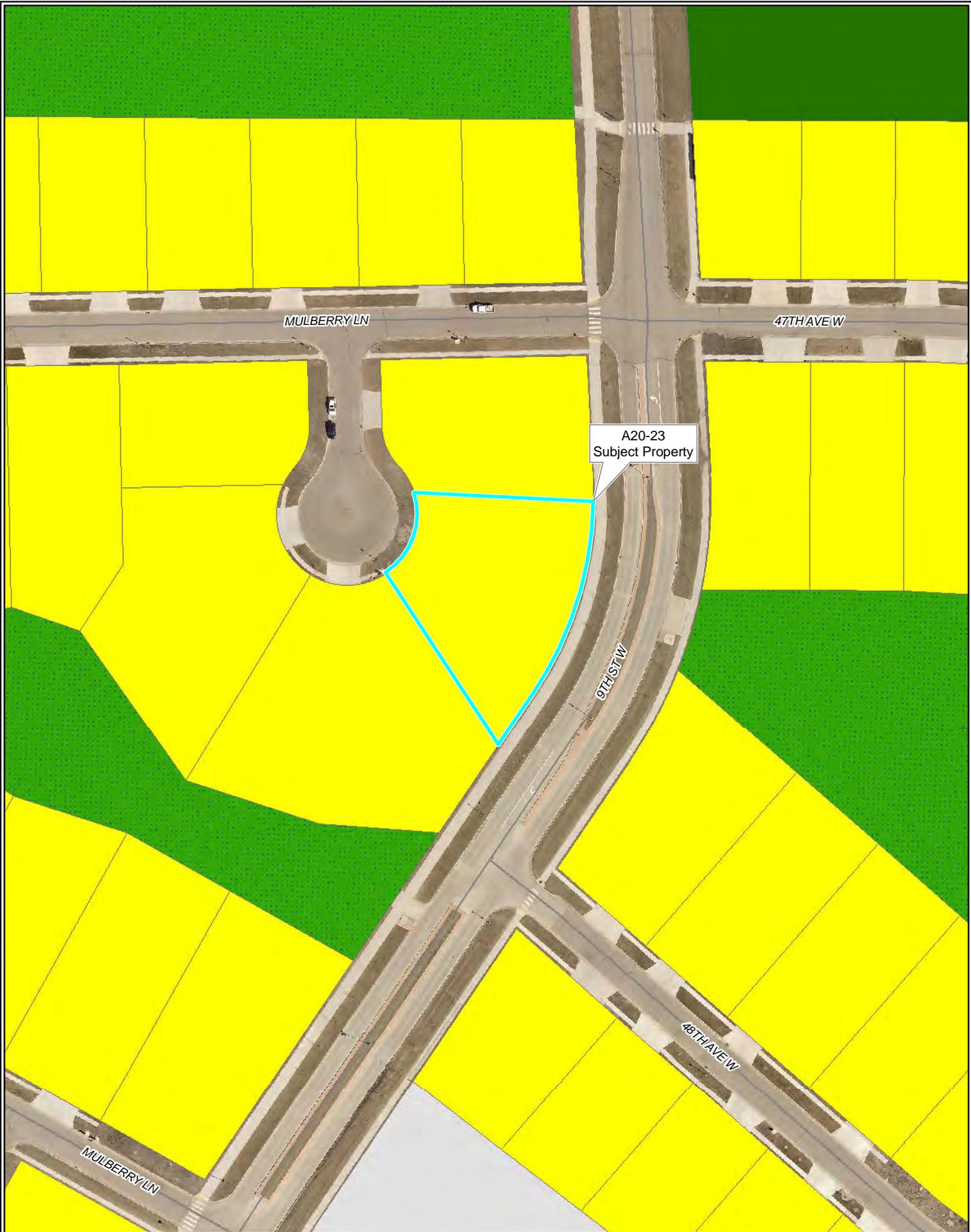
47TH AVE W

A20-23
Subject Property

6TH ST W

48TH AVE W

MULBERRY LN





JL MODERN

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E. JLMODERNDISIGN@GMAIL.COM

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LIZ & ERIC PLAN
911 MULBERRY LANE
WEST FARGO, ND
LOT 2, BLOCK 4
WILDS 5TH ADDITION

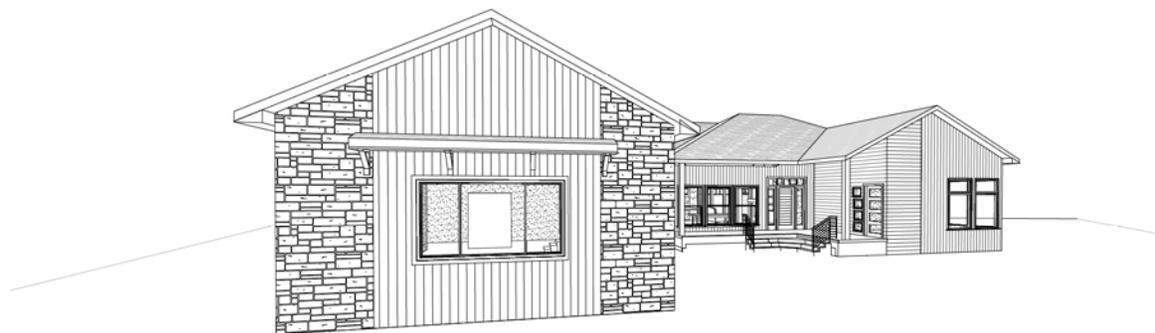
No.	Description	Date

COVER

Date: 11.18.19
Drawn by: JLA

A000

Scale:

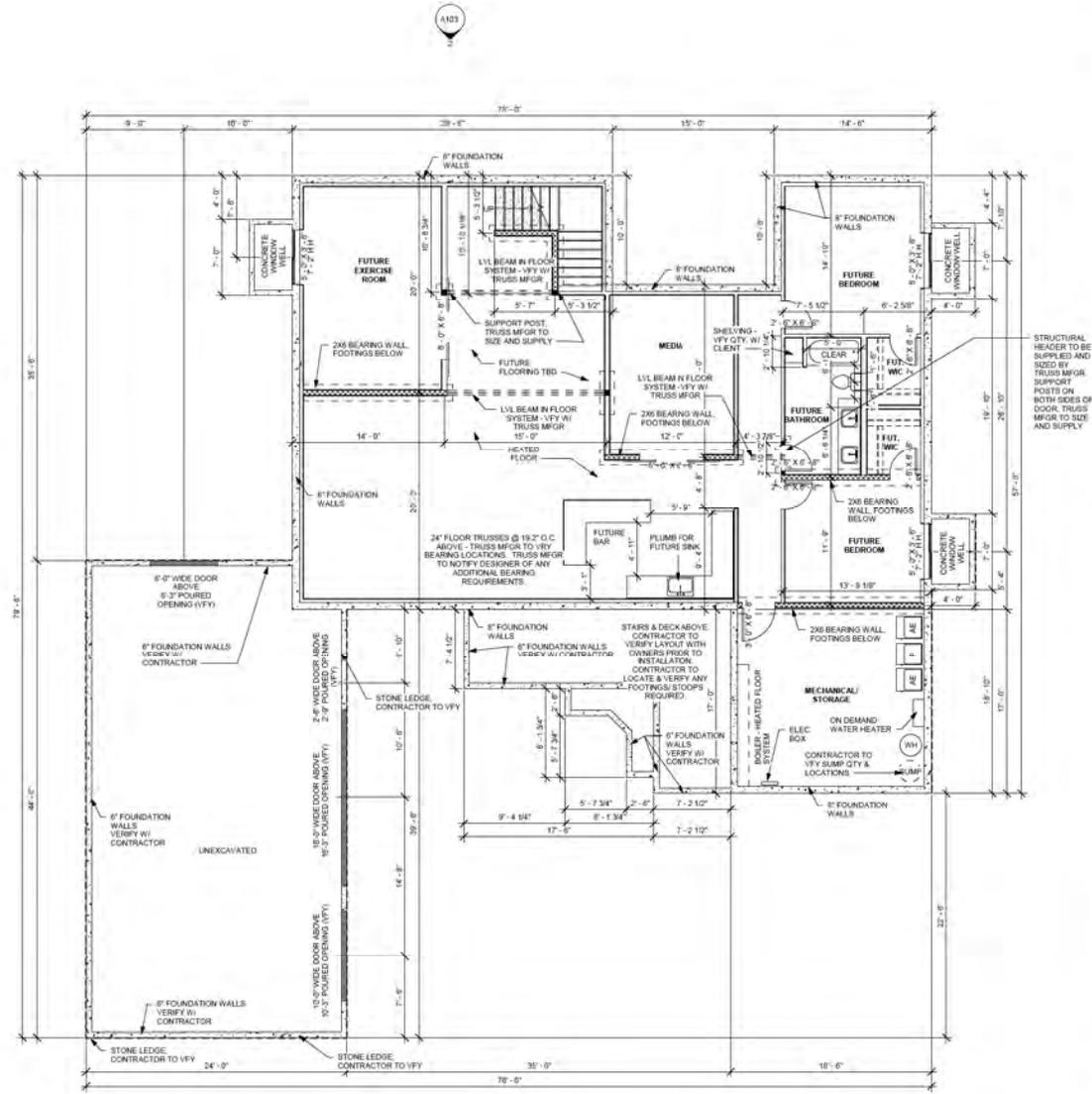




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E. JLMODERNDSIGN@GMAIL.COM

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LIZ & ERIC PLAN
911 MULBERRY LANE
WEST FARGO, ND
LOT 2, BLOCK 4
WILDS 5TH ADDITION



1 LOWER FLOOR
3/16" = 1'-0"

No.	Description	Date

BASEMENT FLOOR PLAN

Date: 11.18.19
Drawn by: JLA

A101

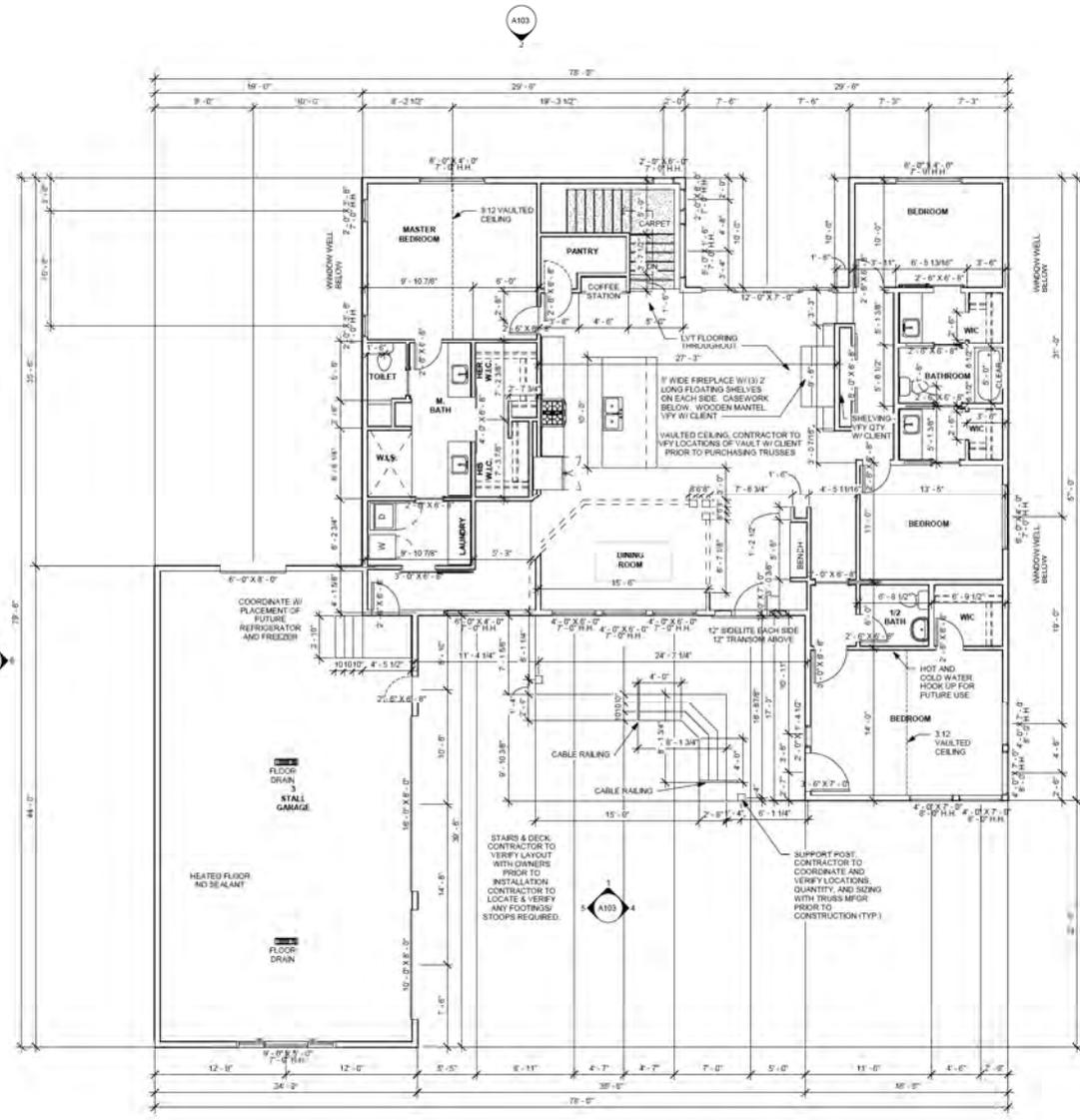
Scale: 3/16" = 1'-0"



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E: JLMODERNDISIGN@GMAIL.COM

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LIZ & ERIC PLAN
911 MULBERRY LANE
WEST FARGO, ND
LOT 2, BLOCK 4
WILDS 5TH ADDITION



① FIRST FLOOR
3/16" = 1'-0"

GENERAL NOTES:

1. UNDISTURBED EARTH UNDER ALL FOOTINGS
2. CONTRACTOR TO VERIFY ANY STONE OR BRICK LEDGES WITH CONCRETE CONTRACTOR PRIOR TO INSTALLATION
3. CONTRACTOR TO VERIFY SIZES, QUANTITIES, AND LOCATIONS OF GARAGE FLOOR DRAINS WITH CLIENTS PRIOR TO INSTALLATION
4. CONTRACTOR TO VERIFY SIZES, QUANTITIES, AND LOCATIONS OF GARAGE FLOOR DRAINS WITH CONCRETE CONTRACTOR PRIOR TO INSTALLATION

GENERAL FLOOR PLAN NOTES:

1. POURED BASEMENT WALL HEIGHT 9'-0". MAIN FLOOR PLATE HEIGHT TO BE 9'-11" UNLESS NOTED OTHERWISE (104 5/8" PRE-CUT STUDS)
2. CATHEDRAL CEILING (WHERE NOTED) TO BE 3/12 INSIDE FITCH
3. CONTRACTOR TO VERIFY ALL WINDOWS, DOORS, AND OPENING HEADER SIZES WITH TRUSS MANUFACTURER
4. CONTRACTOR TO VERIFY ALL KITCHEN, BATHROOM, LAUNDRY ROOM AND ANY OTHER BUILT-IN CABINET LAYOUTS WITH CABINET DESIGNER
5. CONTRACTOR TO VERIFY ADDITIONAL WEIGHT ON FLOOR SYSTEM WITH TRUSS MANUFACTURER (I.E. GRANITE COUNTERTOPS, CERAMIC TILE, ETC.)
6. CONTRACTOR TO VERIFY BEAMS/HEADERS REQUIRED TO SUPPORT ROOF LOADS WITH TRUSS MANUFACTURER
7. CONTRACTOR TO VERIFY HEADERS/BEAMS REQUIRED IN FLOOR SYSTEM WITH TRUSS MANUFACTURER
8. CONTRACTOR TO VERIFY FLOOR TRUSS SIZE AND SPACING WITH TRUSS MANUFACTURER (CURRENTLY SHOWN AS 24" FLOOR TRUSSES @ 19'-2" O.C. - MAIN & SECOND FLOOR)
9. TRUSS MANUFACTURER TO SIZE, LOCATE, AND SUPPLY ANY LVL MATERIALS REQUIRED.
10. ALL WINDOWS, DOORS, AND OPENINGS 4'-0" & LARGER ARE TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC, MN, AND CITY CODE REQUIREMENTS
11. SPRAY FOAM IN BETWEEN TRUSS SPACING CAVITIES AS PER IRC AND LOCAL CODE REQUIREMENTS
12. CONTRACTOR TO VERIFY LANDING FLOOR JOIST SIZE AND SPACING PRIOR TO INSTALLATION. CURRENTLY SHOWN AS 2 X 10 JOISTS @ 16" O.C. SPACING
13. CONTRACTOR TO VERIFY LOCATIONS OF KNEE WALLS, LEDGES, AND ADDITIONAL FULL HEIGHT WALLS (IF APPLICABLE)
14. CONTRACTOR TO VERIFY ENERGY HEEL HEIGHT FOR ROOF TRUSS WITH TRUSS MANUFACTURER. (12" HEEL HEIGHT CURRENTLY SHOWN)

GENERAL GARAGE NOTES:

1. GARAGE WALLS (FRAMING ONLY) TO BE 2 X 4 X 104 5/8" PRE-CUT STUDS UNLESS NOTED OTHERWISE
2. CONTRACTOR TO VERIFY WITH CLIENT IF ENTIRE GARAGE IS TO BE INSULATED, SHEETROCKED, AND/OR HEATED
3. CONTRACTOR REQUESTS LVL HEADER TO SPAN ENTIRE LENGTH OF GARAGE. (GARAGE DOOR LOCATION)

GENERAL WINDOW NOTES:

1. WINDOW HEAD HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE. (REFER TO PLANS AND ELEVATIONS)
2. LOWER LEVEL WINDOW HEAD HEIGHTS TO BE 7'-2" FROM FINISHED FLOOR UNLESS NOTED OTHERWISE (REFER TO PLANS & ELEVATIONS)
3. CONTRACTOR TO VERIFY IF WINDOW GRILLES ARE TO BE USED WITH CLIENT PRIOR TO PURCHASING/INSTALLING.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY AND ALL RESIDENTIAL CODES PRIOR TO CONSTRUCTION.

No.	Description	Date

MAIN FLOOR PLAN

Date: 11.18.19
Drawn by: JLA

A102

Scale: 3/16" = 1'-0"

LOWER LEVEL SQ. FT. 2,320
MAIN FLOOR SQ. FT. 2,369

TOTAL SQ. FOOTAGE 4,727

02/2020 10.04.07PM

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-24		TEXT AMENDMENT/CONDITIONAL USE PERMIT
An area in the NW¼ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota		
Owner: Cass County Joint Water Resource District Applicant: Brad Schmitz	Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Introduction:	8-11-2020	
Public Hearing:	8-11-2020	
City Commission Introduction:		
1 st Reading & Public Hearing:		
2 nd Reading:		
City Commission:		

PURPOSE:

Text amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks)

STATEMENTS OF FACT:

Land Use Classification:	C-1 Deferred Development Sector (ETJ)
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	NA
Total area size:	109 acres
Adjacent Zoning Districts:	A: Agricultural
Adjacent street(s):	166 th Ave SE – Section Line Township Road
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The property is located in the City’s extraterritorial (ET) area about a mile west of West Fargo. The applicant proposes purchasing a portion of a parcel and is looking at two potential sites to choose from.
- The applicant operates a fireworks business whose current location has been purchased by the Cass County Joint Water Resource District for the FM Diversion project. The current location is zoned LI: Light Industrial and the proposed properties for relocation are zoned A: Agricultural.
- The proposal for the building on the site is to either move the existing building from its current location or build a new building of approximately 10,000 ft². Either option will require that the property be platted in accordance with City Ordinances.
- The A district standards do not provide for such use. Staff is recommending against a rezoning that could have negative results of premature development inconsistent with the basis for the Deferred Development sector of the City’s adopted Deferred Development and Growth Map. Staff would prefer to see an accommodation be made to allow for such a use as a conditionally permitted use

STAFF REPORT

within the Agricultural district to prevent the possibility of premature development in our Deferred Development sectors.

- Proposed language to amend the A District standards is to include within the conditionally permitted uses of 4-421.3 for the “Seasonal sale of retail goods”. This may open the door for nurseries, farmers markets, fireworks sales and similar. Staff envisions the ability to review this as a conditional use which would allow the City to consider time frames and ownership, site conditions, building types and others within its review.
- The area is currently within a Special Flood Hazard Area (SFHA) Zone A and the preliminary Flood Insurance Rate Map (FIRM) shows the property will continue to be in an SFHA, with the updated map showing as Zone AE. The new building will be required to meet all applicable Federal, State, and Local regulations and staff would recommend further study on the development of the site within the preliminary FIRM and post diversion floodplain.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property has adequate access and the improvements will not affect this access.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - The land adjacent to this area is tilled farmland.

NOTICES:

Sent to:	Property owners within 350’, Mapleton Township officials, Cass County Planning.
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STAFF REPORT

Comments Received:

- Cass County Electric noted that this proposed location may require the customer to cover the cost of any easements to get to the property.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The area is in the C-1 Deferred Development Sector (ETJ). There are no municipal services yet available in the area. West Fargo 2.0 states that development not take place in these areas until the diversion is operational and revised floodplain maps have been made available. Given this property would be outside of the FM Diversion footprint, staff does not find it likely that infrastructure or growth would occur here for a very long time if at all.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Ordinance amendment be approved prior to consideration of Conditional Use Permit.
2. Further analysis and comment is gathered regarding development of the site under preliminary FIRM as well as post diversion floodplain.
3. The property be platted in accordance with City Ordinances.
4. Conditional Use Permit granted to the current owner for so long as the property is outside of City Limits. If the property ownership changes, the Conditional Use Permit would require renewal through a new application or would be nullified without further action.
5. Signed Conditional Use Permit Agreement is received.
6. The applicant is to meet all Federal, State and local requirements for improvements to the site and structures.

Current Location

194

194

37TH ST SE

38TH ST NW

Proposed Location
A20-24

Proposed Location
A20-25

166TH AVE SE

30TH ST W

Sheyenne River Tributary

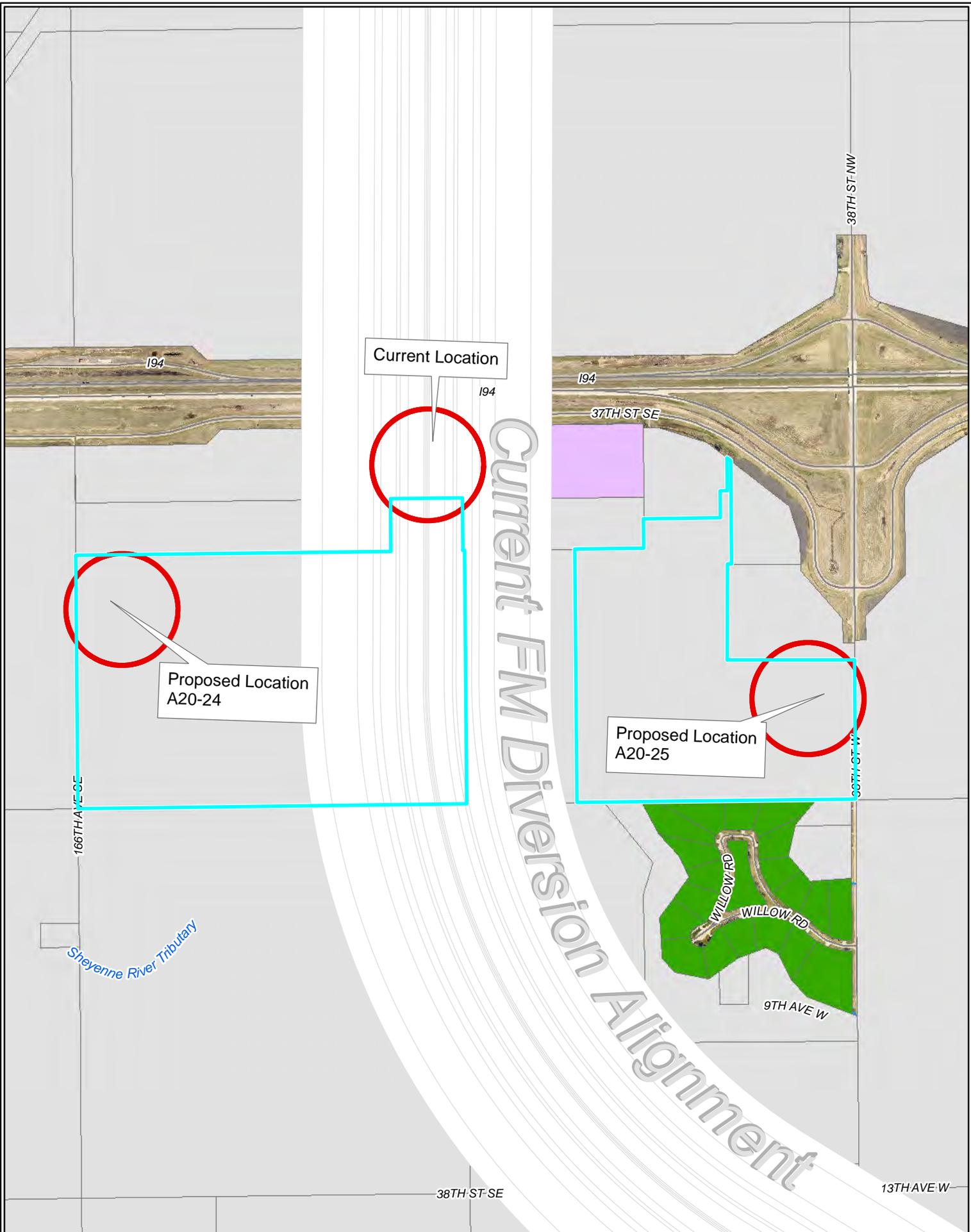
WILLOW RD

WILLOW RD

9TH AVE W

38TH ST SE

13TH AVE W



Current Location

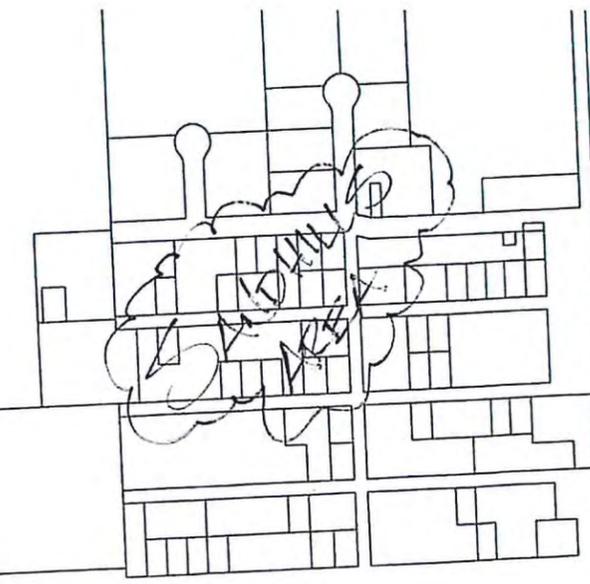
Proposed Location A20-24

Proposed Location A20-25

Current FM Diversion Alignment

City of WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park HC: Heavy Commercial 	<ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public R-1: One and Two Family 	<ul style="list-style-type: none"> R-1A: Single Family R-1E: Rural Estate R-1S: Special One and Two Family R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home 	<ul style="list-style-type: none"> R-L1A: Large Lot Single Family R-R: Rural Residential PUD: Planned Unit Development DMU: Downtown Mixed Use
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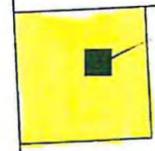
INTERSTATE 94

EXCHANGE

RAYMOND

CURRENT LOCATION

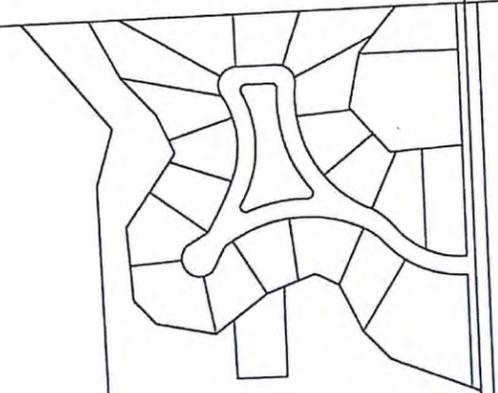
WEST FARCO/SHEYELINE DIVERSION



10,000 # STRUCTURE
OPTION A:
A PORTION OF P.I.D.
53.0000.09059.040
CURRENT OWNER:
CASS COUNTY JOINT
WATER RESOURCE DISTRICT

10,000 # STRUCTURE
ACCESS @ 21600'
SOUTH OF FRONTAGE
ROAD ACCESS

OPTION B:
A PORTION OF P.I.D.
53.0000.09056.080
CURRENT OWNER:
NEIL THOMPSON



"SITE PLAN"
EXHIBIT
BLACK POWDER FIREWORKS
RELOCATION C.L.P.

Note
1"=700'

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-25		TEXT AMENDMENT/CONDITIONAL USE PERMIT	
An area within the NE¼ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota			
Owner: Neil Thomson Applicant: Brad Schmitz		Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Introduction:		8-11-2020	
Public Hearing:		8-11-2020	
City Commission Introduction:			
1 st Reading & Public Hearing:			
2 nd Reading:			
City Commission:			

PURPOSE:

Text amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks)

STATEMENTS OF FACT:

Land Use Classification:	G-4B Future Mixed-Use Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	NA
Total area size:	63 acres
Adjacent Zoning Districts:	A: Agricultural
Adjacent street(s):	38 th Street SE – Section Line Township Road
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The property is located in the City’s extraterritorial (ET) area about a mile west of West Fargo. The applicant proposes purchasing a portion of a parcel and is looking at two potential sites to choose from.
- The applicant operates a fireworks business whose current location has been purchased by the Cass County Joint Water Resource District for the FM Diversion project. The current location is zoned LI: Light Industrial and the proposed properties for relocation are zoned A: Agricultural.
- The proposal for the building on the site is to either move the existing building from its current location or build a new building of approximately 10,000 ft². Either option will require that the property be platted in accordance with City Ordinances.
- The A district standards do not provide for such use. Staff is recommending against a rezoning that could have negative results of premature development inconsistent with the basis for the Deferred Development sector of the City’s adopted Deferred Development and Growth Map. Staff would prefer to see an accommodation be made to allow for such a use as a conditionally permitted use within the Agricultural district to prevent the possibility of premature development in our Deferred Development sectors.

STAFF REPORT

- Proposed language to amend the A District standards is to include within the conditionally permitted uses of 4-421.3 for the “Seasonal sale of retail goods”. This may open the door for nurseries, farmers markets, fireworks sales and similar. Staff envisions the ability to review this as a conditional use which would allow the City to consider time frames and ownership, site conditions, building types and others within its review.
- The area is currently within a Special Flood Hazard Area (SFHA) Zone A and the preliminary Flood Insurance Rate Map (FIRM) shows the property will continue to be in an SFHA, with the updated map showing as Zone AE. The new building will be required to meet all applicable Federal, State, and Local regulations and staff would recommend further study on the development of the site within the preliminary FIRM and post diversion floodplain.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property has adequate access and the improvements will not affect this access.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - The land adjacent to this area is tilled farmland. South of the farmland is a Rural Estate Subdivision, which is a low density rural residential zoning district.

NOTICES:

Sent to: Property owners within 350’, Mapleton Township officials, Cass County Planning.

Comments Received:

STAFF REPORT

- Staff has received two emails in opposition to the proposed relocation to this property to date from residents of the Willow Creek Subdivision.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The area is in the G-4B Future Mixed-Use Growth Sector. There are no municipal services yet available in the area; however, it is recognized as an important future commercial node in West Fargo 2.0 and increased development outside of that which is consistent with the Comprehensive Plan should be discouraged. The City does not expect to extend infrastructure to the area until a FM Diversion or alternative flood mitigation measures have been undertaken. At that time, master planning for the area would also be required. The minor additions to an existing use could be considered of such minimal impact that they may be considered acceptable given the uncertainty of timing for future development of this corridor. That being said, it is good to discuss and consider the future of the site and make known to the applicant how the improvements to the site may be impacted by future growth.
- The application is providing an accessory to an existing use within the area outside the Sheyenne Diversion and is not increasing development in a flood prone area, therefore the application may be considered consistent with the Comprehensive Plan.

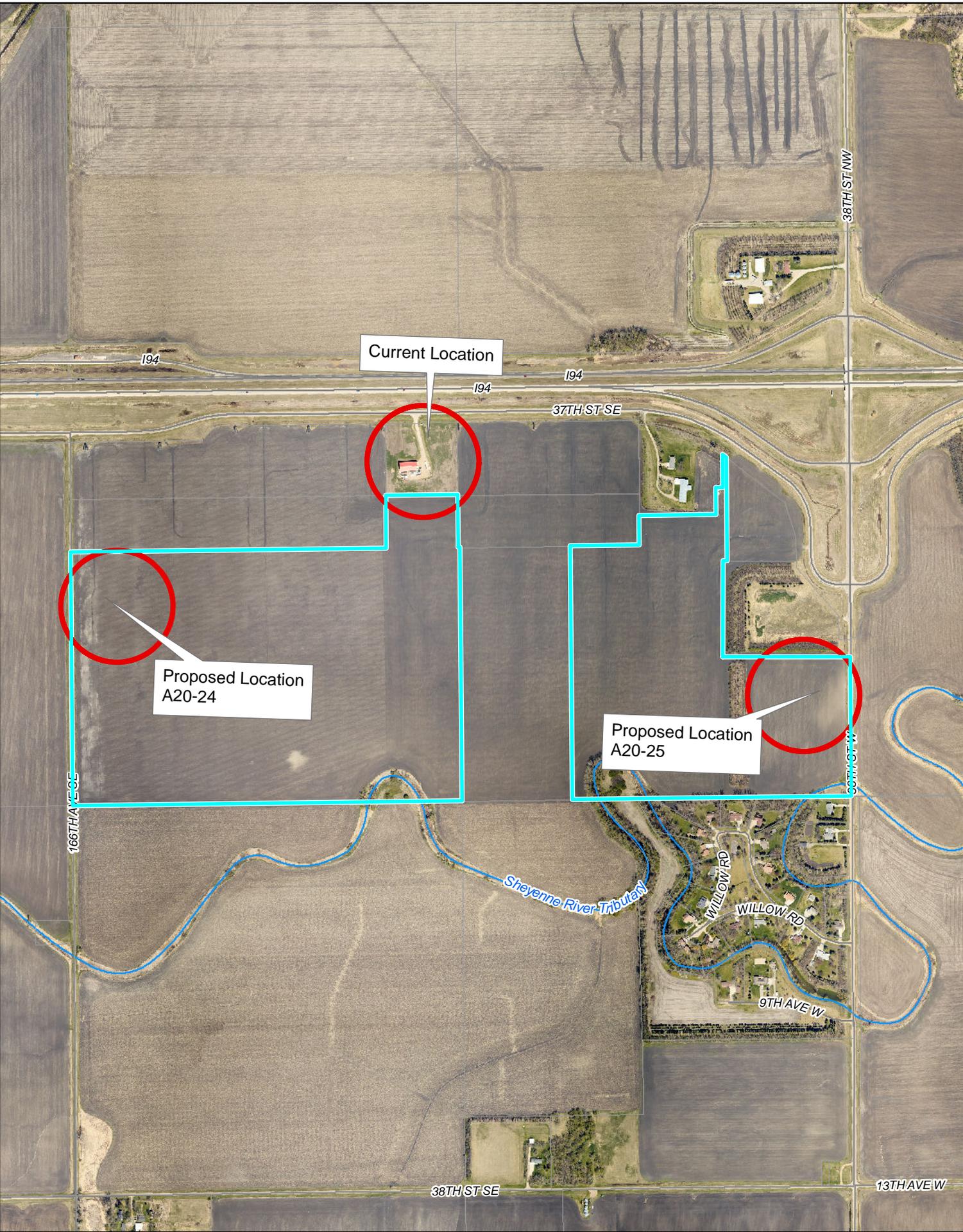
RECOMMENDATIONS:

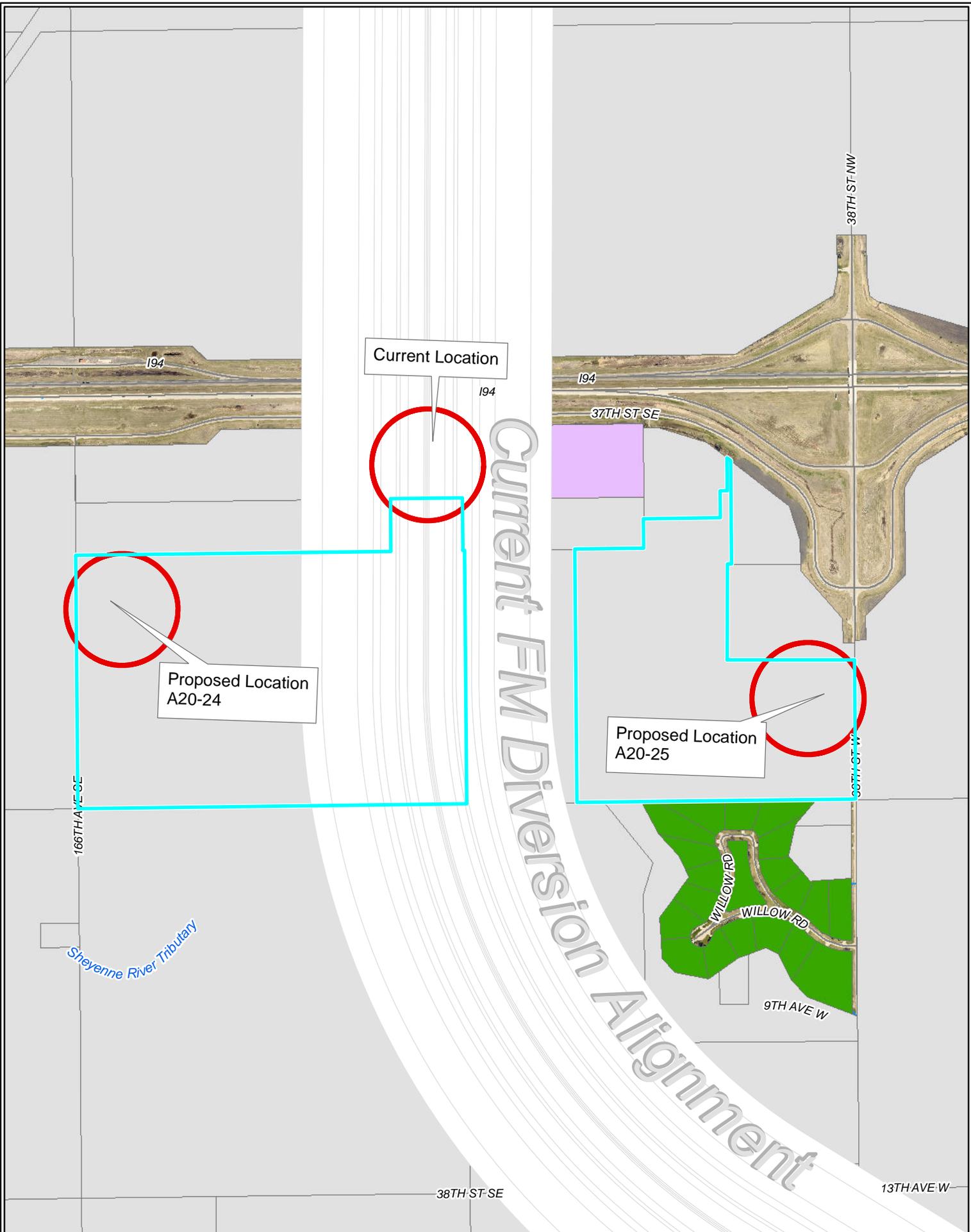
It is recommended that the City deny the proposed application on the basis that it is not consistent with City plans and ordinances.

Current Location

Proposed Location
A20-24

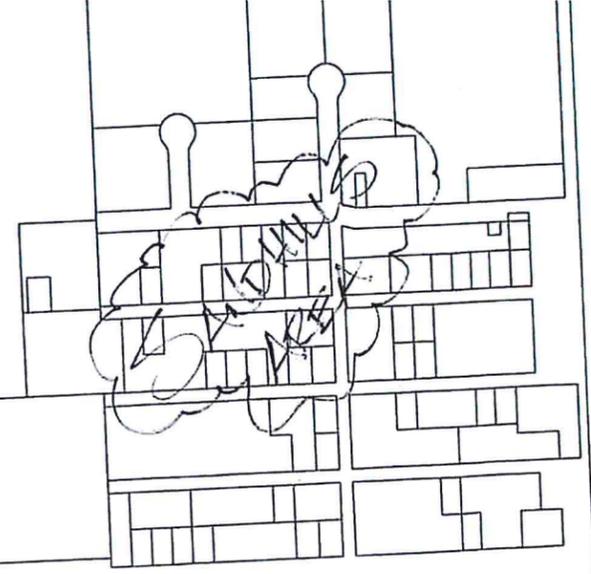
Proposed Location
A20-25





City of
WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park HC: Heavy Commercial 	<ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public R-1: One and Two Family 	<ul style="list-style-type: none"> R-1A: Single Family R-1E: Rural Estate R-1S: Special One and Two Family R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home 	<ul style="list-style-type: none"> R-L1A: Large Lot Single Family R-R: Rural Residential PUD: Planned Unit Development DMU: Downtown Mixed Use
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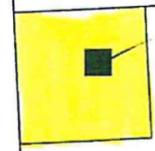
INTERSTATE 94

EXCHANGE

RAYMOND

CURRENT LOCATION

WEST FARCO/SHEYELINE DIVERSION



10,000 # STRUCTURE

OPTION A:

A PORTION OF P.I.D.
53.0000.09059.040

CURRENT OWNER:
CASS COUNTY JOINT
WATER RESOURCE DISTRICT

10,000 # STRUCTURE

ACCESS @ ~600'
SOUTH OF FRONTAGE
ROAD ACCESS

OPTION B:

A PORTION OF P.I.D.
53.0000.09056.080

CURRENT OWNER:
NEIL THOMPSON

"SITE PLAN"
EXHIBIT
BLACK POWDER FIREWORKS
RELOCATION C.L.P.

Note
1"=700'

From: [John Allen](#)
To: [Tim P. Solberg](#)
Subject: Proposed Permit
Date: Saturday, July 25, 2020 2:48:44 PM

I'm against the proposed location A20-25. If 1"=700 feet then the proposed location 600 feet south of the frontage road access is shown on the map in the wrong location.

John Stangeland
Willow Creek Resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Keith Hopp](#)
To: [Tim P. Solberg](#)
Subject: Use permit
Date: Monday, July 27, 2020 10:13:23 AM

We are totally against Black Powder moving to A20-25. We are not comfortable with that kind of business any closer to us. It is a nuisance now(noise for the duration of the season). If the business has to exist, it should be at A20-24. All of Willow Creek will oppose them moving any closer to us.

Keith and Ann Hopp

Sent from my iPad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-26		REZONING	
Lots 11-12, 19-20, and 22-31, Block 1, Lots 2-22, Block 2 and all of Block 3 of Burlington Addition be rezoned from PUD: Planned Unit Development to R-1A: Single Family Dwelling and that all of Burlington 4 th Addition be rezoned from PUD: Planned Unit Development to R-1: One & Two Family Dwellings.			
Applicant: City of West Fargo		Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Introduction:		08-11-2020	
Public Hearing:		08-11-2020	
City Commission Introduction:			
1 st Reading & Public Hearing			
2 nd Reading:			

PURPOSE:

Rezoning Property from PUD: Planned Unit Development to R-1A: Single Family Dwellings and R-1: One & Two Family Dwellings to allow for continued development

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Vacant, Single Family & Twin Homes
Current Zoning District(s):	PUD: Planned Unit Development (Residential/Multi Family)
Proposed Zoning District(s):	R-1A: Single Family Dwelling and R-1: One & Two Family Dwelling Districts
Zoning Overlay District(s):	NA
Total area size:	27 Acres
Adjacent Zoning Districts:	North, South & West – PUD: Planned Unit Development East – City of Fargo
Adjacent street(s):	19 th Avenue East (Collector); Burlington Drive (Local); Burlington Lane (Local)
Adjacent Bike/Pedestrian Facilities:	Park within ½ mile accessible by sidewalks
Available Parks/Trail Facilities:	Adjacent sidewalks and path along 19 th Avenue East

DISCUSSION AND OBSERVATIONS:

- When Burlington Addition was created as a subdivision and PUD: Planned Unit Development in 2000, the developer focused on development on the townhouse style apartments to the west, with little emphasis on the detail of the single family residential property to the east.
- When the lots were later developed, builders and the inspection department used the City’s single family zoning district to determine building setbacks and yard requirements.
- It has since been discovered that detailed development plans for the single family area were never approved and therefore the inspections department is unable to authorize new building permit until an appropriate zoning district or further detail to the PUD is approved.
- A PUD Amendment and replat was approved in 2006 for Burlington 4th Addition to allow for twin homes. Detailed development plans for that portion of the development were reviewed and

STAFF REPORT

approved; however, staff feels it most appropriate to rezone to a standard zoning district that is consistent with that approval and compatible with the surrounding area.

- Staff is recommending rezoning the affected lots to bring them into compliance and to allow for further single family development and to rezone the twin home lots to allow for a more clear distinction of zoning for additions, remodeling and financing future sales for homeowners.

NOTICES:

Sent to: Property owners and those within 150' and applicable departments and agencies.

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

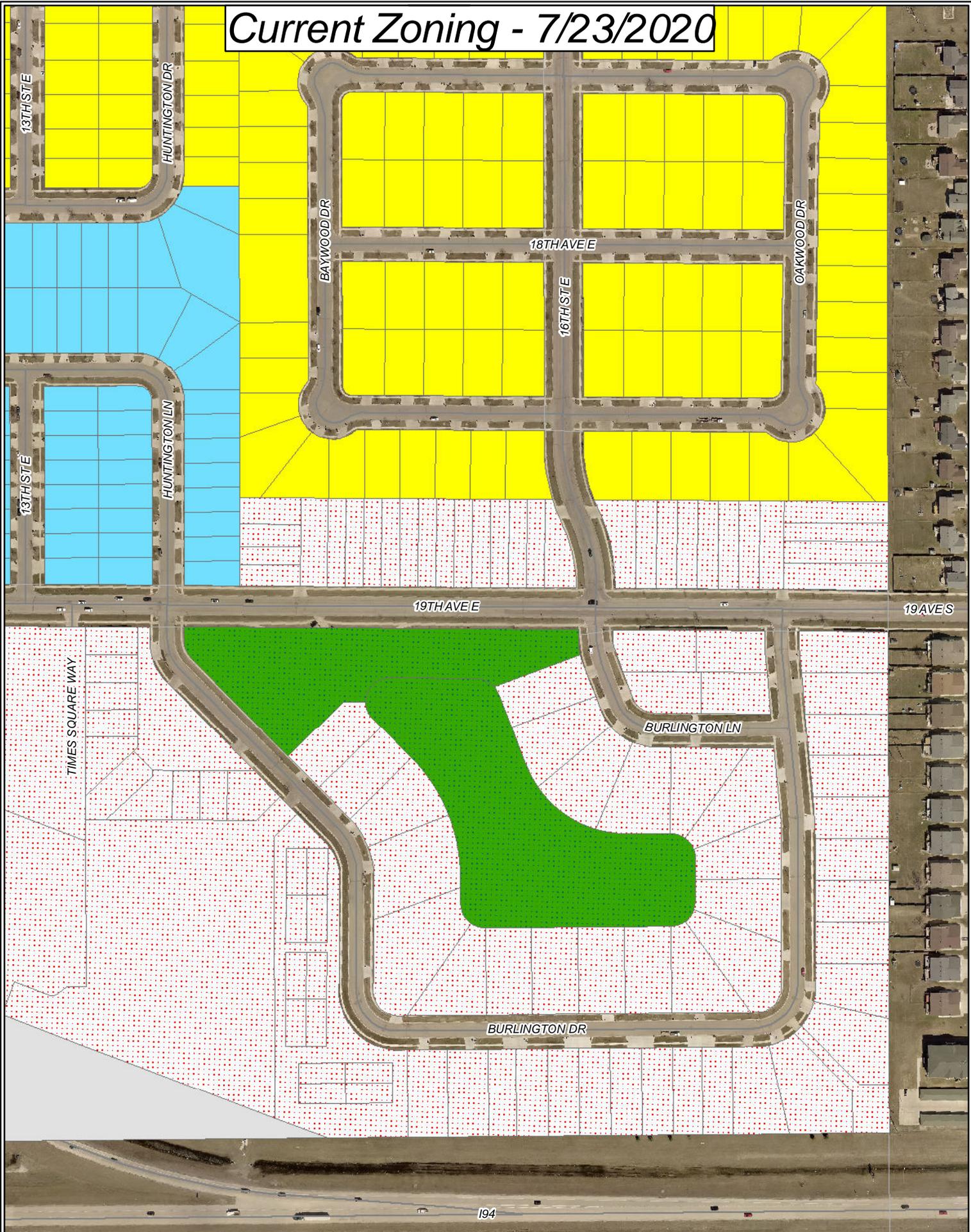
- The proposed application is consistent with the City plans and ordinances.

RECOMMENDATIONS:

It is recommended that the City approve the rezoning as outlined in the attached maps and described as follows:

Lots 11-12, 19-20, and 22-31, Block 1, Lots 2-22, Block 2 and all of Block 3 of Burlington Addition be rezoned from PUD: Planned Unit Development to R-1A: Single Family Dwelling and that all of Burlington 4th Addition be rezoned from PUD: Planned Unit Development to R-1: One & Two Family Dwellings.

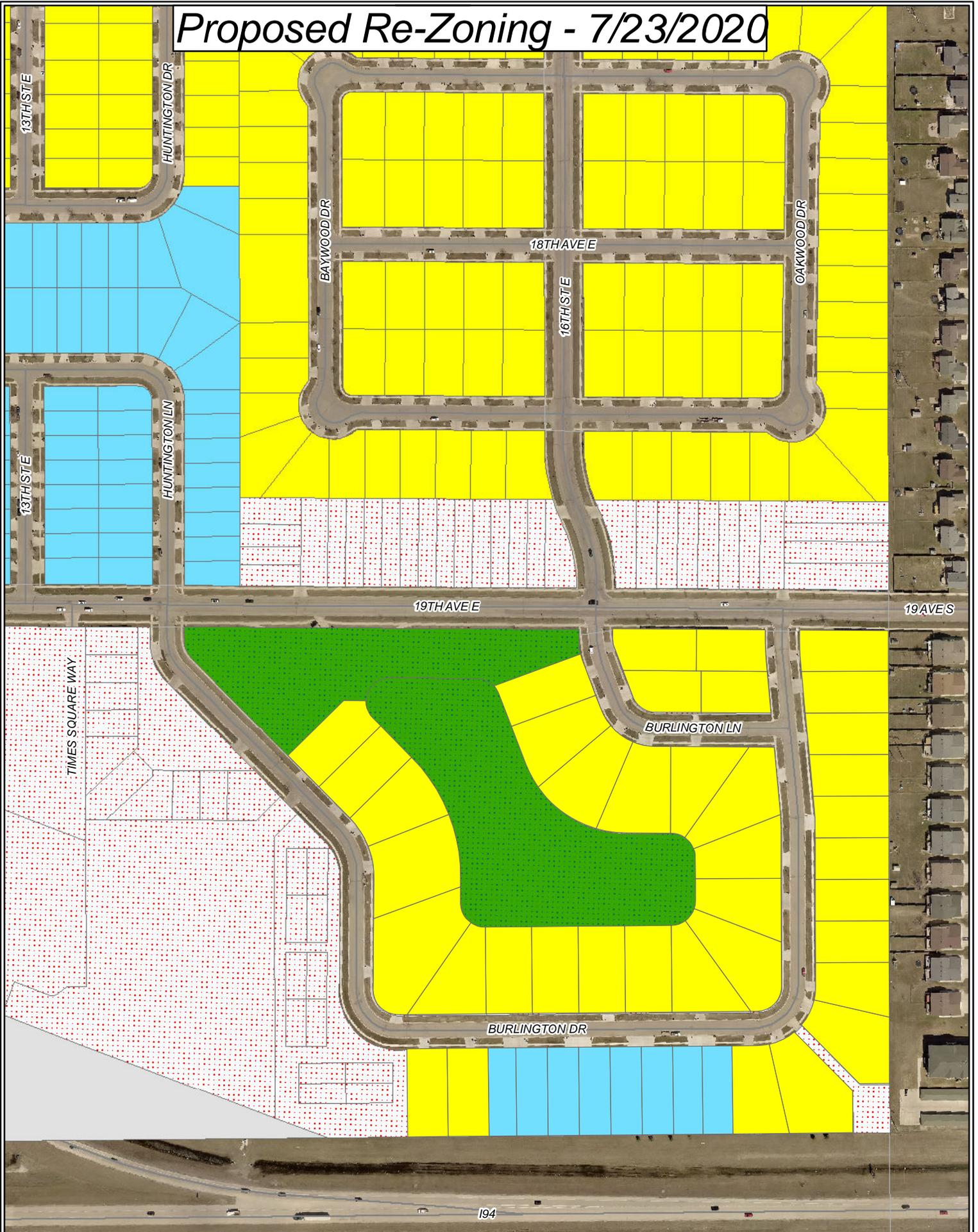
Current Zoning - 7/23/2020



	A: Agricultural	LI: Light Industrial	R-1A: Single Family	R-2: Limited Multiple Dwelling	R-L1A: Large Lot Single Family
	C: Light Commercial	M: Heavy Industrial	R-1E: Rural Estate	R-3: Multiple Dwelling	R-R: Rural Residential
	C-OP: Commercial Office Park	P: Public	R-1S: Special One and Two Family	R-4: Mobile Home	PUD: Planned Unit Development
	HC: Heavy Commercial	R-1: One and Two Family	R-1SM: Mixed One and Two Family	R-5: Manufactured Home	DMU: Downtown Mixed Use



Proposed Re-Zoning - 7/23/2020



City of
WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park HC: Heavy Commercial 	<ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public R-1: One and Two Family 	<ul style="list-style-type: none"> R-1A: Single Family R-1E: Rural Estate R-1S: Special One and Two Family R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home
<ul style="list-style-type: none"> R-L1A: Large Lot Single Family R-R: Rural Residential PUD: Planned Unit Development DMU: Downtown Mixed Use 			