

ORDINANCE NO. 1575

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 15-42 OF THE CITY CODE OF THE CITY OF JAMESTOWN, NORTH DAKOTA, PERTAINING TO DEFINITIONS, SETBACKS, AND PERMITTED USE STANDARDS FOR RESIDENTIAL USE TYPES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JAMESTOWN, NORTH DAKOTA, that Section 15-42 of the City Code of the City of Jamestown, North Dakota, is hereby amended and re-enacted to read as follows:

APPENDIX C – ZONING REGULATIONS

ARTICLE 2. DEFINITIONS

SECTION 2-2. DEFINITIONS

Dwelling, one-family attached (Use Definition): A single-family dwelling unit constructed in a group of two or more attached dwelling units, where each unit is located on an individual lot, has individual utilities, and is separated from the other unit(s) from the foundation to the roof by a double wall. Example development types include townhomes, which contain two (2) or more attached units, and twin homes, which contain two (2) attached units.

Dwelling, one-family detached (Use Definition): A detached building containing one (1) dwelling unit.

Dwelling, two-family (Use Definition): A building containing two (2) dwelling units on one lot, sometimes referred to as a duplex. The dwelling units have separate entrances and may be separated vertically (two stories) or horizontally (one story).

Dwelling, multiple (Use Definition): A building containing three (3) or more dwelling units on one lot.

ARTICLE 4. BASE ZONING DISTRICTS

SECTION 4-4. ONE-FAMILY DISTRICT AND DUPLEX OR TWO-FAMILY RESIDENTIAL DISTRICT (R1A)

C. Lot, Height, Area, and Yard Setback Requirements

Minimum Yard Setbacks

Side (interior lot line) – 10% of lot width, but not less than 6 feet or more than 12 feet (See exception Section 4.19).

SECTION 4-5. ONE- TO SIX-FAMILY DISTRICT (R2)

D. Lot, Height, Area, and Yard Setback Requirements

Minimum Yard Setbacks

Side (interior lot line) – 10% of lot width, but not less than 6 feet or more than 12 feet (See exception Section 4.19).

SECTION 4-6. ONE- TO TWELVE-FAMILY DISTRICT (R2A)

C. Lot, Height, Area, and Yard Setback Requirements

Minimum Yard Setbacks

Side (interior lot line) – 10% of lot width, but not less than 6 feet or more than 12 feet (See exception Section 4.19).

SECTION 4-7. GENERAL MULTIPLE DWELLING DISTRICT (R3)

C. Lot, Height, Area, and Yard Setback Requirements

Minimum Yard Setbacks

Side (interior lot line) – 10% of lot width, but not less than 6 feet or more than 12 feet (See exception Section 4.19).

SECTION 4-19. DEVELOPMENT EXCEPTIONS

D. Side Yard Exception for Attached One-Family Dwellings

For attached one-family dwellings such as town homes and twin homes, there is no minimum setback requirement for interior lot lines along which a shared wall is constructed to separate dwelling units.

ARTICLE 6. BASE ZONING DISTRICTS

SECTION 6-4. ZONING AND LAND USE TABLE

The Zoning and Land Use Table is provided on the pages below.

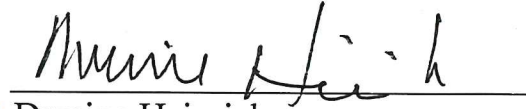
Table 6.1. Zoning and Land Use Table									
	USE CATEGORY	USE	POC	R1	R1-A	R2	R2-A	R3	RM
RESIDENTIAL	Single Family	One-Family Dwelling, Farm	P						
		One-Family Dwelling, Detached	SUP	P	P	P	P	P	
		One-Family Dwelling, Attached			P	P	P	P	

ATTEST:



Sarah Hellekson
City Administrator

APPROVED:



Dwaine Heinrich
Mayor

Introduced by Council Member Kamlitz

Seconded by Council Member Schloegel

First Reading: August 7, 2023

Second Reading: September 5, 2023

Final Passage: September 5, 2023

Roll Call No. 5 showed: 5 ayes, 0 nays, 0 absent.