

5.3 Rural Residential: Purpose

The rural residential district is established to promote a suitable residential environment uninterrupted by conflicting uses and incompatible activities in unincorporated communities.

5.3.1 Permitted Uses

- 1) All types of farming and ranching operations including dairying, livestock, poultry raising, apiaries, and fur farming.
- 2) Truck gardening, nurseries, greenhouse and roadside stands offering for sale only those farm products which have been grown on the premises.
- 3) Accessory buildings and structures necessary to the operation of farms or ranches.
- 4) Animal hospitals and clinics provided they are not located nearer than five hundred (500) feet from any residence except the residence of the owner-operator.
- 5) Cemeteries.
- 6) Churches and related facilities.
- 7) Home occupations and rural home occupations.
- 8) Public parks and recreational facilities, wildlife and game management areas and refuges.
- 9) Public, private, and parochial schools.
- 10) Single-family residence.
- 11) Oil and Gas Drilling and Production.
- 12) Libraries.
- 13) Oil and gas exploration.
- 14) Non-commercial golf courses, country clubs and other private recreational clubs.
- 15) Fire and police stations.
- 16) Museums, art galleries and studios.

5.3.2 Conditional Uses

- 1) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
- 2) Transmitting towers, relaying stations and pipelines.
- 3) Coal mining.
- 4) Mobile homes (manufactured homes): Manufactured or modular homes on a permanent type of foundation.
- 5) Hunting lodges.
- 6) Bed and breakfast inns.
- 7) Oil, Gas, and other related gathering line systems.
- 8) Wastewater plants and systems.
- 9) Water depots.
- 10) Gravel pits, crushing and stockpiling.
- 11) Communication towers.
- 12) Wind energy facilities.
- 13) Child care and child nurseries.
- 14) Adult care centers.
- 15) Family home day care.
- 16) Hospitals and medical centers, including mental health facilities.
- 17) Stables.
- 18) Livestock transfer and feeding operations.
- 19) Kennels.
- 20) Temporary uses, including, but not limited to,

- i. Bazaars, Carnivals, or Fairs;
- ii. Musical Events;
- iii. Racing Events;
- iv. Rodeos;
- v. Public gatherings for a single-purpose event;
- vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
- vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area.

Permits shall be valid for such period of time as determined by the County Commission and shall be renewable at the discretion of the County Commission.

- 21) Correctional facilities.
- 22) Components of water and wastewater systems.
- 23) Radio and television transmitting and receiving facility.
- 24) Colleges and universities.
- 25) Dormitories.
- 26) MET Towers.

Development Standards

- 1) Minimum lot size: five (5) acres
- 2) Minimum lot width: one hundred fifty (150) feet
- 3) Minimum front yard setbacks: fifty (50) feet
- 4) Minimum side yard setbacks: fifteen (15) feet
- 5) Minimum rear yard setbacks: fifty (50) feet
- 6) Maximum lot coverage: N/A

- 7) Maximum height: thirty-five (35) feet for residential structures

5.4 Mobile Home District: Purpose

The purpose of this district is to provide for the development of lots for permanent mobile homes on a permanent foundation and temporary mobile homes.

5.4.1 Permitted Uses

- 1) Single-family residential units and modular homes on permanent foundations.
- 2) Mobile home parks.
- 3) Parks, recreational areas and playgrounds.

5.4.2 Conditional Uses

- 1) Fire Halls.
- 2) Licensed recreational vehicle parks.
- 3) Commercial and office uses accessory to a mobile home park or a recreational vehicle park.
- 4) Self-serve laundromat accessory to a mobile home park or a recreational vehicle park.
- 5) Recreational uses, private community.

5.4.3 Area and Density Requirements

Structures placed in this district shall comply with the following area and density requirements:

- 1) Permanent mobile homes and modular homes shall not be placed on a lot smaller than seven thousand (7,000) square feet.
- 2) Recreational vehicles and trailers in a recreational vehicles park shall not be placed on a lot under one thousand five hundred (1,500) square feet.
- 3) Trailer homes or recreational vehicles shall not cover more than fifty (50) percent of the area of the pad, lot or site.

Additional development standards are found in “Additional Provisions” chapter of this Code.

5.5 Commercial District: Purpose

The commercial district is established to accommodate the concentration of commercial and related uses. Commercial uses must be compatible with adjoining uses and shall not negatively affect the adjoining properties. The Commercial District shall be utilized primarily in areas either adjacent to the City of Dickinson and its Extraterritorial Zoning Area, and or rural business centers adjacent to the I-94 corridors surrounding Richardton and Belfield as well as the Highway 10 corridor between Dickinson and South Heart.

5.5.1 Permitted Uses

- 1) Dry cleaning, pressing, tailor shops and Laundromats.
- 2) Electrical and plumbing shops.
- 3) Lumber yards.
- 4) Professional offices including, but not necessarily limited to, banks, insurance, real estate, medical clinics and offices, newspapers and law offices.
- 5) Retail and service uses including, but not necessarily limited to, grocery, drugs, hardware, clothing, furniture stores, bakeries, restaurants, taverns, liquors stores, athletic and health clubs, automobile service station, used and new car lots, print shops, barber and beauty shop and sale and service of appliances.
- 6) Sales and service of farm implements.
- 7) Wholesale establishments.
- 8) Amusement places including bowling alleys, athletic clubs, pool halls and similar indoor facilities.
- 9) Automobile dealerships.
- 10) Grain elevators.
- 11) Nurseries, greenhouses, commercial gardens.
- 12) Accessory structures.
- 13) Churches and related facilities.
- 14) Research activities.

- 15) Membership organizations/private membership clubs and lounges.
- 16) Commercial, vocational and business schools.
- 17) Hospitals and medical centers.
- 18) Motion picture theaters.
- 19) Lumberyards.
- 20) Oil and gas drilling and production.
- 21) Oil and gas exploration.
- 22) Fire and police stations.
- 23) Colleges and universities.
- 24) Trade schools.

5.5.2 Conditional Uses

- 1) Contractor's yard and operations.
- 2) Second story residential dwelling units.
- 3) Processing and packaging of materials.
- 4) Warehouses and wholesale dealerships.
- 5) Commercial grain bins, grain elevators or related activity.
- 6) Private membership clubs and lodges.
- 7) Small animal veterinary hospitals.
- 8) Dairy, locker plant.
- 9) Hotels and motels.
- 10) Golf driving range, miniature golf course, go-cart track, or race track.
- 11) Dormitories.
- 12) Child care and child nurseries.

- 13) Adult care centers.
- 14) Firing range, indoor, small arms.
- 15) Kennels.
- 16) Mini-warehouses.
- 17) Open storage.
- 18) Truck stops.
- 19) Vehicle parts sales.
- 20) Animal hospitals and clinics provided they are not located nearer than five hundred (500) feet from any residence except the residence of the owner-operator.
- 21) Drive-in theaters.
- 22) Communications towers.
- 23) Airport.
- 24) Correctional facilities.
- 25) Radio and television transmitting and receiving facility.
- 26) Wastewater plants and systems.
- 27) Water depots.
- 28) Temporary uses, including, but not limited.
 - i. Bazaars, Carnivals, or Fairs;
 - ii. Musical Events;
 - iii. Racing Events;
 - iv. Rodeos;
 - v. Public gatherings for a single-purpose event;

- vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
 - vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area.
- 29) Wind energy facilities.
 - 30) Water and ski slides and resorts.
 - 31) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
 - 32) MET Towers.

5.5.3 Setbacks

No commercial use shall be located within fifty (50) feet of a residential lot or residential district.

5.5.4 Lot Area, Width, and Yard Requirements

- 1) The minimum lot area for the commercial district shall be forty thousand (40,000) square feet.
- 2) The minimum lot width shall be two hundred (200) feet.
- 3) There shall be at least a one hundred (100) foot setback from the centerline of the front public road or access.
- 4) The minimum side building line, measured from the side lot line, shall be twenty-five (25) feet.

5.6 Industrial District: Purpose:

The purpose of this district is to provide convenient access for the manufacturing and processing of the natural resources of Stark County and also to accommodate those uses

which because of land requirements or unique features are most suitable in unincorporated areas. The Industrial District shall be utilized primarily in areas adjacent to the City of Dickinson and its Extraterritorial Zoning Area or in rural business centers adjacent to the I-94 corridors surrounding Richardton and Belfield as well as the Highway 10 corridor between Dickinson and South Heart.

5.6.1 Permitted Uses

- 1) Agriculture.
- 2) Manufacturing of clay and concrete products.
- 3) Repair and storage of heavy equipment and machinery.
- 4) Sewage treatment facilities.
- 5) Truck or freight terminal.
- 6) All uses permitted in commercial district except residential.
- 7) Public utility buildings including water and waste water facilities and accessories.
- 8) Petroleum storage facilities.
- 9) Warehouses.
- 10) Cement and ready mix facilities, including asphalt.
- 11) Any industrial or manufacturing operation providing that: (a) dust, fumes, odors, smoke, vapor, noise, lights, and vibrations shall be confined within the industrial district, and (b) outdoor storage, equipment and refuse areas shall be concealed from view of abutting rights-of way.
- 12) Oilfield service business and industries.
- 13) Anhydrous storage facilities.
- 14) Industrial laundry; industrial dry cleaning plants.
- 15) Garbage haulers.
- 16) Large scale printing plants.
- 17) Power plants.

- 18) Rail switching and classification yards.
- 19) Vehicle auction-wholesale.
- 20) Rail yards and terminals.

5.6.2 Conditional Uses

- 1) Coal gasification and liquefaction plants.
- 2) Electric power generating plants, transmission lines and accessory structures.
- 3) Fuel and bulk storage plants.
- 4) Oil refineries and petrochemical plants.
- 5) Radio, television and microwave towers.
- 6) Salvage and junk yards.
- 7) Adult entertainment centers.
- 8) Noxious waste disposal sites.
- 9) Wind energy generation.
- 10) Workforce temporary housing.
- 11) Exploration, drilling, excavation and mining for coal, sand, gravel, clay and other subsurface minerals as provided by in this Code.
- 12) Solid waste landfill.
- 13) Special waste disposal sites (industrial waste) subject to compliance with North Dakota Health Department rules and regulations.
- 14) Water depots.
- 15) Kennels.
- 16) Open storage.
- 17) Mini warehouses.

- 18) Vehicle parts sales.
- 19) Dairy, locker plants.
- 20) Fuel and bulk storage plants.
- 21) Recycling Facility.
- 22) Communication tower.
- 23) MET Towers.

5.6.3 Performance Standards

- 1) A buffer strip between industrial and residential sites may be required by the County Commission.
- 2) The open storage of material, including waste products or salvage, shall not be permitted closer than three hundred (300) feet from any residence. All combustible material shall be stored in such a way to permit free access to firefighting equipment.
- 3) Dust, fumes, odors, smoke, vapor, noise, lights, and vibrations from any industrial or manufacturing operations shall be confined within the industrial district. Associated outdoor storage, equipment and refuse areas shall be concealed from view of abutting rights-of way.

5.6.4 Lot Area, Width, and Yard Requirements

- 1) The minimum lot area for the industrial district shall be forty thousand (40,000) square feet.
- 2) The minimum lot width shall be two hundred (200) feet.
- 3) There shall be at least a one hundred (100) foot setback from the centerline of the front public road or access.
- 4) The minimum side building line, measured from the side lot line, shall be twenty-five (25) feet.
- 5) No building or structure shall be located within one thousand two hundred fifty (1,250) feet from the boundary of a residential district.
- 6) Setback requirements for temporary crew housing shall be as listed in the conditional use permit and in Article VI of this Code.