

ORDINANCE NO: 6234

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 Chapter 2.2. – Table of Uses

Use Category	Example Use Types	AG	RR	R1	R1S	R2	RM	R3C	RH	MH	C1	C2	CBD	M1	M2	OP	TI	I2	P	GMU	Standards Specific to Uses and Districts
Group Living	Boardinghouse					C	C			C											
	Group Home (Up to 6 residents plus staff)	P	P	P	P	P	P	P	P	P	P	P	P						P	P	4.1.4.B.
	Group Home (7+ residents plus staff)		C	C	C	C	C	C	C		P	P	P						P	P	4.1.4.B.
	Lodging House												C								
Multi-family	Fraternity/Sorority						C	C	C				C						C		
	Apartments (5 units and above)						P		P											P	4.1.4.C.
	Duplex (2 units)					P	P		P												
	Triplex (3 units)					P	P		P												
Single Family	Quadruplex (4 units)					P	P		P												
	Single-family Attached (Twin Houses)					P	P		P												
	Single-family Attached (Town Homes)					P	P	P	P												4.1.4.D.
	Single-family Detached	P	P	P	P	P	P			P										P	
Other Housing	Accessory Dwelling Unit	P	C2	C2	C2	C2															4.1.4.E.
	Assisted Living Facility						C	C	P		P		C						C	C	
	Nursing Home						C	C	P		P		C						C	C	
	Manufactured Home	P	P							P											4.1.4.F.

§ 2 SECTION 4.1-4. HOUSING

E. Accessory Dwelling Units

1. **AG, RR, R1, R1S, and R2 All Districts Where Permitted:**
 - a. The accessory dwelling unit must be owned by the owner of the primary dwelling.
 - b. One on-site parking space shall be provided for the accessory dwelling unit.
 - c. No more than one (1) accessory dwelling unit is permitted per residential site.
 - d. Accessory dwelling units must be at least three hundred square feet (300 SF) in area but cannot exceed nine hundred sixty square feet (960 SF)- **in addition, Total floor**

area shall not exceed ~~thirty percent (30%)~~ seventy percent (70%) of the living area of the primary dwelling unit. An exception may be granted for a basement apartment that occupies roughly the same area as the primary dwelling unit on the main floor.

- e. If the accessory dwelling unit's primary entrance is not the same as that for the principal dwelling unit, it shall be less visible from the street view of the principal dwelling than the main entrance of the principal dwelling unit, and the accessory dwelling unit's stairways may not be constructed on the front of the principal dwelling unit.
- ~~f. The accessory dwelling unit must be designed and constructed to allow conversion of the accessory dwelling unit back to single family residential space in the future.~~
- f. A limit of one detached accessory dwelling unit shall be permitted on a lot containing a single-family principal residential structure.
- g. The accessory dwelling unit shall be of the same architectural style and constructed of the same materials as the principal dwelling structure.
- h. Accessory dwelling units must be placed on a permanent foundation and cannot be manufactured homes or temporary structures.
- i. An accessory dwelling unit can request a separate address from the primary dwelling.
- j. An accessory dwelling unit must be occupied as a place of residence and not used for a home-based business.

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

PASSED FIRST READING: August 3, 2026

PASSED SECOND READING: August 17, 2026

ATTEST:

APPROVED:

Mikayla McWilliams, City Clerk

Mark Jantzer, Mayor