

**ORDINANCE NO. 1431**

**AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.**

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Commercial; and

WHEREAS, Adjacent properties to the north are zoned A - Agriculture and CC - Commercial Restricted, to the west zoned CC - Commercial Restricted, to the South CB - Commercial and to the east Industrial - Morton County, and therefore CC - Commercial Restricted zoning would be appropriate; and

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

**SECTION 1. ZONING AMENDMENT.** Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

HECK SECOND ADDITION IN THE WEST HALF OF SECTION 22, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

SAID TRACT OF LAND CONTAINING 5.29 ACRES, MORE OR LESS.

1. Lots 1 and 2, shall be removed from the CC - Commercial Restricted and A - Agriculture districts and shall be included in the CC – Commercial District WITH RESTRICTIONS. The allowable uses are limited to the following:

- **ALL CC – Commercial District Uses EXCEPT**
  - o **Service Group B**
    - Self-Storage
  - o **Uses not listed in specific use groups**
    - Multi-use Shops

**ADDITIONAL RESTRICTIONS FOR HECK SECOND ADDITION ARE AS FOLLOWS:**

Class A, D, and D-1 Liquor Licenses are restricted per Sec. 4-1-4 of the City Code of Ordinances.

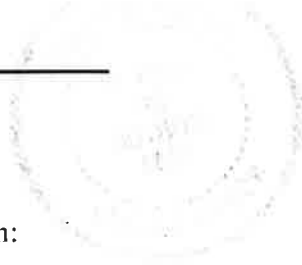
Medical Marijuana Dispensaries and Growing Facilities are prohibited per Sec. 101-1-3 of the City Code of Ordinances.

**SECTION 2. RE-ENACTMENT.** Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city principal planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

  
\_\_\_\_\_  
Tim Helbling, President  
Board of City Commissioners

Attest:

  
\_\_\_\_\_  
Jim Neubauer  
City Administrator



Planning and Zoning Commission:  
First Consideration:  
Second Consideration and Final Passage:  
Recording Date:

July 24, 2023  
August 15, 2023  
September 5, 2023  
\_\_\_\_\_

COUNTY RECORDER, MORTON COUNTY, ND **517468**  
I certify that this instrument was filed and recorded.  
Nancy Seefeldt, County Recorder Fee \$20.00  
By Emilia Hepler, Deputy November 9, 2023 10:02:52 A

County Recorder **517468**  
Morton County  
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