

COUNTY RECORDER, MORTON COUNTY, ND **516079**  
I certify that this instrument was filed and recorded.  
Nancy Seefeldt, County Recorder Fee \$20.00  
By Nancy Seefeldt August 4, 2023 9:31:18 AM

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CITY OF MANDAN  
205 2ND AVE NW  
MANDAN ND 58554

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### ORDINANCE NO. 1428

#### **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 Medium Density Residential; and

WHEREAS, Adjacent properties to the north are zoned CB- Commercial, to the west zoned RM – Multifamily and MA - Industrial, to the east zoned RM – Multifamily & MA – Industrial, and to the south MA - Industrial. MA - Industrial 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:

LOT 9, BLOCK 2, HOOVESTAL SUBDIVISION OF SECTION 26, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING .20 ACRES, MORE OR LESS.

- shall be removed from the RM – Multi-Family Residential District and shall be included in the MA – Industrial District with restrictions.

**The allowable uses are limited to the following:**

- Retail group A
- Retail group B
- Service group A
- Service group B
- Filling station
- Fire Station

- Industrial Group A
- Utility service group
- Animal hospital
- Radio or television transmitting station
- Microbrew pubs
- Brewer taprooms
- Domestic distilleries
- Wineries

**SECTION 2. RE-ENACTMENT.** Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city 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 Neubaum  
City Administrator

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

June 26, 2023

July 18, 2023

August 1, 2023