

COUNTY RECORDER, MORTON COUNTY, ND

517077

I certify that this instrument was filed and recorded.

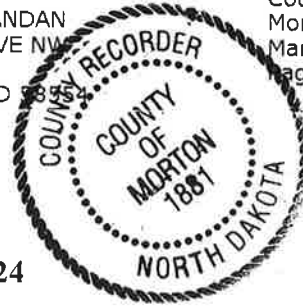
Nancy Seefeldt, County Recorder Fee \$20.00

By  October 13, 2025 11:11:17 AM

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County Recorder  
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MANDAN ND 58554



## ORDINANCE NO. 1424

### 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

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


WHEREAS, the Planned Unit Development (PUD) District (Ordinance #'s 2015-1, 2015-2, 1216, 1254 and 1355) of Cove At Lakewood (being the second replat of Lot 1, Block 4, Lakewood 9<sup>th</sup> Addition) in Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota, shall be amended and re-enacted.

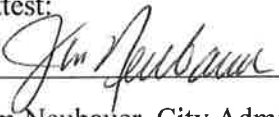
**SECTION 1. AMENDMENT.** In conformance with the requirements of Sec. 105-4-3, subsection *e.* of PUD District is amended to read as follows:

1. Lot 1 to allow restricted CB use, with the below uses allowed:
  - Multi-family dwelling
  - Retail group A
  - Office-bank group
  - Service group A
  - Health-medical group
  
2. Lot 2 to allow restricted CB use, with the below uses allowed:
  - Multi-family dwelling
  - Group dwelling
  - Retail group A
  - Office-bank group
  - Service group A
  - Service group B
  - Health-medical group
  - Education group

3. Lot 3 to remain as an aesthetic scenic pond, which also serves as a storm water facility.
4. Common Area Maintenance:
  - A 30' access easement from 21<sup>st</sup> Street SE has been granted and defined on the final plat for pond/embankment maintenance
  - Lot 3 (pond) shall be maintained by the owners of Lots 1 and 2. A common use and maintenance agreement will be used upon lot transfer/sale to memorialize and uphold the duty to maintain the pond.
  - Lot 3, 40' shoreline access easement adjacent to all abutting lands of Lot 2 of Block 4, Lakewood 9<sup>th</sup> and Lots 2-13, & 17-26 Lakewood 8<sup>th</sup> Addition 1<sup>st</sup> Replat, will remain, as formerly granted for the lot owners to extend and maintain their yards to the water line.
5. Setbacks:
  - As CB setbacks are very open in the Municipal Code, further regulation is needed to ensure an attractive and uniform streetscape.
  - Building Setback Minimums:
    - 15 ft – street/front yard along 21<sup>st</sup> Street SE if access to site is provided via a common access point
    - 25 ft – street/front yard along 21<sup>st</sup> Street SE if access to site is provided directly in front of building
    - 5 ft – sideyard
    - 5 ft – rear facing pond
    - 20 ft – rear other
6. Parking:
  - Temporary parking is provided in front of each shop/office/business condo
  - Spaces must be located behind City boulevards.
  - Parking to be per Mandan City code if not specifically identified herein
  - 1 space per 400 sqft of office/retail
  - Shop and/or garage space contained within a building shall not apply to total sqft building calculations for parking spaces, however may be included in total parking requirements.
7. Other criteria: Before applying for a building permit, the site plans, final building plans, building elevations, and finished floor flood plain reference elevations will be submitted to the City of Mandan for architectural review, comment, & approval.

**SECTION 2. RE-ENACTMENT.** PUD District is hereby re-enacted as amended. The city Engineering & Planning Director is authorized and directed to make the necessary changes upon the official zoning map of the city.

  
\_\_\_\_\_  
Timothy A. Helbling, Mayor

Attest:  
  
\_\_\_\_\_  
Jim Neubauer, City Administrator

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

February 27, 2023  
March 21, 2023  
April 4, 2023  
\_\_\_\_\_