

WEST FARGO ZONING INFORMATION

RESIDENTIAL	YARD REQUIREMENTS							
	MINIMUM LOT SIZES			MINIMUM SETBACKS (FT.)			MAX. LOT COVERAGE (%)	MAXIMUM HEIGHT (FT.)
	AREA	WIDTH	DEPTH	FRONT YARD	REAR YARD	SIDE YARD		
A - AGRICULTURAL								
FARM USE	None	300	300	(3)	50	20 (4)	NA	None
NON FARM USE (1)	(2)	300	300	(3)	50	20 (4)	NA	35
RR – RURAL RESIDENTIAL								
ONE FAMILY	2.5 acres	150	200	40 (6)	30	20 (7)	15	35 (16)
R-1E – RURAL ESTATES								
ONE FAMILY	43560 (8)	120	200	30 (6)	30	10 (7)	15	35
R-L1A – LARGE LOT SINGLE FAMILY								
ONE FAMILY	10000	75	120	25	30	6 (9)	30	30
R-1A – SINGLE FAMILY DWELLING								
ONE FAMILY	6000	60	100	25	30	6 (9)	30	30
R-1 – ONE & TWO FAMILY DWELLINGS								
ONE FAMILY	5000	50	100	25	30	5 (9)	30	30
TWO FAMILY	7000	70	100	25	30	7 (9)	30	30
TOWN HOMES	3500	35	100	25	30	7 (9)	30	30
R-1B SPECIAL SINGLE FAMILY								
ONE FAMILY	6000	60	100	20	25	5 (9)	35	30
R-1S – SPECIAL ONE & TWO FAMILY DWELLINGS								
ONE FAMILY	4000	40	100	15	20	5 (9)	45	30
TWO FAMILY	6000	60	100	15	20	6 (9)	45	30
TOWN HOMES	3000	30	100	15	20	6 (9)	45	30
R-1SM – MIXED ONE & TWO FAMILY DWELLINGS								
ONE FAMILY	3600	36	100	20	20	4 (9)	45	35
TWO FAMILY	6000	60	100	20	20	5 (9)	45	35
TOWN HOMES	3000	30	100	20	20	5 (9)	45	35
R-2 – LIMITED MULTIPLE DWELLING								
ONE FAMILY	5000	50	100	25	30	5 (9)	30	30
TWO FAMILY (LOTS CREATED PRIOR TO 1970)	6000 (11)	50 (13)	100	25	30	6 (9)	40	30
TWO FAMILY (LOTS CREATED AFTER 1970)	6000 (11)	60 (14)	100	25	30	6 (9)	35	30
TOWN HOMES	3000	24	100	25	30	8 end unit (9) 0 interior	40	35 (16)
MULTIPLE DWELLINGS	(12)			25	30	(9) (10)	40	35 (16)
R-3 – MULTIPLE DWELLINGS								
ONE FAMILY	5000	50	100	25	25	5 (9)	30	30
TWO FAMILY (LOTS CREATED PRIOR TO 1970)	6000 (11)	50 (13)	100	25	25	6 (9)	40	30
TWO FAMILY (LOTS CREATED AFTER 1970)	6000 (11)	60 (14)	100	25	25	6 (9)	35	30
TOWN HOMES	3000	24	100	25	25	8 end unit (9) 0 interior	40	35 (16)
MULTIPLE DWELLINGS	(12)			25	25	(9) (10)	40	35 (16)
R-4 MOBILE HOME								
SEE TITLE XVI OF THE CITY OF WEST FARGO ORDINANCES								
R-5 MOBILE HOME/MANUFACTURED HOME SUBDIVISION								
ONE FAMILY	6000	60	130	25	10	7.5 (9)	30	30

ZONING DISTRICTS

- (1) Single family non-farm dwellings are conditionally permitted.
- (2) Single family dwellings on lots of record – 1 acre; Single family dwellings on newly created lots – 40 acres.
- (3) From local road: 120' from centerline or 40' from the established right of way, whichever is greater; from collector or arterial road: 150' from centerline or 75' from established right of way, whichever is greater.
- (4) Side yard setbacks for street side of corner lots shall be the same as required for front yards.
- (5) Subdivisions within areas designated as Agricultural Preservation according to the Land Use Plan shall have a minimum lot size of 10 acres. Clustered rural subdivisions may have reduced lot sizes as provided for in the City Ordinance.
- (6) Front yard setbacks from existing or future streets shall be 40' from the road (street) right of way line, or the following, whichever is greater: 75' from the centerline of the street for local streets, 90' for collector or minor arterial streets and 115' for primary arterial streets.
- (7) On corner lots, a side yard facing a public way shall be a minimum of 30'.
- (8) Clustered rural subdivisions may have reduced lot sizes as provided for in the City Ordinance.
- (9) On corner lots, a side yard facing a public way shall be a minimum of 12 feet, except when a driveway to a garage is located in said side yard, in which case, the side yard shall be a minimum of 20 feet, except for lots of 50 feet or less, in which case, the minimum setback shall be 18 feet. In this case, the house may be 12 feet, but the garage must be a minimum of 20 feet on lots greater in width than 50 feet, or 18 feet on lots 50 feet or less in width.
- (10) 12% of the lot width, with a maximum of 12 feet.
- (11) A duplex which consists of 2 units on one lot is required to have a minimum lot area of 6000 square feet. A twin home which consists of 2 units side by side with a common party wall is required to have a minimum lot area of 3000 square feet for each unit.
- (12) 1800 square feet for each dwelling unit plus 200 square feet for each bedroom, with a minimum permitted lot area of 8000 square feet. Efficiency units shall be considered one-bedroom units for the purpose of lot computation.
- (13) A duplex is required to have a minimum lot width of 50 feet, whereas a twin home is required to have a minimum lot width of 25 feet for each unit.
- (14) A duplex is required to have a minimum lot width of 60 feet, whereas a twin home is required to have a minimum lot width of 30 feet for each unit.
- (15) For main building and all accessory buildings.
- (16) For every building over 35 feet in height, required yards shall be increased by one (1) foot for every two (2) feet of building height over the limit.