

Chapter 2.22. – “P” Public District

SECTION 2.22-1. GENERAL DESCRIPTION

The "P" (Public Zone) district is designed to retain and provide land areas owned by the utility companies, private organizations, federal, state, and local governments for public use. The P District falls within the Public/Semi-Public Land Use Category of the City of Minot Comprehensive Plan.

SECTION 2.22-2. USES

All uses allowed in this district, either Permitted, Conditional, Accessory, or Interim, can be found by referencing Table 2.2, Table of Uses. Any regulations applicable to a specific use can be found in Article 4, Standards Specific to Uses and Districts.

SECTION 2.22-3. LOT, HEIGHT, AREA, AND YARD SETBACK REQUIREMENTS

No minimum or maximum requirements.

SECTION 2.22-4. REVIEW REQUIRED

A. Pre-application Review

A pre-application meeting with the Development Review Team (DRT) shall be held prior to submittal to Planning Commission. For projects in the “P” zones the composition of the DRT members shall include one (1) member of the Planning Commission and one (1) member of the City Council as appointed by the Mayor.

B. Pre-application Review

Rezoning to “P” District. All rezoning applications shall meet the requirements of Section 8-1.7 of this ordinance.

C. Master Plan

1. Proposed use or change of use of land or building on land zoned “P” District. Any such change by any public agency, or other on public land shall require submittal of a conceptual master plan depicting the general layout of uses on the property, access points, traffic flow, general drainage patterns, sensitive environmental feature and any other additional information as requested by the Development Review Team and shall be submitted to the Planning Commission. The Planning Commission shall review the proposed master plan and make a recommendation to the City Council.
2. After final approval of the proposed master plan the project shall proceed through the other stage of development approval to meet all development requirements set forth in Section 2.22-6 and other applicable chapters of the zoning ordinance.

SECTION 2.22-5. EXEMPTIONS

A. Alteration or Additions

Alterations or additions equaling not more than twenty-five percent (25%) of the gross floor area of an existing building are exempt from this review.

B. Processing Fee

A processing fee as determined by city fee schedule shall be paid at the time of plan review application.

SECTION 2.22-6. DEVELOPMENT REQUIREMENTS – LANDSCAPING, BUILDING, AND SITE DESIGN

As with other land development projects, any building constructed or remodeled in the Public Zoning District shall meet specified development requirements. Projects in the “P” zones shall meet the building construction materials and design standards set forth in the C2 zoning district as required in Section 4.2-6 of this ordinance and the C2 landscaping requirements as required in Article 7. Compliance with these requirements will be reviewed at the time of site plan review and building permit application.

Chapter 2.23. – “PUD Overlay” Planned Unit Development

SECTION 2.23-1. GENERAL DESCRIPTION

A Planned Unit Development (PUD) overlay is a tract of land, which is developed as a unit under single or unified ownership or control and which generally includes two (2) or more principal buildings or uses but which may consist of one building containing a combination of principal and supportive uses. A PUD requires a rezoning to a PUD overlay district and may be requested in any underlying zoning district, under the provisions set forth in this chapter. All planned unit development districts shall be so designated on the official zoning maps and records of the city. Use regulations not otherwise allowed in the underlying zoning district are prohibited within the planned unit development unless specific provisions are made and listed in the PUD development plan or modified in the conditions of approval.

SECTION 2.23-2. PURPOSE

- A. To allow a planned and coordinated mix of land uses, increase in development density and improved amenities which are compatible and harmonious, but here before not permitted under conventional zoning procedures.
- B. To allow for variety in the type of environments available to the citizens of Minot and to encourage a more creative and efficient utilization of land, a concentration of open space in more usable areas, and a preservation of the natural resources of the site.
- C. To encourage the overall master planning and designing of large land areas for roads/streets, sewer, water, electric and any additional infrastructure that may be required.
- D. To provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances while at the same time preserving the health, safety, order, and general welfare of the City of Minot and its residents.