

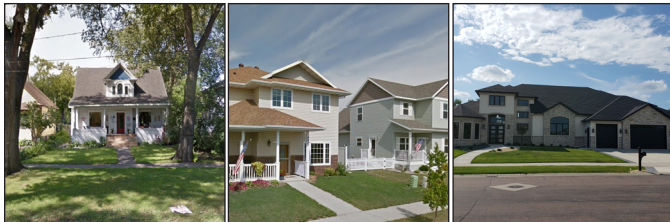
# Code 101: Basic Concepts

New to codes? Here are some important land use terms you should know.

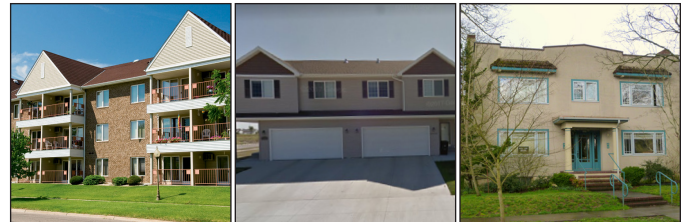
Land use regulations define what type of use a property can be used for. Here are some general land use categories.

**Residential Uses** include a wide spectrum of building types and densities.

**Single-Family Residential.** Any property with only one residential unit on the lot, most commonly a detached house. Single-Family Residential is seen in a range of densities and building forms, including homes on small and large lots.



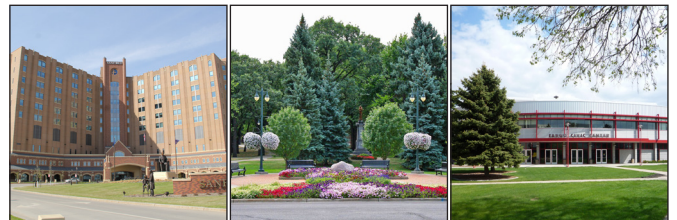
**Multi-Family Residential.** Any property with two or more units on a single lot, including apartments and condominiums, townhomes (where land isn't subdivided), and multiplexes.



**Commercial Uses** include uses such as retail, service, office, recreation, and entertainment.



**Civic and Institutional Uses** include uses such as hospitals, parks, schools, and libraries.



**Industrial Uses** include uses such as research and development, manufacturing, and storage and distribution.

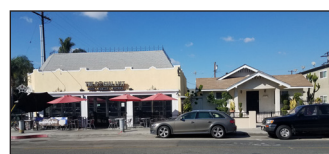


**Mixed Uses** allow for diverse combinations of retail, office, and residential uses. Mixed uses are most common in Downtown Fargo.



#### **Vertical Mixed Use.**

This type of development combines different uses within the same building. Typically with retail on the ground floor and office or residential on upper floors.



#### **Horizontal Mixed Use.**

This type of development combines different uses within the same lot or district, allowing for a range of complementary, integrated land uses.