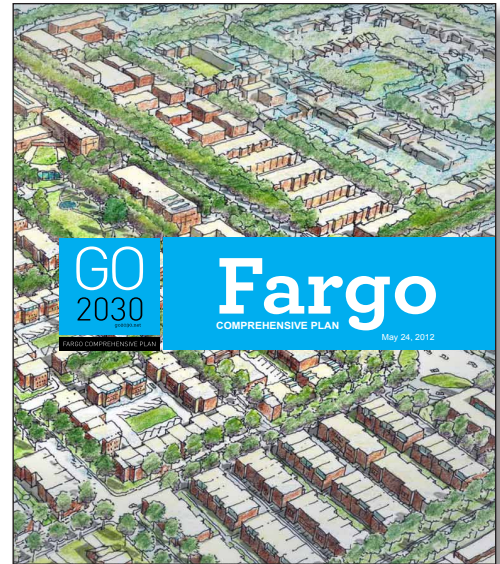


# What is a Land Development Code?

Land Development Codes translate a community's vision and broad policies into rules and regulations that shape growth and development.

Land Development Codes serve two basic purposes:

- **Implement the City's Vision.** The Comprehensive Plan provides a vision for the future and how Fargo should grow and change over the next decade. Regulations in the Land Development Code should ensure that as new development occurs, it is consistent with and helps achieve that vision for the future.
- **Minimize Adverse Impacts.** Land use and development controls help limit potential adverse impacts that different uses and new development may have on adjacent properties.



The Fargo Comprehensive Plan

| Land Use Type                              | NC  |
|--------------------------------------------|-----|
| <b>Commercial Services and Retail Uses</b> |     |
| Clinic                                     | MUP |
| Drive-through Business                     | -   |
| Funeral Home                               | P   |
| Hospital                                   | -   |
| Hotel                                      | -   |
| Office                                     | P   |
| Restaurant                                 |     |
| Retail - General                           |     |
| Retail - General                           |     |
| Services - Gene                            |     |
| Studio and Inst                            |     |
| <b>Industrial and</b>                      |     |
| Artisan Manufa                             |     |
| Manufacturing                              |     |
| Micro-Alcohol R                            |     |
| Mini-storage                               |     |
| Off-street Parki                           |     |

**C. Building Placement**

| Setback       | Standard              |
|---------------|-----------------------|
| A Front       | 0 ft min.; 10 ft max. |
| B Side        | 0 ft min.             |
| C Street Side | 5 ft min.             |
| D Rear        | 0 ft min.             |

Examples of building placement standards and use regulations

## What Land Development Codes Can Do

Land Development Codes establish development and form standards (height, massing, placement, and orientation of structures on sites), use regulations (specifications for what uses are allowed, subject to standards, or prohibited in certain areas of Fargo) and permit requirements and procedures (procedures for administering the Code).

## What Land Development Codes Cannot Do

Land Development Codes do not dictate architecture (the specific style of buildings), regulate the free market (control/create a market for new development), establish land use policy (codes implement land use policy, not establish it).