

**AN ORDINANCE AMENDING SECTIONS 11, 12, 13, 14 and 31 OF PLANNING AND ZONING ORDINANCE NO. 613 OF THE CITY OF WILLISTON AS AMENDED TO ALLOW A SPECIAL PERMITTED USE FOR PROFESSIONAL OFFICES TO OPERATE IN ALREADY EXISTING STRUCTURES**

Be it ordained by the Board of City Commissioners of the City of Williston, North Dakota:

The Sections 11, 12, 13, 14 and 31 of the Planning and Zoning Ordinance No. 613 of the City of Williston is hereby amended to read:

**SECTION 11. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT**

...

E. Special Permitted Uses. The following shall be considered for special permitted uses:

...

10. Professional offices as defined in this ordinance provided that an SPU for the professional office may only be granted to allow professional offices to operate in already existing structures that are along an arterial street and have not previously been used as a residence. Any new construction to the existing structure must be compatible with the general appearance of the surrounding neighborhood, no metal buildings. Lighting of the structure must also be in harmony with the surrounding neighborhood. It is encouraged that the property not take direct access from any residential or collector streets.

**SECTION 12. R-2: SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT**

...

E. Special Permitted Uses. The following shall be considered for special permitted uses:

...

13. Professional offices as defined in this ordinance provided that an SPU for the professional office may only be granted to allow professional offices to operate in already existing structures that are along an arterial street and have not previously been used as a residence. Any new construction to the existing structure must be compatible with the general appearance of the surrounding neighborhood, no metal buildings. Lighting of the structure must also be in harmony with the surrounding neighborhood. It is encouraged that the property not take direct access from any residential or collector streets.

**SECTION 13. R-3: LOW-RISE MULTI-FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICTS**

...  
E. Special Permitted Uses. The following shall be considered for special permitted uses:  
...

15. Professional offices as defined in this ordinance provided that an SPU for the professional office may only be granted to allow professional offices to operate in already existing structures that are along an arterial street and have not previously been used as a residence. Any new construction to the existing structure must be compatible with the general appearance of the surrounding neighborhood, no metal buildings. Lighting of the structure must also be in harmony with the surrounding neighborhood. It is encouraged that the property not take direct access from any residential or collector streets.

#### SECTION 14. R-4: HIGH-RISE MULTI-FAMILY RESIDENTIAL DISTRICT

...  
E. Special Permitted Uses. The following shall be considered for special permitted uses:  
...

13. Professional offices as defined in this ordinance provided that an SPU for the professional office may only be granted to allow professional offices to operate in already existing structures that are along an arterial street and have not previously been used as a residence. Any new construction to the existing structure must be compatible with the general appearance of the surrounding neighborhood, no metal buildings. Lighting of the structure must also be in harmony with the surrounding neighborhood. It is encouraged that the property not take direct access from any residential or collector streets.

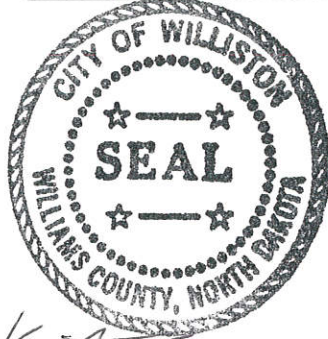
#### SECTION 31. DEFINITIONS

**PROFESSIONAL OFFICE:** An office wherein the business carried on therein is by licensed professionals, or wherein the principal activity is the conduct of commercial, governmental, financial or management activities including but not limited to banks, government offices, insurance, personal loan agencies, real estate, telephone exchange or utility office.

Commissioner UNDERHILL moved the adoption of the foregoing Ordinance. The motion was seconded by Commissioner LAWSON.  
On roll call vote of the Commissioners, the following Commissioners voted "AYE": Lawson, Ritter, Bekkedahl, Underhill, Koeser, and the following Commissioners vote "NAY": None. Absent and not voting: N/A

WHEREUPON, the motion was passed and the Ordinance declared adopted this

23rd day of August, 2005.



  
E. WARD KOESER, President  
Board of City Commissioners

ATTEST:

  
JOHN KAUTZMAN, City Auditor

FIRST READING: August 9, 2005

SECOND READING: August 23, 2005

PUBLISHED:

ADOPTED THE 23rd DAY OF AUGUST, 2005.

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