

Proposed Wahpeton Land Use Categories

The Land Use Plan serves to reinforce desirable land use patterns, identify places where change is needed and guide the form and location for future growth. All parcels within Wahpeton's city limits and extraterritorial zoning area are placed into one of fourteen land use categories. The land use categories are focused on describing the predominant use and form of the land rather than on the property's ownership.

Detached Residential (DR)

This land use category reflects the predominantly single-family detached subdivisions which have occurred away from the traditional residential neighborhoods adjacent to downtown. In addition to single-family detached homes, also allowed in this land use category would be duplexes, and accessory units.

Mixed Residential (MR)

This land use captures the pattern which historically developed around the grid street system. Housing types provide a predominantly single-family detached pattern integrated with variety of attached single- and multi- family units. Limited retail and service commercial uses might also factor into this pattern provided the type of business, size and design of the structure "fits" with the surrounding residential pattern.

Attached Residential (AR)

This pattern reflects the residential areas with primarily attached housing types, such as townhomes, apartments, and manufactured housing.

Neighborhood Mixed Use (NMU)

This land use category includes small-scale business areas located on or at the intersection of minor arterial and collector streets. Business uses in these areas may include retail, service and office. Stacked residential uses may be located in their own building or as part of a mixed-use building. Buildings shall be scaled appropriately to the surrounding neighborhood.

Downtown Traditional Mixed Use (DTMU)

Traditional Downtown Mixed Use focuses on continuing the mix of uses found historically in Downtown's core. Land uses include retail, services, entertainment, civic, institutional, housing and offices that are mixed within the lot or a single building. Development and redevelopment in this area should be predominantly vertical in nature with retail, service and civic uses on the ground floor. Housing and offices would be focused on the upper floors.

Downtown Edge Mixed Use (DEMU)

Downtown Edge Mixed Use seeks to have a balance of land uses oriented either vertically or horizontally. Land uses include retail, services, entertainment, civic, institutional, housing and offices. This area is more likely to have uses mixed within a site rather than within the same building.

Commercial (C)

Commercial land uses provide retail goods, services, restaurants and entertainment with convenient automobile access. Employment intensive offices uses are also an acceptable commercial use.

Industrial (I)

Industrial land uses include manufacturing, assembly, processing, warehousing, laboratory, distribution, related offices uses and truck/transportation terminals.

Public Institutions (PI)

Public Institution land uses encompass areas used for educational purposes including the Wahpeton Public School sites, North Dakota State College of Science and Circle of Nations/Wahpeton Indian School.

Park/Open Space (P/OS)

This land use category includes active and passive recreation areas such as parks, playfields, playgrounds, golf courses, zoo, and natural areas.

Airport (AP)

This includes all areas dedicated to the operation of the airport.

Railroad (RR)

Railroad includes right-of-way utilized for public and private railroad related activities.

Right-of-way (ROW)

Right-of-way land uses include public and private right-of-way for motorized and non-motorized transportation purposes.

Agriculture (AG)

This land use category includes all area which are predominantly used for farming purposes, including related single-family homesteads.