

ZONING LEGEND

PARK
POND
SCHOOL
DRAINWAY

R-1 SINGLE FAMILY HOMES

R-2 TWINHOMES

R-3 MULTI-FAMILY MEDIUM DENSITY
R-4 MULTI-FAMILY HIGH DENSITY

B-3 GENERAL BUSINESS

FUTURE DEVELOPMENT PRESENTED

AS CONCEPT ONLY.

Zoning displayed represents PUD Amendments 1-5 effective as of August 21, 2023. Zoning, including land use, lot size, and density are subject to change or amendment as provided by the City of Grand Forks Land Development Code.

JRS PLANNED UNIT DEVELOPMENT LOTS & INFORMATION

ID	Land Use	Acreage Net	Max. Units Per Acre	Lot Size Range (SF)
1A	Park	6.00		262,000
2A	School	9.00		392,000
3A	R-1	2.14	5	9,000 to 11,000
4A	R-1	1.74	5	9,000 to 10,000
5A	R-1	4.30	5	9,000 to 12,000
6A	R-1	4.50	5	9,000 to 26,000
1B	R-1	1.08	5	9,000 to 11,000
2B	R-1	1.25	5	9,000 to 13,000
3B	R-1	2.84	5	9,000 to 14,000
4B	B-3	3.75		164,000
5B	R-3	2.70	16	118,000
6B	B-3			146,000
7B	R-3	1.27	16	56,000
8B	B-3	1.87		82,000
10B	B-3	3.26		142,000
1C	R-1	2.14	5	9,000 to 11,000
2C	R-1	2.94	5	9,000 to 10,000
3C	R-1	2.14	5	9,000 to 11,000
4C	R-1	2.89	5	9,000 to 11,000
1D	R-1	2.14	5	8,000 to 11,000
2D	R-1	2.89	5	8,000 to 12,000
3D	R-1	2.24	5	8,000 to 12,000
4D	R-1	2.64	5	6,000 to 11,000

FOR LOT SALES & INQUIRIES



SOUTHERN ESTATES, INC

Guy Useldinger (218) 791.0489

PLATTING, ZONING, AND INFRASTRUCTURE DESIGNED BY:

FOR ZONING & PLAT INFORAMTION





Planning Department (701) 746.2661

grandforksgov.com

Get Detailed Planned Unit Development (PUD) Information & Updated Lot Information. Scan QR code to go to the website:



grandforksinfo.com