Land Use Regulations

The following outlines the land use regulations within the setback. The setback is typically 450 feet, but may vary by development. Please visit the Cass County website to read the Subdivision Ordinance for the complete set of restrictions.
www.casscountygov.com/departments/planning

Minimal Disturbance Zone

- No houses or permanent structures
- Stairs/path to the river allowed*
- No additional fill, soil, grading, or excavating
- No on-site septic systems or drain fields
- No irrigation systems
- No intensive vegetative clearing*
- Only native vegetation permitted

Limited Disturbance Zone

- No houses or permanent structures
- One 120 sq. foot building allowed
- No additional fill, soil, grading or excavating
- No on-site septic systems or drain fields
- No irrigation systems
- 25% of wooded areas maintained
- Non-native vegetation is allowed within this area

**Refer to subdivision ordinance*

The stability of your riverbank can dramatically be impacted by the actions of both you and your neighbors. To help reduce the potential for slumping requires a collaborative effort among all riverfront landowners.

If you have any questions about the setback or have observed actions that concern you or that might be in violation of the setback regulations, please call the Cass County Highway Department: 701.298.2370

Additional information and links are available on the county's website:
www.casscountygov.com/departments/planning

Cass County Highway Department
1201 Main Avenue West
West Fargo, ND 58078
www.casscountygov.com
701.298.2370

CASS COUNTY GOVERNMENT

Cass County River Setback

Protect your home and property.
Respect the setback restrictions.

This brochure has been designed for any land owner whose lot includes a riverfront setback. The brochure will help the owner understand the restrictions within the setback, the reasoning behind the setback, and the importance of both homeowners and their neighbors complying with the setback.

The setbacks were established because the clay soils of the Red River Valley are intrinsically weak. When these soils are exposed to slopes, such as along riverbanks, bank slumping can naturally occur. These soils can become even weaker upon the artificial addition of water, such as from lawn watering or septic systems, causing the rate of bank slumping to greatly accelerate. Such slumping creates expensive problems affecting the riverfront owner's land and house. In some cases, the problems are so severe that the only solution is for the owner to move the house away from the riverfront property.

Slumping is a natural process due to the dynamic nature of a river and the valley's weak soils. This natural process is often accelerated by the following homeowner activities:

Water

- Irrigation systems and septic drain fields add extra weight and excessive water—reducing the soil's structural strength.

Weight

- Adding additional weight to the riverbank with houses, structures, retaining walls, riprap, soil and fill, and extensive landscaping.

Vegetation

- Replacing deep-rooted, native vegetation with shallow-rooted vegetation, which further weakens the soils.