

FACT OF ADOPTION

An ordinance amending Ordinance MC16-90, the 1990 Revised Zoning Ordinance for Minnehaha County.

The Minnehaha County Board of Commissioners adopted Ordinance MC16-154-18 on March 27, 2018. This ordinance amended Ordinance MC16-90, the 1990 Revised Zoning Ordinance for Minnehaha County by rezoning the property legally described as: C Commercial District to the Hoppe PD Planned Development District on property legally described as Tract 1, Severson's Addition, SW1/4, Section 32-T101N-R47W, Valley Springs Township, Minnehaha County, South Dakota., SD is hereby rezoned from C Commercial District to Hoppe PD Planned Development District and the official zoning map referred to in Article 2.04 is amended to include the property in the Hoppe PD Planned Development District.

The entire ordinance is on file in the office of the County Auditor and available for inspection during regular business hours.

Bob Litz, County Auditor

Published at the approximate cost \$_____.

PUBLISH: April 2 & 9, 2018
Argus Leader
April 4 & 11, 2018
Minnehaha Messenger
April 5 & 12, 2018
Garretson Gazette

ORDINANCE MC16-154-18

AN ORDINANCE AMENDING THE 1990 REVISED ZONING ORDINANCE FOR MINNEHAHA COUNTY BY REZONING CERTAIN PROPERTY.

BE IT ORDAINED BY MINNEHAHA COUNTY, SOUTH DAKOTA:

That Ordinance MC16-90, the 1990 Revised Zoning Ordinance for Minnehaha County is hereby amended as follows:

Section 1: The Official Zoning Map is hereby amended as follows:

C Commercial District to the Hoppe PD Planned Development District on property legally described as Tract 1, Severson's Addition, SW1/4, Section 32-T101N-R47W, Valley Springs Township, Minnehaha County, South Dakota., SD is hereby rezoned from C Commercial District to Hoppe PD Planned Development District and the official zoning map referred to in Article 2.04 is amended to include the property in the Hoppe PD Planned Development District.

Section 2: Article 10.06 is amended to add the following:

HOPPE PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations of the Hoppe Planned Development District.

INTENT. This district is intended to provide for a wide variety of commercial uses generally located at major intersections and along major roads. This district will include general commercial uses requiring large land areas, extensive retail operations, outdoor display, and limited residential use.

PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the PD Hoppe Planned Development District:

- (1). Office.
- (2). Bank or financial institution.
- (3). Group day care, day care center, group home.
- (4). Mortuary.
- (5). Indoor recreational facility.
- (6). Nursery or greenhouse.
- (7). Church.
- (8). Antenna support structure.
- (9). Residential - Single Family Dwelling

PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the PD Hoppe Planned Development District in conformance with the conditions prescribed herein or by obtaining a Conditional Use for such uses in conformance with the requirements of Article 19.00:

- (1). Retail sales and trade, contractor's shop, personal services, communication facilities, and warehousing provided:
 - (1). There is limited outside storage.

- (2). There is no storage of a regulated substance.
- (3). The building contains 25,000 square feet of area or less.
- (2). Veterinarian clinic provided there is no outside kenneling of dogs.
- (3). Frozen food locker provided there is no slaughtering of animals on the premises.
- (4). Off-premise signs in conformance with Article 17.00.
- (5). Telecommunication and broadcast tower in conformance with Article 12.12.

CONDITIONAL USES. A building or premises may be used for the following purposes in the PD Hoppe Planned Development District if a conditional use for such use has been obtained in conformance with the requirements in Article 19.00:

- (1). Wholesale trade.
- (2). Bar or lounge.
- (3). Equipment sales, display and repair.
- (4). Motor vehicle sales, display, service and rental.
- (5). Auto body shop.
- (6). Transportation, including gasoline service station, truck stop, and terminal.
- (7). Recycling facility.
- (8). Fireworks sales provided sales are conducted from a permanent building when business operations exceed nine (9) days.
- (9). Uses which store or handle a regulated substance.
- (10). Lumberyard.
- (11). Storage yard.
- (12). Car wash.
- (13). Airport/heliport.
- (14). Hotel or motel.
- (15). Hospital.
- (16). Motor vehicle repair shop.
- (17). Public utility facility.
- (18). Campground.
- (19). Commercial recreation facility.
- (20). Wind energy conversion system.
- (21). [Reserved.]
- (22). Electrical substation.
- (23). Adult use in conformance with Section 12.09.
- (24). Animal shelter.
- (25). Solar energy conversion system in conformance with Article 12.15.

ACCESSORY USES. Accessory uses permitted in the PD Hoppe Planned Development District are accessory buildings and uses customarily incident to any permitted uses in this district.

PARKING REGULATIONS. Parking within the PD Hoppe Planned Development District shall be regulated in conformance with the provisions of Article 11.10.

SIGN REGULATIONS. Signs within the PD Hoppe Planned Development District shall be regulated in conformance with the provisions of Article 11.10.

DENSITY, AREA, YARD AND HEIGHT REGULATIONS. A maximum height and minimum lot requirements within the PD Hoppe Planned Development District shall be as follows:

(1). General Requirements:

	All Uses
Density	4 acres
Lot Area	4 acres
Lot Width	125'
Front Yard	30'
Side Yard	10'
Rear Yard	20'
Maximum Height	35'

- (2). There shall be a required front yard on each street side of double frontage lots.
- (3). There shall be a required front yard on each street side of a corner lot.
- (4). Any accessory uses shall be required to comply with the height, front, rear and side yard requirements of the main building.

Adopted this 27th day of March, 2018

MINNEHAHA COUNTY


 Chair, Board of County Commissioners

ATTEST:


 County Auditor

1 st Reading	March 6, 2018
Legal Ad. – Argus Leader	March 12, 2018
Minnehaha Messenger	March 14, 2018
Garretson Gazette	March 15, 2018
Public Hearing	March 27, 2018
Fact of Adoption – Argus Leader	April 2 & April 9, 2018
Minnehaha Messenger	April 4 & April 11, 2018
Garretson Gazette	April 5 & April 12, 2018
Effective Date	May 2, 2018