

ORDINANCE MC16-152-18

AN ORDINANCE AMENDING THE 1990 REVISED ZONING ORDINANCE FOR MINNEHAHA COUNTY BY REVISING ARTICLE 12 – ADDITIONAL USE REGULATIONS.

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: That Article 12.07 is hereby amended and shall read:

12.07 ACCESSORY BUILDING AND USES. The regulations regarding accessory buildings and uses shall be as follows:

- (A). Limited Use. Accessory buildings and uses are buildings and uses customarily incident to any of the permitted uses in the district in which it is located. In the A-1, RC, RR and R-1 districts, accessory buildings and uses are limited to:
- (1). A noncommercial greenhouse that does not exceed in floor area 25 percent of the ground floor area on the main building.
 - (2). A private residential garage used only for the storage of noncommercial vehicles and other related material.
 - (3). Tennis court, swimming pool, garden house, pergola, ornamental gate, barbeque oven, fireplace, and similar uses customarily accessory to residential uses.
 - (4). Home occupation in conformance with Section 12.03. *(amended by MC16-55-01)*
 - (5). Temporary storage and distribution of seed and similar type products provided the use is located within a farmstead, the product is stored within a completely enclosed building typical of farm buildings and the use is limited to the seasonal sale of products from the premises. *(amended by MC16-55-01)*
 - (6). A pen, run, cage, hutch, enclosure, or coop serving to house or confine fowl. *(amended by MC16-139-14)*
- (D). Accessory buildings shall not occupy more than thirty (30) percent of the rear yard, subject further to the following limitations: *(amended by MC16-55-01)*
- (1). In the A-1 and RC Districts, the total area of accessory buildings shall be limited based on the size of the parcel as depicted in Table 4. Total Permissible Area of Accessory Buildings when such buildings are located in a subdivision of more than four (4) lots unless a conditional use has been approved.
 - (2). In all Residential Districts, the total area of accessory buildings shall be limited based on the size of the parcel as depicted in Table 4. Total Permissible Area of Accessory Buildings unless a conditional use has been approved.

- (3). In a Planned Development District, the total area of accessory buildings shall be limited based on the size of the parcel as depicted in Table 4. Total Permissible Area of Accessory Buildings unless a minor amendment has been approved. *(amended by MC16-55-01)*

Table 4 Total Permissible Area of Accessory Buildings	
Size of Parcel	Total Permissible Area of Accessory Building Footprint
1.0 acres or less	1,600 Square Feet
1.1 to 3.0 acres	2,400 Square Feet
3.1 acres or more	3,600 Square Feet

Adopted this January 23, 2018.

MINNEHAHA COUNTY

Jean Bault, Vice
Chair, Board of County Commissioners

ATTEST:

Olivia Larson, Deputy
County Auditor

1 st Reading	January 2, 2018
Legal Ad. – Argus Leader	January 8, 2018
Minnehaha Messenger	January 10, 2018
Garretson Gazette	January 11, 2018
Public Hearing	January 23, 2018
Fact of Adoption – Argus Leader	January 29, 2018 & February 5, 2018
Minnehaha Messenger	January 31, 2018 & February 7, 2018
Garretson Gazette	February 1, 2018 & February 8, 2018
Effective Date	February 28, 2018

FACT OF ADOPTION

An ordinance amending the 1990 Revised Zoning Ordinance for Minnehaha County.

The Minnehaha County Board of Commissioners adopted Ordinance MC16-152-18 on January 23, 2018. This ordinance amended Ordinance MC16-90, the 1990 Revised Zoning Ordinance for Minnehaha County by amending Article 12.07 – Accessory Building and Uses

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

Published twice at the total approximate cost of _____.



County Auditor

PUBLISH:

Argus Leader – January 29, 2018 & February 5, 2018

Minnehaha Messenger – January 31, 2018 & February 1, 2018

Garretson Gazette – February 1, 2018 & February 8, 2018

