

ORDINANCE MC30-38-18

AN ORDINANCE AMENDING THE REVISED ZONING ORDINANCE FOR MINNEHAHA COUNTY AND THE CITY OF SIOUX FALLS BY REVISING ARTICLE 15 – ADDITIONAL USE REGULATIONS.

BE IT ORDAINED BY MINNEHAHA COUNTY, SOUTH DAKOTA:

That Ordinance MC30-02, the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls is hereby amended as follows:

Section 1: That Article 15.07 is hereby amended and shall read:

15.07 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, RS, RD, and RA 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 structure 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 15.04.
 - (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.

- (d) Location of Accessory Buildings. Accessory buildings shall not occupy more than thirty (30) percent of the rear yard, subject further to the following limitations:
 - (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 1. 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 1. 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 1.

Total Permissible Area of Accessory Buildings unless a minor amendment has been approved.

| Table 1 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 Bender, Vice
Chair, Board of County Commissioners

ATTEST:

Olivia Larson
County Auditor

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|---------------------------------|--|
| 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 |

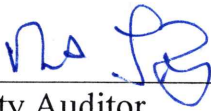
FACT OF ADOPTION

An ordinance amending the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

The Minnehaha County Board of Commissioners adopted Ordinance MC30-38-18 on January 23, 2018. This ordinance amended Ordinance MC30-02, the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls by amending Article 15.07 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 7, 2018

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