

UNION COUNTY ORDINANCE NO. UCC 2015-001

AN ORDINANCE OF UNION COUNTY, SD, AMENDING THE 2008 REVISED ZONING REGULATIONS FOR UNION COUNTY, SD, BY ADDING CHAPTER 27, RESIDENTIAL DISTRICT (R).

BE IT ORDAINED BY UNION COUNTY, SD:

Section 1. That the 2008 Revised Zoning Regulations for Union County, SD, are hereby amended by adding a chapter to be numbered 27 to read as follows:

ARTICLE 27

RESIDENTIAL DISTRICT (R)

Section 2701. Intent. This district is intended to provide for areas of residential uses of varying types and other compatible land uses in a pleasant and stable environment. A central sanitary sewer system should be available to serve these developments.

Section 2702. Permitted Uses. A building or premises shall be permitted to be used for the following purposes in the Residential District (R):

1. Single family dwelling.
2. Public park, playground or swimming pool.
3. Neighborhood utilities.
4. Church.
5. Elementary and high school.

Section 2703. Conditional Uses. A building or premises may be used for the following purposes in the Residential District if a Conditional Use for such use has been obtained in conformance with the requirements of Section 2204:

1. Multiple dwelling.
2. Golf course and country club.
3. Public utility facility.
4. Nursing home.
5. Day care center.
6. Group day care.
7. Group home.
8. Bed and breakfast establishment.

9. Public utility facility.
10. Public facility owned and operated by a governmental entity.
11. Electrical substation.
12. Major home occupation in conformance with Sections 140202 and 140203.
13. Medical and other health facilities.

Section 2704. Accessory Uses. Accessory uses and buildings permitted in the Residential District (R) are buildings and uses customarily incident to any of the permitted uses in the district.

Section 2705. Parking Regulations. All parking within the Residential District (R) shall be regulated in conformance with the provisions of Article 17.

Section 2706. Sign Regulations. Signs within the Residential District (R) shall be regulated in conformance with the provisions of Article 18.

Section 2707. Density, Area, Yard and Height Regulations. The maximum height and minimum lot requirements within the Residential District (R) shall be as follows:

A. General requirements:

All Uses

- Lot area..... 7,000 sq. ft.
- Lot width..... 60'
- Front yard..... 25'
- Side yard..... 7'
- Rear yard..... 25'
- Maximum height..... 2-1/2 stories or 35' to the middle of the roof pitch

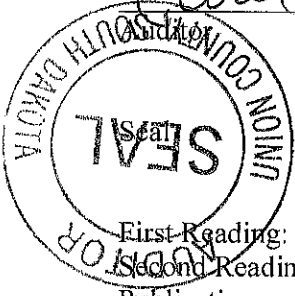
- B. The requirements for a multiple dwelling shall be determined by the conditional use.
- C. There shall be a required front yard on each street of a double-frontage lot. There shall be a required front yard on each street side of a corner lot. One required front yard may be reduced to 12.5 feet on corner lots.
- D. Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.
- E. For a lot located on a cul-de-sac bulb or a curvature which creates a triangular shaped lot, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.

Adopted this 18 day of August, 2015.

Milton Ustad
Chairman, Board of County Commissioners

ATTEST:

Carol Kluge



First Reading: August 4, 2015
Second Reading & Adoption: August 18, 2015
Publication: August 27, 2015
Effective Date: September 16, 2015

Published once at the approximate cost of _____.