

ORDINANCE NO. UCC 2023-003

AN ORDINANCE OF UNION COUNTY, SD, AMENDING THE 2008 REVISED ZONING REGULATIONS FOR UNION COUNTY, SD, BY AMENDING ARTICLE 6: AGRICULTURAL DISTRICT, SECTION 603: CONDITIONAL USES; ARTICLE 14: ADDITIONAL USE REGULATIONS; ARTICLE 17: PARKING AND LOADING REGULATIONS, SECTION 1702: OFF-STREET PARKING REQUIREMENTS; AND ARTICLE 26: DEFINITIONS, SECTION 2602: DEFINITIONS.

BE IT ORDAINED BY UNION COUNTY, SD:

Section 1. That Article 6: Agricultural District, Section 603: Conditional Uses of the 2008 Revised Zoning Regulations for Union County, SD, is hereby amended to include the following:

38. Agricultural Event Venue

Section 2. That Article 14: Additional Use Regulations of the 2008 Revised Zoning Regulations for Union County, SD, is hereby amended to included the following:

Section 1410. Agricultural Event Venues.

- A. Intent. Regulations regarding the development of agricultural event venues are intended to encourage the development of agricultural event venues while protecting the health, safety, and welfare of the public and maintaining the aesthetic integrity of the community.
- B. Small Agricultural Event Venue. Agricultural event venues that allow a maximum of two hundred (200) guests or attendees must meet the following conditions:
 - 1. Located on a minimum parcel size of four (4) acres.
 - 2. Contains an enclosed structure located on the parcel which can accommodate all guests or attendees while complying with all applicable local, state, and federal laws.
 - 3. Provides adequate parking in conformance with Section 605.
 - 4. The parcel immediately connects to an arterial or major collector road as set forth in the current Union County Comprehensive Plan.
 - 5. Number of events held at the agricultural event venue shall be limited to 52 events per calendar year.
 - 6. All noise generating activities, such as music, shall not begin until after 9:00 a.m. and shall cease by 10:00 p.m. or move such activities into an enclosed structure which will reduce the noise level to a minimum of 20 decibels at the event venues exterior property lines.
- C. Intermediate Agricultural Event Venue. Agricultural event venues that allow a maximum of three hundred (300) guests or attendees must meet the following conditions:

1. Located on a minimum parcel size of eight (8) acres.
2. Contains an enclosed structure located on the parcel which can accommodate all guests or attendees while complying with all applicable local, state, and federal laws.
3. Provides adequate parking in conformance with Section 605.
4. The parcel immediately connects to an arterial or major collector road, as set forth in the current Union County Comprehensive Plan.
5. Number of events held at the agricultural event venue shall be limited to 52 events per calendar year.
6. All noise generating activities, such as music, shall not begin until after 9:00 a.m. and shall cease by 10:00 p.m., or move such activities into an enclosed structure which will reduce the noise level to a minimum of 20 decibels at the event venues exterior property lines.

Section 3. That Article 17: Parking and Loading Regulations, Section 1702: Off-Street Parking Requirements of the 2008 Revised Zoning Regulations for Union County, SD, is hereby amended to include the following:

Agricultural Event Venue (Small or Intermediate)	1 space for each 3 guests or attendees.
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Section 4. That Article 26: Definitions, Section 2602: Definitions of the 2008 Revised Zoning Regulations for Union County, SD, is hereby amended to revise and add the following definitions:

AGRIBUSINESS. Any business establishment including buildings, structures, lots, parcels, or parts thereof which provides services, goods, storage, transportation, or other activities directly related to agricultural production.

AGRICULTURE. The use of land for agricultural purposes including farming, dairying, raising, breeding, or management of livestock, poultry, or honey bees, truck gardening, forestry, horticulture, floriculture, viticulture, and the necessary accessory uses for packaging, treating, or storing the produce providing that the operation of any such accessory use shall be secondary to the normal agricultural activities. This definition shall not include intensive agricultural activities such as concentrated animal feeding operations.

AGRICULTURAL EVENT VENUE. A venue for special functions such as weddings, receptions, meetings, or similar gatherings of people. Must meet the requirements established in Section 1410 for a small or intermediate event venue in the Agricultural District.

Dated this 28 day of November, 2023.

Milton West
Chairman, Union County Board of Commissioners

ATTEST:

Jackie Jensen
Auditor

(SEAL)



First Reading: November 14, 2023

Second Reading and Adoption: November 28, 2023

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