

ORDINANCE 884

AN ORDINANCE OF THE CITY OF DELL RAPIDS, SOUTH DAKOTA, PROVIDING THE REVISED ZONING ORDINANCE, OF THE CITY OF DELL RAPIDS, SOUTH DAKOTA BE AMENDED BY ADDING A SECTION TO BE NUMBERED 13.06.09, PROVIDING THAT THE REAL PROPERTY DESCRIBED BELOW BE REZONED.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DELL RAPIDS, SOUTH DAKOTA:

Section 1. That Lot 2 of Old Quarry Road Addition to the City of Dell Rapids, Minnehaha County, South Dakota., is hereby rezoned from RM: Residential Manufactured District to PD Planned Development District and Section 13 of the Revised Zoning Ordinance, of the Revised Ordinances of the City of Dell Rapids, South Dakota, is hereby amended by adding Section 13.06.09 as follows:

Section 13.06.09 Old Quarry Addition Lot 2.

- (a) *Title:* Old Quarry Addition Lot 2 Planned Development District.
- (b) *Scope of regulations:* The regulations set forth in this chapter or set forth elsewhere in this title when referred to in this chapter are the district regulations in the Old Quarry Addition Planned Development District located within Lot 2 of Old Quarry Road Addition to the City of Dell Rapids, Minnehaha County, South Dakota.
- (c) *Lot 2 regulations:*
 - (1) *Uses permitted:* A building or premises shall be permitted to be used for the following purposes: those uses permitted in the I-1: Light Industrial District found in Section 11.01 and 11.02.
 - (2) *Accessory uses:* Accessory uses and buildings are not permitted in the Old Quarry Addition Lot 2 Planned Development District.
 - (3) *Parking regulations:* Parking shall be regulated in conformance with the provisions for I-1: Light Industrial District found in Section 14.04 and 14.05 of the Revised Zoning Ordinance #750.
 - (4) *Density, area yard and height regulations:* The maximum height and minimum lot requirements shall be as follows:

TABLE INSET:

	Lot Area (Sq. Ft.)	Req'd. Frontage	Req'd. Front Yard	Req'd. Side Yard	Req'd. Rear Yard	Maximum Height
All Uses	N/A	50'	20' *(see below)	5'	15'	35'
All other uses	Same as the I-1: Light Industrial Zoning District					

*Required Front yard is determined as the property line that abuts the public or private road. Those lots that abut both the private and the public right of way will require two front yard setbacks. Required Front yard setback requirements will be measured from the property line or the private road easement line, whichever is closest to proposed structure.

- (5) *Other regulations:*

- i) Developer shall provide a road maintenance agreement outlining all maintenance responsibilities for all private roads located within the planned development. The private roads are to be designated a minimum of 20' (feet). These private roads are to be reflected on the plat and to be reserved as a perpetual unobstructed access easement in accordance with the City's Subdivision Regulations.
- ii) Developer shall not be allowed to connect to a water service without a proper City provided sewer system. Connection to the City sewer system shall be required when the public sewer system is within 200' of an individual property line.
- iii) Outdoor storage will not be allowed on the sides or rear of any properties.
- iv) Owner shall not be required to immediately install sidewalk, curb and gutter and full street improvements on the property directly abutting Orleans Avenue. These improvements will be required at a time when the City determines the necessity of improvements along Orleans Avenue. The property owner(s) waive any right to sign a petition to oppose special assessments associated with the improvement of Orleans Avenue. Such waiver shall be binding on heirs, personal representatives, successors and assigns.

Section 2. That the Official Zoning Map of the City of Dell Rapids, South Dakota, as amended by Ordinance No. 759, be changed accordingly.

Dated at Dell Rapids, South Dakota this 7th day of December, 2020.

FOR THE GOVERNING BODY OF THE
CITY OF DELL RAPIDS, SOUTH DAKOTA

By _____
Tom Earley, Mayor

ATTEST:

By _____
Claire Baartman, Finance Officer