

ORDINANCE 885

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 13.06.10, 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 1 of Old Quarry Addition to the City of Dell Rapids, Minnehaha County South Dakota, is hereby rezoned from R-M: Manufactured Housing Residential 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 13.06.10 as follows:

Section 13.06.10 Old Quarry Addition Lot 1

- (a) *Title:* Old Quarry Addition Lot 1.
- (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 1 Old Quarry Addition to the City of Dell Rapids, South Dakota.
- (c) *Specific Regulations:*
 - (1) *Uses permitted:* A building or premises shall be permitted to be used for the following purposes: those uses permitted in the R-M: Manufactured Housing Residential District found in Section 8.01.
 - A Manufactured Home exists on the property. The existing Manufactured Home will stay on the property. Any addition, expansion or replacement of the existing Manufacture Home is required to meet current code requirements.
 - The existing manufactured home will maintain its legal status to exist on the property. This Planned Development will not allow for the placement of additional Manufactured Homes. The existing manufactured home may be replaced.
 - (2) *Lot and Yard Regulations:* The Old Quarry Addition Lot 1 Planned Development shall receive an exception to the ten acre requirement for the placement of a Manufactured Home.
 - Old Quarry Addition Lot 1 Planned Development is comprised of approximately 4.28 acres.
 - (2) *Accessory uses:* Accessory uses will be allowed in accordance with Section 14.03 of the Revised Zoning Ordinance #750,
 - (3) *Parking regulations:* Parking shall be regulated in conformance with the provisions for R-M: Single Family Detached 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	5,000 sq feet	50'	25'	7'	25'	35'
All other uses	Same as the R-M Manufactured Housing Residential District					

(5) *Other regulations:*

- i) Owner shall not be required to immediately install sidewalks inside development but shall install sidewalks along all improved public streets adjacent to said development when the City determines sidewalks are a necessity to safety.
- ii) Owner shall not be required to immediately install sidewalk, curb and gutter and full street improvements on the property directly abutting Orleans Avenue but will be required to fully improve this property, regardless of the property owner, at such a time the City determines that public improvements are necessary to Orleans Avenue. The property owner(s) waive any right to sign a petition to oppose special assessments associated with the improvement of Orleans Ave. 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