

ORDINANCE 883

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 13.06.08, 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 3 Old Quarry 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 13.06.08 as follows:

Section 13.06.08 Old Quarry Addition Lot 3.

- (a) *Title:* Old Quarry Planned Development District #8.
- (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 Planned Development District located within Lot 3, Old Quarry Addition to the City of Dell Rapids, Minnehaha County, South Dakota.
- (c) *Lot 3 Regulations:*
 - (1) *Uses permitted:* A building or premises shall be permitted to be used for the following purposes: those uses permitted in the B-2: General Business District found in section 10.01 and I-1: Light Industrial District found in Section 11.01.
 - (2) *Accessory uses:* Accessory uses shall be regulated in conformance with the provisions for I-1: Light Industrial District found in Section 14.03 of the Revised Zoning Ordinance.
 - (3) *Parking regulations:* Parking shall be regulated in conformance with the provisions for I-1: Light Industrial District found in Section 14.04, 14.05 and 14.06 of the Revised Zoning Ordinance.
 - (4) *Signage regulations:* Signage for On-Premise and Off-Premise signage shall be regulated in conformance with the provisions for I-1: Light Industrial District found in Section 14.06 and Section 14.07 of the Revised Zoning Ordinance.
 - (5) *Fence regulations:* Fencing shall be regulated in conformance with the provisions for I-1: Light Industrial District found in Section 14.08 of the Revised Zoning Ordinance.
 - (4) *Density, area yard and height regulations:* The maximum height and minimum lot requirements shall be as follows:

TABLE INSET:

	Lot Area (Sq. Ft.)	Lot Width	Req'd. Front Yard	Req'd. Side Yard	Req'd. Rear Yard	Maximum Height
All Uses	N/A	N/A	25' *(see below)	5'	5'	45' *(see below)
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. The East side Required Front Yard is 15'(feet).

*A conditional use permit will be required for any structure having a maximum height exceeding 45 feet (Conditional Use Section 21.01)

(5) *Other regulations:*

- i) Developer shall not be required to 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. The property owner(s) waive any right to sign a petition to oppose special assessments associated with the improvement of Centennial Place and Orleans Avenue. Such waiver shall be binding on heirs, personal representatives, successors and assigns.
- ii) Owner shall not be required to immediately install sidewalk, curb and gutter and full street improvements on the property directly abutting Centennial Place or Orleans Avenue. These improvements will be required at a time when the City determines the necessity of improvements along Centennial Place and/or Orleans Avenue.
- iii) Developer or property owner has been given the authority to contract water service with the Minnehaha County Water Corporation. In the case the City extends City Water service to the site, the property owner shall connect to City water.
- iv) Developer or property owner has been given the authority to install a holding tank for the purpose of waste water collection. The property owner shall be required to install proper waste water systems in accordance with the regulations of the appropriate state agency and any county requirements. Connection to the City sewer system shall be required when the public sewer system is within 200' of an individual property line.

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