

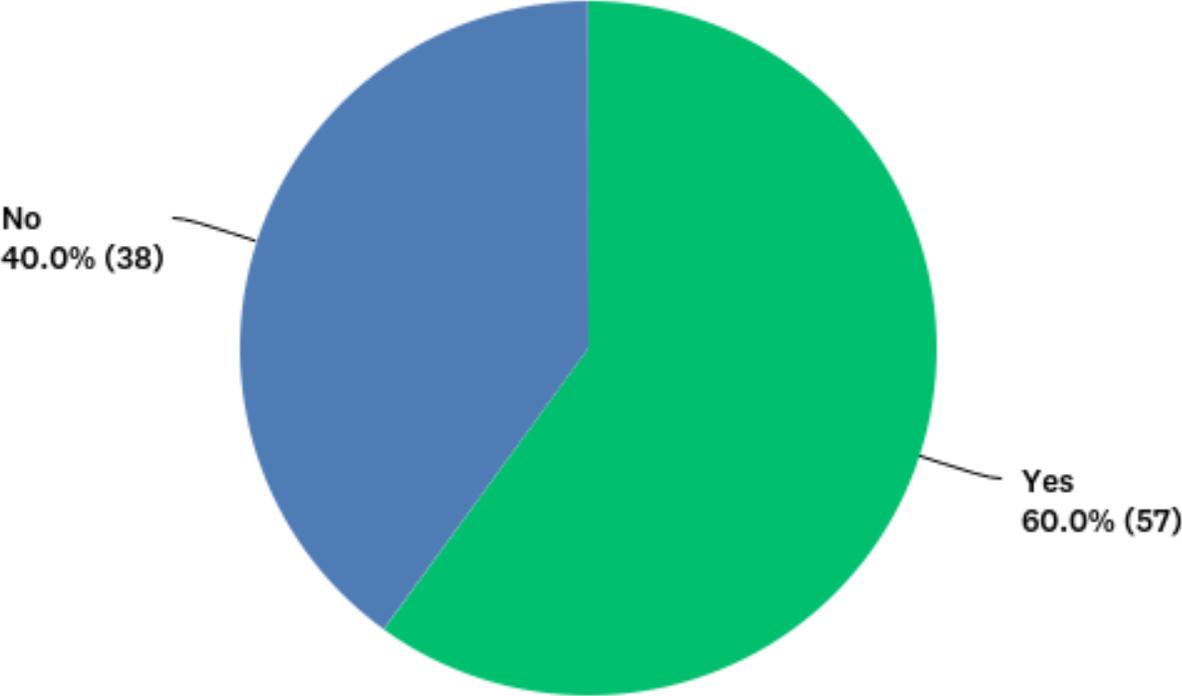
Codington County Zoning
Ordinance Survey
(Residential Development)

August 2017 through January 2018 – Notice was provided several times via media outlets and Planning Commission & County Commission Meetings

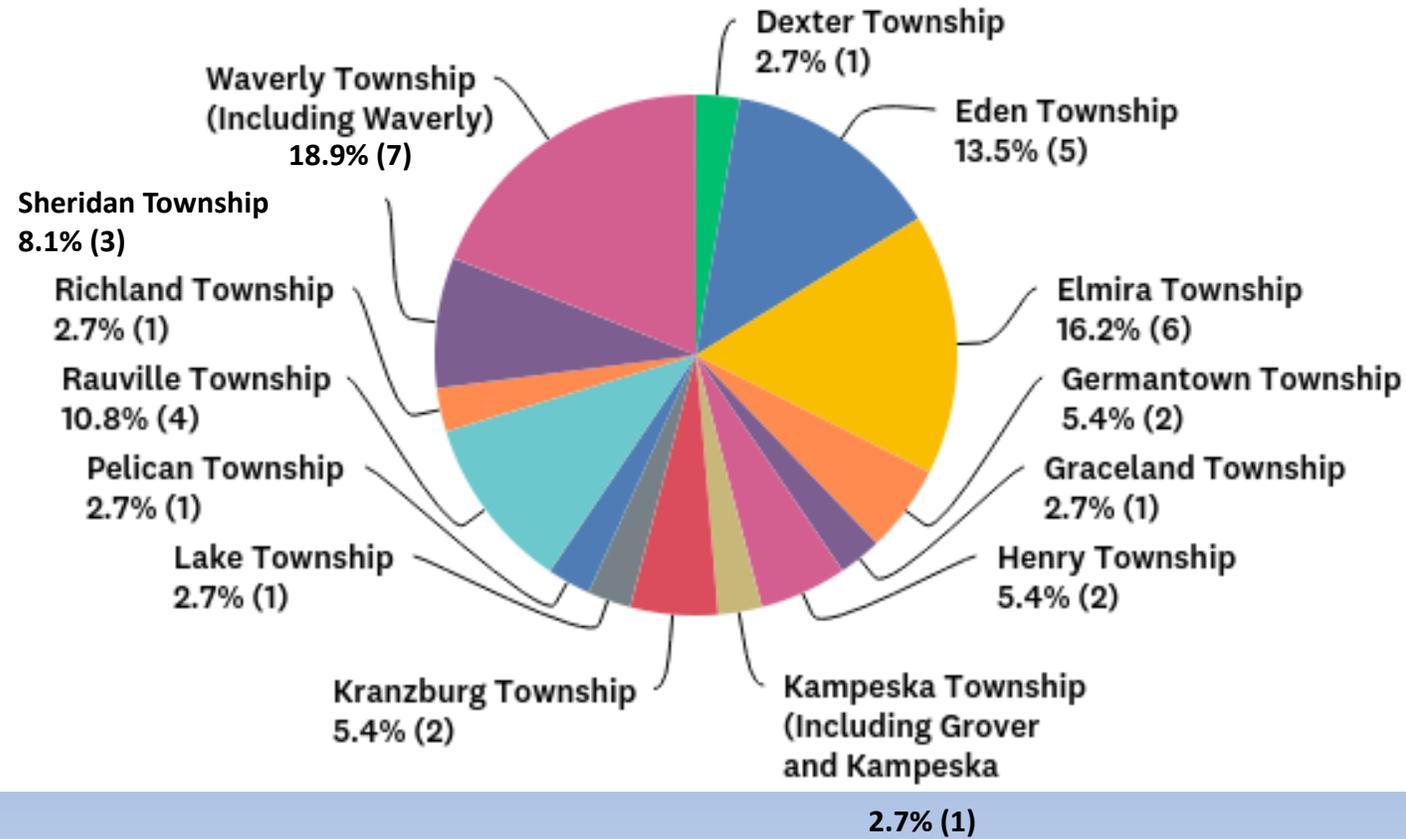
- 95 Respondents
 - 0.8% of the number of total households in the County
 - 0.6% of the number of total households in Towns
 - 2.1% of the number of total households in Rural households
- Confidence Level:
 - This tells you how sure you can be of the margin of error. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the margin of error
- Margin of Error:
 - This is the plus-or-minus figure usually reported in newspaper or television opinion poll results. For example, if you use a margin of error of 10% and 60% percent of your sample picks an answer, you can be “sure” that if you had asked the question to the entire population, between 50% (60-10) and 70% (60+10) would have picked that answer.

Total Responses

Q1 Do you live in a Codrington County municipality? (Florence, Henry, Kranzburg, South Shore, Wallace, or Watertown)



Q2 What Township do you live in?

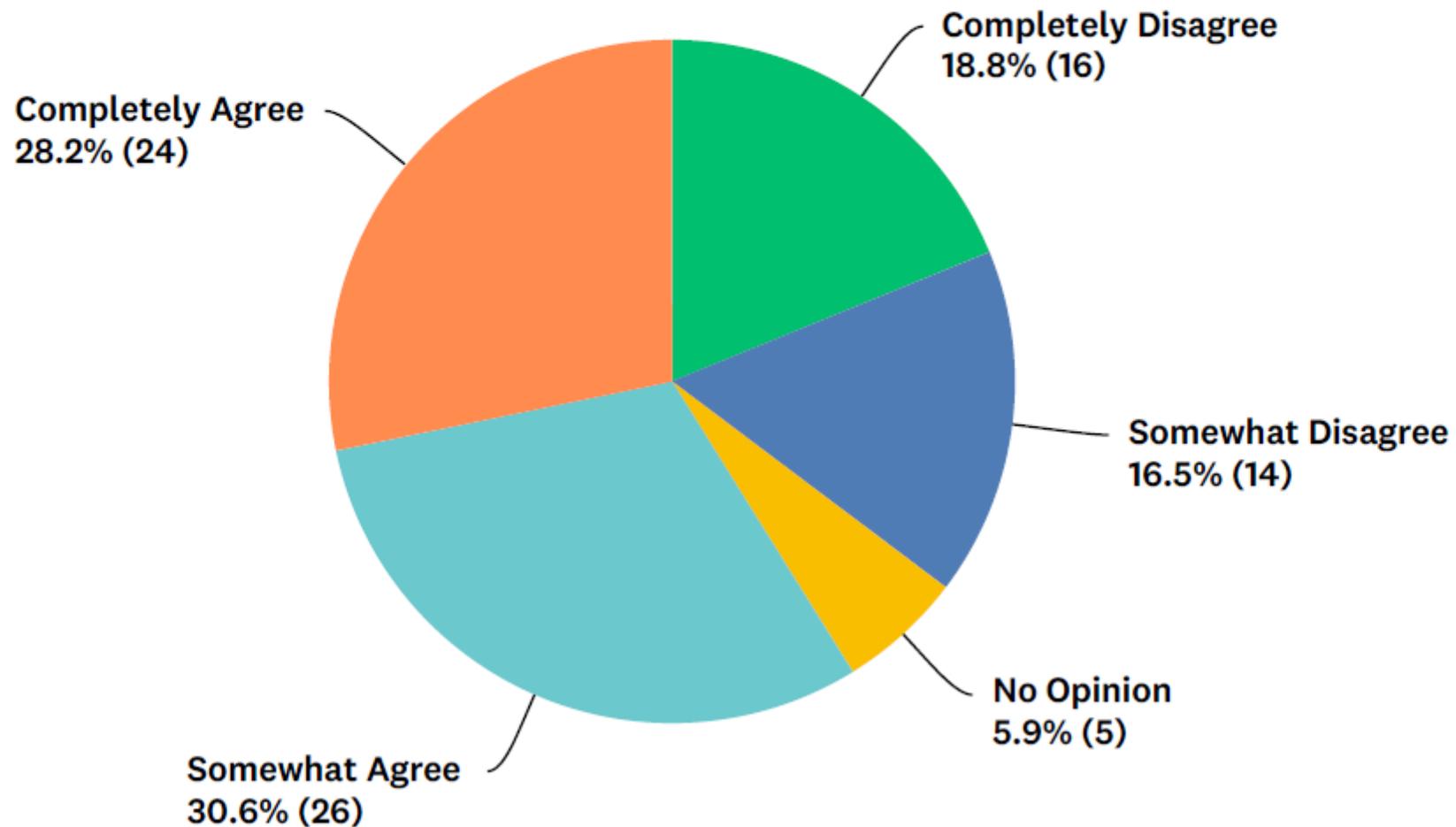


Since 1976 Codington County has discouraged residential development by requiring a minimum lot requirement of 35 acres and not more than one house per quarter-quarter section (ie. NE1/4 of NE1/4 of Section __) unless it occurs within municipalities, unincorporated towns (Waverly, Grover, Kampeska), or adjacent to certain lakes. This philosophy is intended to limit conflicts between agricultural and residential land uses, discourage residential development over the shallow aquifer, and to limit the economic burden of providing services/maintaining roads to significant rural populations (particularly in reference to Townships.) The three exceptions to the density and lot area restrictions allowed by ordinance are:

- A. A residence is located on a lot that contained less than 35 acres prior to 1976, and has not been decreased in total area since that time.**
- B. A manufactured home is proposed to be resided in by employees or relatives of a farm owner at the same location as the primary residence of the farmstead.**
- C. A minimum five (5) acre lot is proposed at a legal description that includes a site that has been occupied within the last fifty years and was used as a base for farming operations prior to 1976.**

Q21 Do you agree with the above philosophy? (Section 4. Residential Development)

Answered: 85 Skipped: 10



	Completely Agreed	Somewhat Agreed	Total	Percentage
Lived in Town	8	15	23	46.0%
Greater than 35 acres	14	8	22	44.0%
Less than 35 Acres	2	3	5	10.0%
	Completely Disagreed	Somewhat Disagreed	Total	Percentage
Lived in Town	14	10	24	80.0%
Greater than 35 acres	1	3	4	13.3%
Less than 35 Acres	1	1	2	6.7%

- Put too much emphasis on agricultural uses – CAFOS
- 35 Acre rule is too restrictive
 - Killing Small Towns – too expensive – should make it easier for young families
 - Anti -Hutterite Law
 - County shouldn't care if Township doesn't
- Should allow more than one home on a lot

In the villages of Waverly, Kampeska, and Grover.	38.10%
There should be no exceptions to allow smaller lots outside of municipalities.	33.30%
Within one mile of small towns.	26.20%
Near some lakes.	20.20%
(Limit density, do not limit area.) There should be a limit to the number of houses allowed per quarter section, but no limit to lot area for residences.	19.00%
Existing residences where lots have been split below 35 acres between 1976 and today but do not meet one of the listed exceptions.	16.70%
Near all lakes.	15.50%
Adjacent to paved roads only.	14.30%
A minimum five (5) acre lot is proposed at a legal description that includes a site that has been occupied within the last fifty years and was used as a base for farming operations prior to 1976.	13.10%
In or near residential clusters which developed prior to 1976 with lots smaller than currently allowed by ordinance.	13.10%
A manufactured home is proposed to be resided in by employees or relatives of a farm owner at the same location as the primary residence of the farmstead.	10.70%
Adjacent to all roads.	10.70%
A residence is located on a lot that contained less than 35 acres prior to 1976, and has not been decreased in total area since that time.	8.30%
(Do not limit density or lot area.) There should be no limit to lot area for a residence and no limit to the number of houses per quarter section.	7.10%

General Observations

- A majority of the Respondents (59%) generally agree with the current residential philosophy
- There is disagreement on the County's Residential Development Policy
 - The division is primarily based upon where you live
 - 80% of those that do not agree with the current policy live in a town
 - 82% of the rural respondents agree with the existing philosophy
 - 33% of the respondents would even recommend closing loopholes
- There is some consensus on relaxing lot area within 1 mile of small towns
- Bottom Line – A significant majority of those property owners who live in the rural area understand the importance of limiting residential development but also feel that existing policy could be modified in limited areas (i.e. 1 mile from small towns)
 - This is consistent with what we hear from most rural residents and Township Officials