

Ordinance #78

AN ORDINANCE ENTITLED, AN ORDINANCE AMENDING ARTICLE III DISTRICT REGULATIONS OF ORDINANCE 65, AN ORDINANCE AMENDING ORDINANCE 15, AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR CODINGTON COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, PURSUANT TO SDCL 11-2, 1967, AND AMENDMENTS THEREOF, AND FOR THE REPEAL OF ALL RESOLUTIONS AND/OR ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CODINGTON COUNTY, SOUTH DAKOTA: that Article III District Regulations adopted by Ordinance #65, March 27, 2017, as amended, of the Zoning Ordinance of Codington County be amended by adding Chapter 3.10A "TD-R" RAUVILLE TOWN DISTRICT as follows:

CHAPTER 3.10A "TD-R" RAUVILLE TOWN DISTRICT.

Section 3.10A.01 Purpose and Establishment

- 1. The Rauville Town District "TD-R" is hereby established to allow for the continuation and limited expansion of residential, commercial, and industrial uses in the unincorporated village of Rauville provided South Dakota Department of Agriculture and Natural Resource wastewater rules can be met.**
- 2. Unique restrictions on use, lot size, and performance standards exist in this district due to the situation of Rauville over the Wellhead Protection Area for the City of Watertown.**
- 3. The "TD-R" Zoning Designation shall hereby applied to the following legally described property and any adjacent street and railroad right-of-way:**
 - The South 270 Feet of Outlot "A" in the Southwest Quarter of Section 32, Township 118 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota.**
 - The North 200 Feet of the South 470 Feet of Outlot "A" in the Southwest Quarter of Section 32, Township 118 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota.**
 - The North 201 Feet of the South 671 Feet of Outlot "A" less the West 110 feet of the North 20 feet of the South 671 feet of Outlot "A" in the Southwest Quarter of Section 32, Township 118 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota.**
 - The West 110 feet of the North 20 feet of the South 671 feet of Outlot "A", and the North 120 feet of the South 791 feet Outlot "A" in the Southwest Quarter of Section 32, Township 118 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota.**

- All that part of Outlot "A" of the plat entitled Outlot "A" in the SW1/4 of Section 32, Township 118 North, Range 52 West of the 5th Prime Meridian, Codington County, South Dakota. lying South of property conveyed by a deed as recorded in the office of the Register of Deeds, Codington County, South Dakota, Book 113 of Deeds on Page 143, less all the S671' thereof.

Section 3.10A.02 Permitted Uses.

1. Single-family residential usage, including Type A manufactured homes permitted; Type B manufactured homes; and shop-style homes.
2. Public parks.
3. Agriculture and horticulture uses, excluding feedlots.

Section 3.10A.03 Permitted Special Uses.

In accordance with Section 4.02.03, the following uses are permitted in the "TD-R" District.

1. Shop-style dwellings provided written consent of one hundred (100) percent of adjacent landowners is obtained.

Section 3.10A.04 Permitted Accessory Uses

The following accessory uses and structures shall be permitted in the "TD-R" Rauville Town District:

1. Accessory uses and structures customarily incidental to permitted uses and structures when established within the space limit of this district.
2. Home occupation.
3. On-premise signs.

Section 3.10A.05 Conditional Uses.

1. Light manufacturing.
2. Warehouse.
3. Commercial storage units.
4. Contractor shop, office, and/or yard.
5. Storage, processing, handling, and loading of agricultural production excluding animal waste.

Section 3.10A.06 Prohibited Uses and Performance Standards

1. **Any use not listed as a Permitted Use, Conditional Use, Accessory Use, or Special Permitted Use is prohibited in the “TD-R” Rauville Town District.**
2. **The Rauville Town District is located over Zone A of the Aquifer Protection District. Additional prohibited uses and performance standards for all uses in the Rauville Town District can be found in Sections 3.12.03.03 and 3.12.06.**
3. **Unless written approval on behalf of Watertown Municipal Utilities is presented to the Board of Adjustment, storage of products for sale and storage or parking of any petroleum products, equipment, vehicles, trailers, implements, etc. overnight shall only occur over concrete surfaces.**
4. **The Board of Adjustment may prohibit outdoor storage or overnight parking for any commercial or industrial use.**

Section 3.10A.07 Area Regulations

1. **Minimum lot area, maximum building height, maximum lot coverage and minimum yard requirements shall be regulated in accordance with the following tables and figures:**

Table 3.10A.07.1.a.

Use	Qualifying Factors (if necessary)		Minimum Lot Area	Minimum Front Yard	Minimum Rear Yard*	Minimum Side Yard
Single-Family Residence/ Manufactured Homes/ Shop-Style Homes	Lots Created Before April 1, 2022	Public Water Supply/ Septic Tank	20,000 sq ft.	25'	25'	15'
		Well/ Septic Tank	43,560 sq ft.			
		Public Water Supply/ Holding Tank or Public Sewer	9,600 sq ft.			
	Lots Created After April 1, 2022		2 acres			
Public Parks			43,560 sq ft.	25'	25'	15'
Agricultural uses			35 acres	50'	25'	15'
Conditional Uses			To be determined by the Board of Adjustment			
*Adjacent to railroad right-of-way						

Table 3.10A.07.1.b.

	Maximum Lot Coverage	Maximum Height	Minimum Lot Width
		(A)	
Permitted Uses (lots created prior to April 1, 2022)	25%	35'	50'
Permitted Uses (lots created after April 1, 2022)	25%	35'	300'
Other Conditional Uses	To be determined by the Board of Adjustment		

2. Commercial Uses/Lots - Lot size shall be determined by off-street parking needs; availability of water and sewage disposal systems; adjacent land uses; need for screening; and type of business. Front, side, and rear yards shall be determined by the Board of Adjustment

3. Industrial Uses/Lots - Lot size shall be determined by off-street parking needs; impact of adjoining land use and need for screening or buffering from residential areas; availability of water and sewage disposal facilities; type of manufacturing or storage facilities; type of manufacturing or storage facilities. Front, side, and rear yards shall be determined by the Board of Adjustment.

Passed and adopted this __ day of _____, 2022.

Chairperson

Auditor

Dated this __ day of _____, 20__
Auditor, Codington County, South Dakota