Ordinance Amendment: # 02-2019

Section 3.07.09 Supplementary “LP” Lake Park District Regulations

**9. Commercial Storage Garages**

1. **Access. For all proposed structure adjacent to the State highway, an access permit from the State of South Dakota Department of Transportation shall be required prior to the filing of a plat or the issuance of a building permit.**
2. **Lot Area. Lot area shall be determined by need, side yards, rear yards, parking requirements, building site and future expansion; however in no case shall the lot have less than three (3) acres. Lot elevation must be three (3) feet above the most recent high-water level.**
3. **Storage. All outdoor storage within five hundred (500) feet of a residential dwelling, commercial business or structure, public park, public roadway, or approved camp site, must be completely enclosed in a building or by a solid walled fence at least two (2) feet above the highest point of the storage material. The fence shall be maintained in safe and good repair. The County may require asphalt or concrete surface of parking area.**
4. **Parking. Each Commercial Storage lot shall have off-street parking. Number of parking spaces shall be determined by the Board of Adjustment. Trees used for landscaping within a Commercial Storage lot are exempt from the minimum front, rear, and side yard requirements.**
5. **Sewage and Liquid Wastes. No operation shall be carried on which involves the discharge into the sewer, watercourse, river or ground that may contain any radioactive nature, or liquid wastes of chemical nature, which are detrimental to normal sewage plant operations or contaminate to the natural resources.**
6. **Fire Hazard. No flammable substance may be stored unless handling of said materials is in conformance with the standard of the National Board of Fire Underwriters and any additional regulations that may be adopted by the County Commissioners.**
7. **Physical Appearance. All structures must obtain an appearance that is in concert with the surrounding structures. Physical appearance must be approved by the Hamlin County Planning and Zoning prior to construction.**
	1. **Ex: stucco, brick, horizontal lap siding (steel)**
8. **Design Plans. Design plans including floor plans and elevation maps need to be submitted to the Zoning Officer as a part of the Conditional Use application.**