

Hamlin County Proposed Ordinance Amendment #2022-03

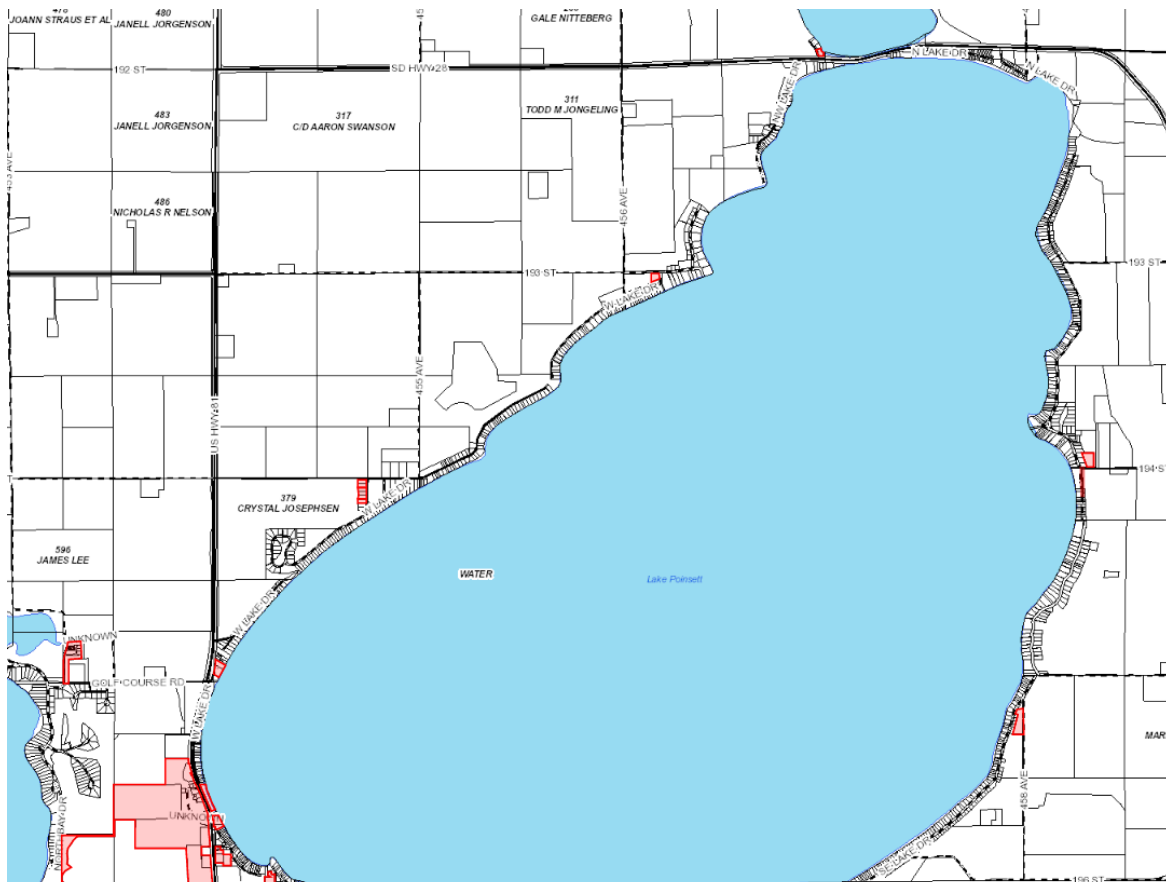
Frequently Asked Questions (FAQ)

What areas are located in the current “LP” Lake Park District?

- The Lake Park District regulates residential and recreational development. This district is split into two zones.
- Lake Park-1 contains all land, unless otherwise zoned, within 1000’ of the normal highwater line of Lake Poinsett, Lake Albert, and within the boundaries of the Lake Poinsett Sanitary Sewer District.
- Lake Park-2 contains all land, unless otherwise zoned, within 1000’ of the normal highwater line of Lake Marsh, Lake Norden, Lake Mary, Lake John, Dry Lake, and Clear Lake. Because these lakes are less developed, this zone allows more agricultural uses than zone 1.

What is the “LPC” Lake Park Commercial District and where will it be located?

- A “Lake Park Commercial” District is being proposed to help create a buffer between residential properties and higher trafficked commercial use properties, as well as establish appropriate locations for service and retail centers conducive to commercial lake activity.
- Properties that currently operate a commercial use are proposed to be rezoned from the “LP” District to the “LPC” District. These properties are highlighted in red on the map below.



What types of uses will be changed in the Lake Park District?

Uses being added: <ul style="list-style-type: none">○ Domestic sanitary sewer treatment facility owned by a public entity.	
Uses being removed from "LP" District and moved under "LPC" District: <ul style="list-style-type: none">○ Private Park and campground○ Resorts○ Restaurants○ Laundromats○ Bait shop○ Grocery store○ Bar, tavern, or lounge○ Convenience store○ Recreational sales○ Rental services○ Outdoor music event○ Commercial Storage Garages	

(see page 4-11 of Amendment)

What size garage will I be able to build in the Lake Park District?

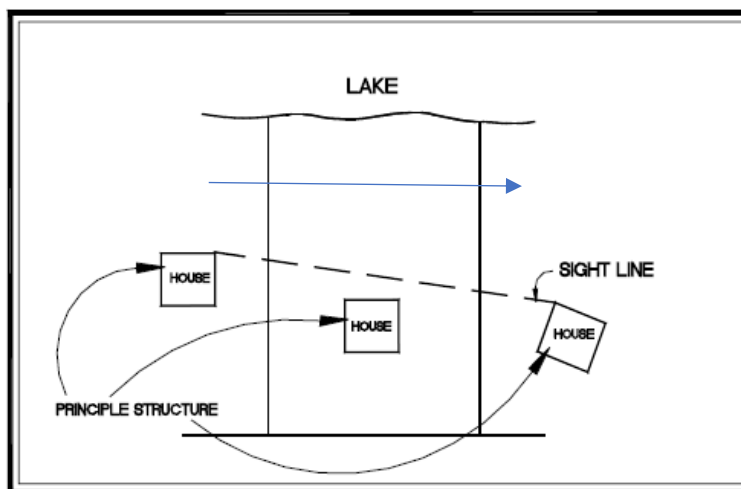
- All accessory buildings are permitted up to maximum dimensions of 36' x 42' with 12' sidewalls.
- Accessory buildings on non-lake front lots and backlots permitted up to maximum dimensions of 36' x 42' with 12' sidewalls. Accessory buildings with greater dimensions and sidewalls up to 16' may be issued by Special Permitted Use.

(see page 9 of Amendment)

Are any setback requirements changing?

- Property Owners can receive a reduced Front Yard (Road Front) Setback to build 25' from the front yard property line (Special Permitted Use). *(see page 5 & 8 of Amendment)*.
- Sight Line Compliance for Unattached Garages on Lake Front Lots (can be waived by adjoining property owner with Special Permitted Use). *(see page 3 & 5 of Amendment)*.

Sight Line Illustration



What Supplement Regulations are being proposed?

- Existing requirements for Commercial Storage Garages are being moved from the Lake-Park District to a new Chapter under Supplemental Regulations (*see page 14 of Amendment*).
- A new Chapter under Supplemental Regulations, based on conditions attached to previously issued permits, is proposed to regulate minimum requirements for Private Campgrounds (*see page 15 of Amendment*) .

How can I comment on proposed Ordinance Amendment #2022-03?

- A joint public hearing between the Hamlin County Planning Commission and County Commission will be held on May 10th at 11am at the Hamlin County Courthouse in Hayti, SD. Members of the public are welcome to attend to comment during the hearing.
- Written comments can be mailed or emailed to the Hamlin County Zoning Office ahead of the meeting.

Hamlin County Zoning Officer Contact Information

Zoning Officer: Payton Carda
PO Box 1207
Watertown, SD 57201
Email: payton@1stdistrict.org
Phone: (605) 882-5115
