

Ordinance #2024-02

ORDINANCE #2024-02, AN ORDINANCE AMENDING #2011-2, AN ORDINANCE AMENDING ORDINANCE #2005-1, AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR HAMLIN 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 Hamlin County, South Dakota that Section 3.07.11 A Structure Regulations [“LP” Lake Park District] of ARTICLE III DISTRICT REGULATIONS, which was adopted by Ordinance #2011-2, an Ordinance Amending Ordinance #2005-1, as amended, of the Zoning Ordinance of Hamlin County be amended by deleting the following text in strikethrough font and adding the following text in bold and underlined font:

Section 3.07.11 A Structure Regulations

1. Attached and unattached private garages in the Lake Park districts shall conform with Table 3.07.11.1:

Table 3.07.11.1 Attached and Unattached Private Garages In The Lake Park Districts

	Accessory Garage by Lot Type * #	Permitted Sidewall	Permitted Dimensions**	Maximum Dimensions (a)	Maximum Sidewall Height**	Additional Maximum Sidewall Height Requirements	Additional Maximum Dimensions Requirements
Permitted Use	Lake Front Attached Garage	NA	36'x42'	Principal and Accessory Uses no greater than 30% 40% of Lot Area	NA	NA	NA
Permitted Use	Lake Front Unattached Garage	12'	36'x42'	Principal and Accessory Uses no greater than 30% 40% of Lot Area	12'	Site Line Compliance	Site Line Compliance
Special Permitted Use	Lake Front Unattached Garage	14'	36'x42'	Principal and Accessory Uses no greater than 30% 40% of Lot Area	14'	Adjoining Land Owner Signature & Site Line Compliance	Adjoining Land Owner Signature & Site Line Compliance
Permitted Use	Back Lot & Non-Lake Front Attached Garage	NA	36'x42'	Principal and Accessory Uses no greater than 30% 40% of Lot Area	NA	NA	NA
Special Permitted Use	Back Lot & Non-Lake Front Unattached Garage	12'	36'x42'	Principal and Accessory Uses no greater than 30% 40% of Lot Area	16'	Adjoining Land Owner Signature	Adjoining Land Owner Signature

* Does not apply to buildings for agricultural purposes in the LP 1 and LP 2 Districts.

** There are no variances from the sidewall height or permitted dimension requirements.

Detached garage shall conform to the design of the house on Lake Front Lots.

(a) Lot area to be determined separately as lake front lot and back lot/ non lake front lot.