

ORDINANCE NO. 2025-01A

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND ORDINANCE 2004-01, AS AMENDED, OF THE ZONING ORDINANCE OF GRANT COUNTY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article II "Definitions", adopted by Ordinance 2004-01, as amended, be amended by including the following language:

225.d Closed Zoning District. A zoning district for which the district boundaries may not be expanded after the date of the establishment of said district.

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI "Zoning Districts" Section 1101.02 "Agricultural Zone Permitted Uses", adopted by Ordinance 2004-01, as amended, be amended and adding language in bold and underline:

Section 1101.02 Permitted Uses **by Agricultural Zone Residential Density Area Overlay (Agricultural Preservation Area, Corridor Area, and Northeast Growth Area) as shown on Agriculture District Residential Overlay Area Maps 1101.1 and 1101.2.**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI "Zoning Districts", adopted by Ordinance 2004-01, as amended, be amended by including the following new section:

Section 1101.02.1 Permitted Uses in the Agricultural District by Agricultural Zone Residential Density Area (Rural Residential Area) as shown on Agriculture District Residential Overlay Area Maps 1101.1 and 1101.2.

- 1. Site-built Single-family residences;**
- 2. Type A and Type B manufactured homes;**
- 3. Modular homes;**
- 4. Public parks and recreation areas;**
- 5. Home occupations;**
- 6. Manufactured Home Park existing prior to January 1, 2026/1/2026.**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI "Zoning Districts" Section 1101.03 "Agricultural Zone Conditional Uses", adopted by Ordinance 2004-01, as amended, be amended and adding language in bold and underline:

Section 1101.03. Conditional Uses. **by Agricultural Zone Residential Density Area Overlay (Agricultural Preservation Area, Corridor Area, and Northeast Growth Area) as shown on Agriculture District Residential Overlay Area Maps 1101.1 and 1101.2.**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI "Zoning Districts", adopted by Ordinance 2004-01, as amended, be amended by including the following new section:

Section 1101.03. Conditional Uses in the Agricultural District by Agricultural Zone Residential Density Area (Rural Residential Area) as shown on Agriculture District Residential Overlay Area Maps 1101.1 and 1101.2.

Section 1101.03.1. Conditional Uses by Agricultural Zone Residential Density Area (Rural Residential)

- 1. Seasonal retail stands, including fireworks stands;**
- 2. Home extended business--see Section 1209;**
- 3. Kennel;**
- 4. Moved in Building per Section 1205.3;**
- 5. Private Wind Energy Conversion Systems (PWECS).**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI "Zoning Districts" Section 1101.03, adopted by Ordinance 2004-01, as amended, be amended and removing the strikeout language and adding language in bold and underline:

Section 1101.04. Area **and Yard** Regulations.

1. ~~Lot Size: All residential lots shall be a minimum of two (2) acres, not counting the road right-of-way. All other permitted uses and conditional uses shall have a minimum area and setback regulations as determined by the Board of Adjustment.~~

2. ~~Front Yard~~

~~The minimum depth of the front yard shall be not less than one hundred (100) feet and in no case shall an accessory building be located or extend into the front yard. In the case of a corner lot, front yards shall be provided on both streets.~~

2. ~~Side Yard~~

~~There shall be a side yard on each side of building having a width of not less than fifty (50) feet.~~

3. ~~Rear Yard~~

~~There shall be a rear yard having a depth of not less than fifty (50) feet or twenty percent (20%) of the depth of the buildable lot at the time of the passage of this Ordinance.~~

4. ~~Intensity of Use~~

a. ~~Each buildable lot must be at least two (2) acres not counting the road right of way.~~

b. ~~All buildings shall be set back from road right of way lines and lot line to comply with the above yard requirements.~~

5. ~~Minimum Lot Area Requirements~~

a. ~~The minimum lot area requirement for a Class A, B, or C, concentrated animal feeding operation (CAFO) established after June 9, 2016 shall be (80) acres. [Ord 2004 1, Rev. 2004 1B, Rev 2016 01A] The Minimum Lot Area~~

b. ~~The minimum lot area requirement for a Class A, B, C, D or E concentrated animal feeding operation not vested in accordance with Section 1305 shall be (80) acres. [Ord. 2016-01A]~~

1. Lot Area and Yard Regulations within the Agricultural Zone shall comport with the areas shown in the Agricultural District Residential Density Area Overlay Maps 1101.1 and 1101.2.

2. All Lot Areas shall abide by requirements provided in Table 1101.04.01

Table 1101.04.01

Agricultural Zone Residential Density Area	Residential Use (Minimum Lot Area)		Concentrated Animal Feeding Operations (Minimum Lot Area)	
	Lots Legally Described or Platted prior to 1/1/2026 ^ \$	Lots Legally Described or Platted after 12/31/2025	Class A, B or C established after 6/9/2016 ^\$	Class A, B, C, D or E not vested in accordance with Section 1305 ^\$
Agricultural Preservation	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
Corridor	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
Northeast Growth	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
Rural Residential #	Existing lot area as described or platted prior to 1/1/2026	Not Applicable	Not Applicable	Not Applicable

* Not to include right-of-way

@ Or as determined by the Board of Adjustment for all other non-residential Permitted Uses, Special Permitted Uses and Conditional Uses

^ Any lot created prior to January 1, 2026 shall be considered a single lot, regardless of ownership, for the purposes of this ordinance.

\$ Any lot created prior to January 1, 2026 with less than five (5) acres as of January 1, 2026 in single ownership with a contiguous lot, shall be considered to be an undivided parcel for the purposes of this Section, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot area requirements established by this Section, nor shall any division of any parcel be made which creates a lot area below the total area of the two (2) or more lots existing on December 31, 2025.

Closed District

3. All structures shall be setback from road right of way lines and property lines as provided in Table 1101.04.02

4. Existing nonconforming structures, constructed prior to 1/1/2026 are eligible to be expanded or added onto, without Board of Adjustment approval, as long as the existing front, side or rear yard setback(s) is not further encroached upon.

Table 1101.04.02

	Residential Lots Legally Described or Platted prior to 1/1/2026			Residential Lots Legally Described or Platted after 12/31/2025			All other Permitted Uses, Special Permitted Uses and Conditional Uses			Lot Coverage
Agricultural Zone Residential Density Area	Front Yard *\$	Side Yard \$	Rear Yard \$	Front Yard *	Side Yard	Rear Yard ^	Front Yard *@\$	Side Yard @\$	Rear Yard @\$	25%
Agricultural Preservation	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
Corridor	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
NE Growth	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
Rural Residential#	25'	10'	20'	Not Applicable	Not Applicable	Not Applicable	@\$	@\$	@\$	35%

* In the case of a corner lot, front yards shall be provided on both streets.

@ Or as determined by the Board of Adjustment

\$ Or the setback equal to structures existing on 12/31/2025

Closed District

Section 1101.08. Agricultural District Residential Density Area Overlay Maps

1. The Agricultural District Residential Density Area Overlay Map(s) are considered overlay district(s) that applies specific regulations and standards on top of the existing Agricultural Zoning District. Its primary function is to provide opportunities for various sized residential development lots while at the same time protecting the character of the Agricultural District.
2. The Agricultural District Residential Density Area Overlay Maps have identified four distinct areas for residential development with different lot area and yard setback requirements. They include:
 - a. Agricultural Preservation – Quarter sections not identified as “Corridor”, “Northeast Growth” or “Rural Residential” have been reserved for Agricultural Preservation where newly platted or legally described lots for residential development will require a minimum lot area of five (5) acres.
 - b. Corridor – Quarter Sections adjacent to certain County paved roads were identified as quarter sections where newly platted or legally described lots for residential development will require a minimum lot area of five (5) acres.
 - c. Northeast Growth – Quarter Sections adjacent to specific transportation corridors in Alban, Big Stone, Grant Center and Melrose Townships where identified as quarter sections where newly platted or legally described lots for residential development will require a minimum lot area of five (5) acres. Residential development on parcels with a minimum lot area of less than five (5) acres may be zoned and developed as a Planned Development Project District (in accordance with Section 1104) with a minimum development area of ten (10) acres.
 - d. Rural Residential – The “Rural Residential Area” is an area whereas of January 1, 2026 there exists a density of residential structures not normally found throughout the County. The Rural Residential Area is a “Closed Zoning District” where existing platted/legally described lots shall not be further subdivided nor will other areas of the County have the opportunity to be identified as Rural Residential in the future. Legal descriptions of the Rural Residential Area are found in Table 1101.08.01. Land area adjacent to a “Rural Residential Area” may have Residential development on parcels with a minimum lot area of less than five (5) acres if the development area is zoned and developed as a Planned Development Project District (in accordance with Section 1104) containing a minimum development area of ten (10) acres.

Table 1101.08.01

Legal Description	Township Section Range	Legal Description	Township Section Range	Legal Description	Township Section Range
Block 1 Of Clark's Addition In Outlot A	6 120 49	Henze's Subdivision Lot 4 Block 1	8 120 48	Lot 1 Country Vista Subdivision	33 121 47
Block 2 Clarks Addition In Outlot A	6 120 49	Henze's Subdivision Lot 4 Block 2	8 120 48	Lot 1 Fenner/Mueller Subdivision	24 120 49
Henze's Subdivision Lot 1 Block 1	8 120 48	Henze's Subdivision Lot 4 Block 3	8 120 48	Lot 1 Fischer's Addition	18 120 48
Henze's Subdivision Lot 1 Block 3	8 120 48	Henze's Subdivision Lot 4 Block 4	8 120 48	Lot 1 Hansen Subdivision	34 121 47
Henze's Subdivision Lot 1 Block 4	8 120 48	Henze's Subdivision Lot 4 Block 7	8 120 48	Lot 1 Hegge Subdivision	6 121 46
Henze's Subdivision Lot 1 Block 7	8 120 48	Henze's Subdivision Lot 5 Block 1	8 120 48	Lot 1 Larry Peters Addition	33 121 47
Henze's Subdivision Lot 1 Block 8	8 120 48	Henze's Subdivision Lot 5 Block 1	8 120 48	Lot 1 Liebe's Sunrise Acres Subdivision	10 120 48
Henze's Subdivision Lot 10 Block 4	8 120 48	Henze's Subdivision Lot 5 Block 2	8 120 48	Lot 1 Of Outlot H	33 121 47
Henze's Subdivision Lot 101 Block 9	8 120 48	Henze's Subdivision Lot 5 Block 3	8 120 48	Lot 1 Popowski Subdivision	24 120 49
Henze's Subdivision Lot 102 Block 9	8 120 48	Henze's Subdivision Lot 5 Block 4	8 120 48	Lot 1 Reich's Fourth Addition	12 120 49
Henze's Subdivision Lot 11 Block 4	8 120 48	Henze's Subdivision Lot 6 Block 2	8 120 48	Lot 1 Reich's Third Addition	12 120 49
Henze's Subdivision Lot 12 Block 4	8 120 48	Henze's Subdivision Lot 6 Block 3	8 120 48	Lot 1 Schumacher's Third Addition	33 121 47
Henze's Subdivision Lot 13 Block 4	8 120 48	Henze's Subdivision Lot 6 Block 4	8 120 48	Lot 1 Second Fenner/Mueller Subdivision	24 120 49
Henze's Subdivision Lot 2 Block 1	8 120 48	Henze's Subdivision Lot 7 Block 4	8 120 48	Lot 1 Shaws Addition	3 120 49

<u>Legal Description</u>	<u>Township Section Range</u>	<u>Legal Description</u>	<u>Township Section Range</u>	<u>Legal Description</u>	<u>Township Section Range</u>
<u>Henze's Subdivision Lot 2 Block 3</u>	<u>8 120 48</u>	<u>Henze's Subdivision Lot 8 Block 4</u>	<u>8 120 48</u>	<u>Lot 1 Spors Subdivision</u>	<u>8 120 48</u>
<u>Henze's Subdivision Lot 2 Block 4</u>	<u>8 120 48</u>	<u>Henze's Subdivision Lot 9 Block 4</u>	<u>8 120 48</u>	<u>Lot 1 Sstc Subdivision</u>	<u>13 120 49</u>
<u>Henze's Subdivision Lot 2 Block 7</u>	<u>8 120 48</u>	<u>Johnsen's Lot B</u>	<u>33 121 47</u>	<u>Lot 1 Zielike Subdivision</u>	<u>4 120 48</u>
<u>Henze's Subdivision Lot 201 Block 9</u>	<u>8 120 48</u>	<u>Lot 1 Adler Addition</u>	<u>13 120 49</u>	<u>Lot 1, Block 1, Country Club Addition</u>	<u>25 121 48</u>
<u>Henze's Subdivision Lot 202 Block 9</u>	<u>8 120 48</u>	<u>Lot 1 Adler's Northgate Estates Addition</u>	<u>13 120 49</u>	<u>Lot 1, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Henze's Subdivision Lot 3 Block 1</u>	<u>8 120 48</u>	<u>Lot 1 Adler's Southgate Addition</u>	<u>13 120 49</u>	<u>Lot 1, Block 3, Country Club Addition</u>	<u>25 121 48</u>
<u>Henze's Subdivision Lot 3 Block 2</u>	<u>8 120 48</u>	<u>Lot 1 Beren's Subdivision</u>	<u>8 120 48</u>	<u>Lot 10 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Henze's Subdivision Lot 3 Block 3</u>	<u>8 120 48</u>	<u>Lot 1 Block 1 Of Clark's Addition In Outlot A</u>	<u>6 120 49</u>	<u>Lot 10 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Henze's Subdivision Lot 3 Block 4</u>	<u>8 120 48</u>	<u>Lot 1 Block 19</u>	<u>7 120 48</u>	<u>Lot 10 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Henze's Subdivision Lot 3 Block 7</u>	<u>8 120 48</u>	<u>Lot 1 Block 28</u>	<u>7 120 48</u>	<u>Lot 10 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Henze's Subdivision Lot 3 Block 8</u>	<u>8 120 48</u>	<u>Lot 1 Country Acres Subdivision</u>	<u>18 120 48</u>	<u>Lot 10 Koopman's Addition A Subdivision Of Lot 3</u>	<u>33 121 47</u>
<u>Lot 10 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>	<u>Lot 13 Shaws Addition</u>	<u>3 120 49</u>	<u>Lot 2 Hansen Subdivision</u>	<u>34 121 47</u>
<u>Lot 10 Shaws Addition</u>	<u>3 120 49</u>	<u>Lot 14 Adler's Southgate Addition</u>	<u>13 120 49</u>	<u>Lot 2 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Lot 10 Zielike Subdivision</u>	<u>4 120 48</u>	<u>Lot 14 Beren's Subdivision</u>	<u>8 120 48</u>	<u>Lot 2 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>
<u>Lot 10, Block 2, Country Club Addition</u>	<u>25 121 48</u>	<u>Lot 15 Adler's Southgate Addition</u>	<u>13 120 49</u>	<u>Lot 2 Of Outlot H</u>	<u>33 121 47</u>

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<u>Lot 10, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 15 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Schumacher's Third Addition</u>	<u>33 121 47</u>
<u>Lot 10a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 16 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 2 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 11 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 16 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 11 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 17 Alder's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 2 Spors Subdivision</u>	<u>8 120 48</u>
<u>Lot 11 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 17 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Zielike Subdivision</u>	<u>4 120 48</u>
<u>Lot 11 Koopman's Addition, A Subdivision Of Lot 3</u>	<u>33 121 47</u>		<u>Lot 18A Berens Subdivision</u>	<u>8 120 48</u>		<u>Lot 2, Block 1, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 11 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 19 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 11 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 1a Schumacher Subdivision</u>	<u>33 121 47</u>		<u>Lot 2, Block 3, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 11 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 1a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 20 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 11, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 1b Schumacher Subdivision</u>	<u>33 121 47</u>		<u>Lot 21 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 12 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 2 A Subdivision Of Lot 1 Gulcks Addition</u>	<u>11 120 49</u>		<u>Lot 2a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 12 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Adler Addition</u>	<u>13 120 49</u>		<u>Lot 2b</u>	<u>33 121 47</u>
<u>Lot 12 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 2 Adler's Northgate Estates Addition</u>	<u>13 120 49</u>		<u>Lot 3 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 12 Koopman's Addition, A Subdivision Of Lot 3</u>	<u>33 121 47</u>		<u>Lot 2 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 3 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 12 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 2 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 3 Berkner's Second Addition</u>	<u>12 120 49</u>
<u>Lot 12 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 2 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 3 Block 28</u>	<u>7 120 48</u>
<u>Lot 12 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 2 Berkner's Second Addition</u>	<u>12 120 49</u>		<u>Lot 3 Country Acres Subdivision</u>	<u>18 120 48</u>

<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
<u>Lot 12, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 2 Block 19</u>	<u>7 120 48</u>		<u>Lot 3 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 13 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 2 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 3 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 13 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 3 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Lot 13 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 2 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 3 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>
<u>Lot 3 Schumacher's Third Addition</u>	<u>33 121 47</u>		<u>Lot 4 Schumacher's Third Addition</u>	<u>33 121 47</u>		<u>Lot 503 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 4 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 504 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 4 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 505 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 4 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 506 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 4 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 507 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 508 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5a Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 5a, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5 Bracht's Addition</u>	<u>12 120 49</u>		<u>Lot 6 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 3, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 6 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 3a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 5 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 6 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 4 Adler's Northgate Estates Addition</u>	<u>13 120 49</u>		<u>Lot 5 Gulcks Addition</u>	<u>11 120 49</u>		<u>Lot 6 Gulcks Addition</u>	<u>11 120 49</u>

<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
<u>Lot 4 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 5 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 6 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Lot 4 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 5 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 6 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>
<u>Lot 4 Berkner's Second Addition</u>	<u>12 120 49</u>		<u>Lot 5 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 6 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 4 Bracht's Addition</u>	<u>12 120 49</u>		<u>Lot 5 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 6 Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 4 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 5 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 6 Spors Subdivision</u>	<u>8 120 48</u>
<u>Lot 4 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 5 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>		<u>Lot 6 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>
<u>Lot 4 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 5 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 6 Zielike Subdivision</u>	<u>4 120 48</u>
<u>Lot 4 Gulcks Addition</u>	<u>11 120 49</u>		<u>Lot 5, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6, Block 1, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 4 Gulck's Second Addition</u>	<u>11 120 49</u>		<u>Lot 5, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6, Block 3, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 4 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 5, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 4 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 501 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 6b, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 4 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 502 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 7 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 7 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 9 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Henze's Subdivision Lot 2 Block 2</u>	<u>8 120 48</u>
<u>Lot 7 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 9 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 8 Zielike Subdivision</u>	<u>4 120 48</u>
<u>Lot 7 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 9 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 8, Block 2, Country Club Addition</u>	<u>25 121 48</u>

<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
<u>Lot 7 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 9 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 8, Block 3, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 7 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 9, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 8a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 7 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 9, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 8a, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 7 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 9, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 9 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 7, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 9a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 9 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 7a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot D</u>	<u>33 121 47</u>		<u>Lot 9 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 7a, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot G</u>	<u>33 121 47</u>		<u>Ne1/4ne1/4nw1/4 Ex Lt 1 Popowski Subdiv</u>	<u>24 120 49</u>
<u>Lot 8 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot H 2</u>			<u>N 300' Of The E 500' In Ne Corner Of Nw1/4 (3.44 A)</u>	<u>13 120 49</u>
<u>Lot 8 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot J</u>	<u>33 121 47</u>		<u>Lot 1 Shane Zemlicka Subdivision In Ne1/4</u>	<u>24 120 49</u>
<u>Lot 8 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot K1 Schumacher Addition</u>	<u>33 121 47</u>		<u>Lot 2a Of Sub Div Of Lot 2 Schumacher's Sub Div</u>	<u>33 121 47</u>
<u>Lot 8 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot K2 Schumacher Addition</u>	<u>33 121 47</u>		<u>Lot K3 Schumacher Addition</u>	<u>33 121 47</u>
<u>Lot 8 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot L</u>	<u>33 121 47</u>		<u>Lot 7, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 8 Spors Subdivision</u>	<u>8 120 48</u>		<u>Schumacher's Outlot</u>	<u>33 121 47</u>		<u>Lot 5 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 8 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>		<u>E 150' Of W225' Of N 150' Of S1/2nw1/4</u>	<u>25 121 48</u>		<u>Henze's Subdivision Lot 1 Block 2</u>	<u>8 120 48</u>
<u>N1/2sw1/4nw1/4 Ex Rr Rty & Ex Lots 1 & 2 Hansens Subdiv</u>	<u>34 121 47</u>						

<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
JANKORDS ADDN LOT 1 & 2	22-118-48		JANKORDS ADDN LOT 3	22-118-48		JANKORDS ADDN LOT 4	22-118-48
JANKORDS ADDN LOT 5	22-118-48		JANKORDS ADDN LOT 6	22-118-48		JANKORDS ADDN LOT 7	22-118-48
JANKORDS ADDN LOT 8	22-118-48						
REPLAT OF LOT C LOT 3 EX N 105' IN NW1/4SW1/4 (227 X 231)	18-121-46		REPLAT OF LOT C N 105' OF LOT 3	18-121-46		REPLAT OF LOT C IN NW1/4SW1/4 LOT 2 (155.5 X 231)	18-121-46
REPLAT OF LOT C IN NW1/4SW1/4 LOT 1 (231 X 255)	18-121-46		LOT 1 OF HAYS OL IN NW1/4SW1/4	18-121-46		HAYS OL LOCATED IN NW1/4SW1/4 & SW1/4NW1/4 EX LOT 1	18-121-46

3. The Agricultural District Residential Density Area Overlay Map(s) are adopted as an addendum to the Official Zoning Map.

Agricultural District Residential Density Overlay Area Map

 Rural Residential Area (Closed District)

 Northeast Growth Area - Minimum Lot Size of 5 Acres
Smaller minimum Lot Size allowed if developed as a PD District on a minimum development area of 10 acres

Corridor Growth Area - Minimum Lot Size of 5 Acres

 Agricultural Preservation Area - Minimum Lot Size of 5 Acres

 City Boundaries

 Township Boundaries

