

Ordinance #2026-01

ORDINANCE #2026-01, 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, AS AMENDED.

BE IT ORDAINED by the Board of County Commissioners of Hamlin County, South Dakota that Section 3.07.11[A Structure Regulations], which was adopted by Ordinance #2024-02, 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 (Ord. No. 2024-02; 06-06-2024)

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

		<u>Accessory Garage by Lot Type</u> *(1) (3)	Permitted Sidewall Height <u>(2)</u>	Permitted Dimensions**	<u>Maximum Lot Coverage</u> <u>(3.a)</u>	Maximum Sidewall Height**	Additional Maximum Sidewall Height Requirements	Additional Maximum Dimensions Requirements
<u>Lake Front</u>	Permitted Use	Lake Front Attached Garage	NA	36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	NA	NA	NA
	<u>Permitted Use in LP2 (4)</u>	<u>Attached Garage</u>	<u>NA</u>	<u>Less than or equal to Gross Floor Area of Principal Use</u>	<u>Principal and Accessory Uses less than or equal to 30% of Lot Area</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
	Permitted Use	Lake Front Unattached Garage <u>(7)</u>	12'	36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	42'	Site Line Compliance <u>in accordance with Section 383a</u>	Site Line Compliance <u>in accordance with Section 383a</u>
	Special Permitted Use	Lake Front Unattached Garage <u>(7)</u>	14'	<u>Greater than 36'x42'</u>	Principal and Accessory Uses no greater than 40% of Lot Area	44'	Adjoining Landowner Signature & Site Line Compliance <u>in accordance with Section 383a</u>	Adjoining Landowner Signature & Site Line Compliance <u>in accordance with Section 383a</u>
<u>Back Lots</u>	Permitted Use	Back Lot & Non-Lake Front Attached Unattached Garage <u>(7)</u>	<u>NA</u> <u>12'</u>	36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	NA	NA	NA
	Special Permitted Use	Back Lot & Non-Lake Front Unattached Garage <u>(7)</u>	12' <u>16'</u>	<u>Greater than 36'x42'</u>	Principal and Accessory Uses no greater than 40% of Lot Area	46'	Adjoining Landowner Signature	Adjoining Landowner Signature

Non-Lake Front	Permitted Use	Attached Garage	NA	36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	NA	NA
	Permitted Use (4)	Attached Garages	NA	2400 SF or equal to Gross Floor Area of Principal Use whichever is greater (6)	Principal and Accessory Uses no greater than 30% of Lot Area	NA	NA
	Special Permitted Use (5)	Attached Garage	NA	Greater than 2400 SF	Principal and Accessory Uses no greater than 20% of Lot Area	NA	Adjoining Landowner Signature
	Permitted Use	Unattached Garage (7)	12'	36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	NA	NA
	Special Permitted Use	Unattached Garage (7)	16'	Greater than 36'x42'	Principal and Accessory Uses no greater than 40% of Lot Area	Adjoining Landowner Signature	Adjoining Landowner Signature

“**” Does not apply to buildings for agricultural purposes in the “LP1” and “LP2” 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.
1. Does not apply to buildings for agricultural purposes in the “LP1” and “LP2” Districts.
 2. There are no variances from the sidewall height or permitted dimension requirements.
 3. 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.
 4. Requires a minimum lot area of at least 1 acre.
 5. Requires a minimum lot area of at least 2 acres.
 6. Gross floor area does not include basement or crawlspace.
 7. The second floor of unattached garages may be finished only as follows:
 - a. Exterior walls may be finished with drywall, plaster, or paneling.
 - b. Interior walls shall not be finished with drywall, plaster, or paneling.
 - c. Ceiling may be finished with drywall.
 - d. Flooring shall not be installed over the subfloor (e.g., carpet, wood, laminate, tile). Paint on the subfloor is generally not considered "finished".

Passed and adopted this __ day of _____, 2025.

Chairperson

Auditor

Dated this __ day of ____, 20__
Auditor, Hamlin County, South Dakota

1st Reading: May 5, 2026
Public Hearing: May 19, 2026

2nd Reading: May 19, 2026
Adopted: May 19, 2025
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