

CITY OF HARRISBURG ORDINANCE #2019-08,
TO AMEND THE ZONING REGULATIONS

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

ARTICLE I – PURPOSE AND JURISDICTION

SECTION 1 – PURPOSE.

Ordinance #2019-08 is an ordinance to amend the Zoning Regulations of the City of Harrisburg. The City Council of the City of Harrisburg has deemed these regulations and controls to be reasonable and reasonably related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

ARTICLE II – AMENDMENTS TO CHAPTER 9.02: ZONING REGULATIONS

- A. To amend Section 3.9, Light Industrial District, to move Mini-warehouses from Section 3.9.1, Permitted Uses, to Section 3.9.2, Conditional Uses.
- B. To amend Section 3.10, Heavy Industrial District, to move Mini-warehouses from Section 3.10.1, Permitted Uses, to Section 3.10.2, Conditional Uses.
- C. That Section 5.17 be amended to read:

MINI-WAREHOUSES. Mini-warehouses (storage units) shall comply with the following use-specific standards:

- A. Mini-warehouse buildings shall be at least one hundred feet from any existing or proposed residential district.
- B. The mini-warehouse site shall be designed so that no mini-warehouse overhead doors face a collector or arterial street.
- C. A landscape buffer and screening strip shall be provided as required in the approved Conditional Use Permit. Said buffer and screening strip shall consist of any combination of berming, fencing and vegetation which will

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provide a visual screen as deemed appropriate by the Planning Commission.

- D. No more than one freestanding sign shall be allowed on any parcel with mini-warehouse use.
- E. Storage units within mini-warehouse buildings shall not be used for: manufacturing; retail or wholesale services; business services; or human or animal habitation.

D. That Section 6.1.J be added to read:

Site location: Proximity of the site to other zoning districts, undue concentration of similar facilities or uses, and other pertinent concerns may be used by the Commission in determining whether or not a proposed location is appropriate for the granting of a CUP.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance to law.

CITY OF HARRISBURG

ATTEST:

Mayor Julie Burke-Van Luvanee

Finance Officer Mary McClung

(SEAL)

First Reading: August 5, 2019
Second Reading: August 19, 2019
Published: August 29, 2019
Effective: September 18, 2019