

CITY OF HARRISBURG ORDINANCE #2021-02,
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 #2021-02 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. That Section 2.6 be amended to read:

The Official Zoning Map for the City, dated June 1, 2021, is hereby adopted by reference and declared to be a part of these regulations.

B. That Section 3.2.2 be amended to remove “One additional single-family dwelling”.

C. That a new Section, 3.3, be added: A-2 Rural Residential District. The purpose of this district is to accommodate the transition from County jurisdiction to City jurisdiction of County housing eligibilities and the creation of lots for the homes for such eligibilities. Subdivision for such a lot may occur before or after annexation. Such lots may have one accessory building of up to 1,500 square feet.

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D. That a new Section, 3.3.1, be added: Permitted Uses

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory structures	Section 4.01 applies but one accessory building of up to 1,500 square feet is allowed.
Fences	See Section 4.04.
In-home family day care facilities	See Section 5.07.
Manufactured homes.	See Section 5.13.
Minor home occupations	See Section 5.11.
One single-family detached dwelling unit	

E. That a new section, 3.3.2, be added: Conditional Uses

<u>Use</u>	<u>Use-Specific Standards</u>
Bed and breakfast establishments	See Section 5.04.
Major home occupations	See Section 5.11.

F. That a new section, 3.3.3, be added: Lot and Yard Regulations. Yard measurements shall be taken from the lot line to the building line. Lot coverage shall not exceed 30%.

Minimum lot size: 1 acre
Maximum lot size: 5 acres
Minimum lot width: 200 feet
Front yard setback: 30 feet
Side yard setback: 10 feet
Rear yard setback: 30 feet
Maximum height: 35 feet

Renumber following sections in Section 3.

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

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CITY OF HARRISBURG

ATTEST:

Derick Wenck

Mary McClung

(SEAL)

First Reading: June 1, 2021
Second Reading: June 15, 2021
Published: June 24, 2021
Effective: July 15, 2021