

1<sup>st</sup> Reading: October 1, 2024  
2<sup>nd</sup> Reading: October 15, 2024  
Date Adopted: October 15, 2024  
Date Published: October 24, 2024  
Date Effective: November 13, 2024

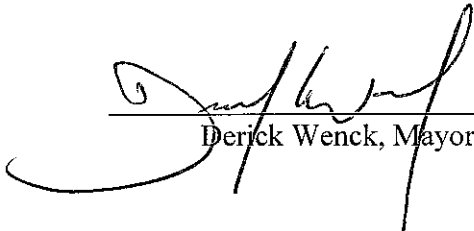
**ORDINANCE NO. 2024-09**

AN ORDINANCE OF THE CITY OF HARRISBURG, SD, REZONING TRACT 2 OF THE PAUL ALAN ADDITION, HARRISBURG, LINCOLN COUNTY, SD (PARCEL ID 271.26.00.200) FROM SINGLE-FAMILY DETACHED RESIDENTIAL (R-1) TO NATURAL RESOURCE (NR), LOW DENSITY RESIDENTIAL (R-2), AND MULTIFAMILY RESIDENTIAL (R-3), PER THE ATTACHED EXHIBIT, AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

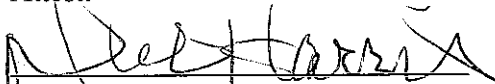
BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

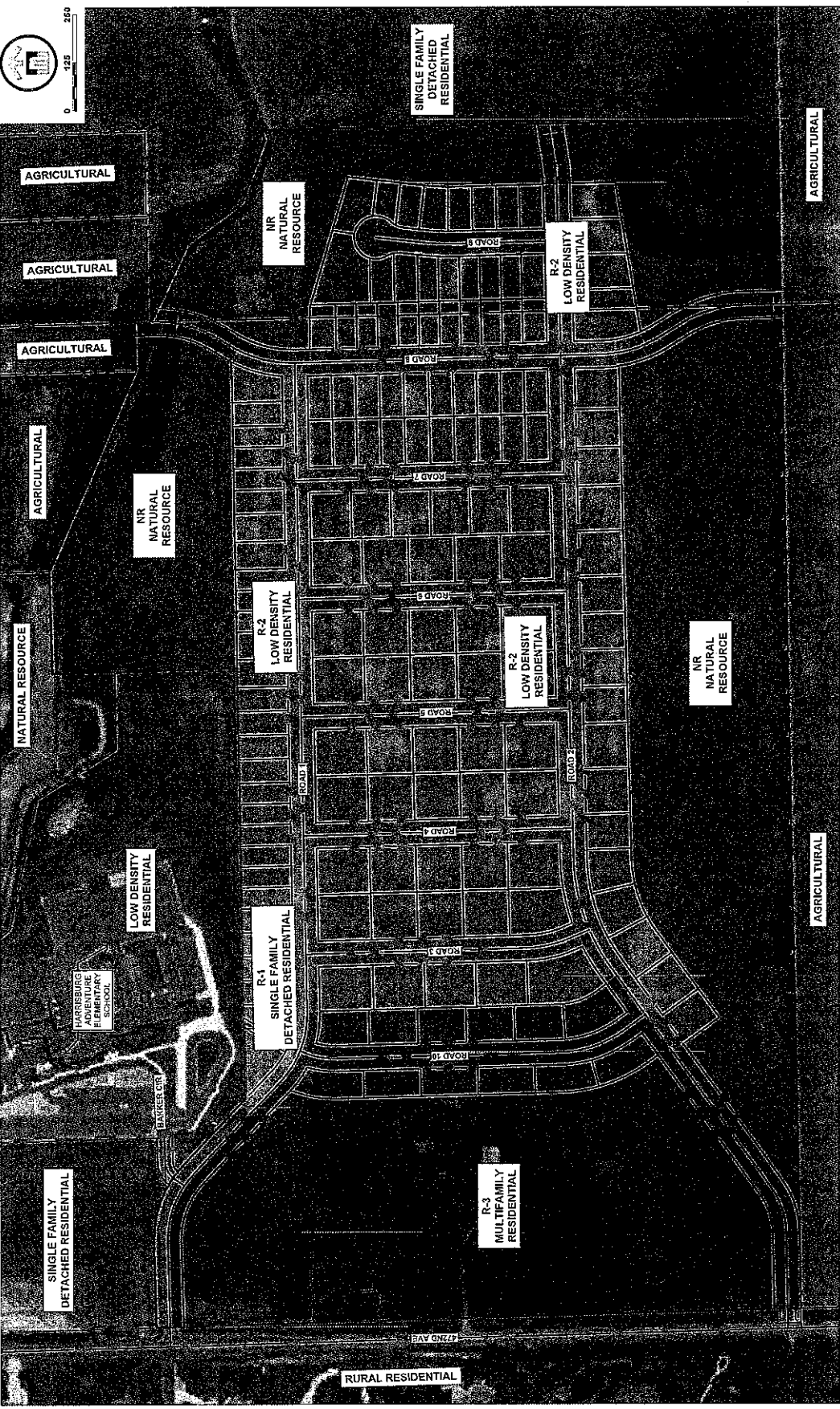
Tract 2 of Paul Alan Addition, City of Harrisburg, Lincoln County, SD, is hereby rezoned from Single-Family Detached Residential (R-1) to Natural Resources (NR), Low Density Residential (R-2), and Multifamily Residential (R3-), per the attached exhibit, and amending the official zoning map of the City of Harrisburg.

Date adopted: October 15, 2024

  
Derick Wenck, Mayor

Attest:

  
Deb Harris, Finance Officer



- ZONING NOTES:**
- EXISTING ZONING IS SINGLE FAMILY DETACHED RESIDENTIAL.
  - ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF HARRISBURG AND LINCOLN COUNTY GIS DATA.
  - PROPERTIES ZONED NR-NATURAL RESOURCE TO BE DEDICATED TO NATURAL RESOURCES. IF THE AREA EXCEEDS THE MINIMUM REQUIREMENT FOR LAND DEDICATION TO BE USED FOR PARKS AND RECREATIONAL FACILITIES.

**TABLE OF MINIMUM SETBACK REQUIREMENTS**

ZONING	FRONT	REAR	SETBACKS
NR - NATURAL RESOURCE	25 FT	20 FT	SIDE 10 FT
R-2 - LOW DENSITY RESIDENTIAL	25 FT	20 FT	7 FT
R-3 - MULTI-FAMILY RESIDENTIAL	25 FT	20 FT	7 FT

**CITY REVIEW**



**Zoning Amendment Application**


Application Date: 08.23.2024  
Legal Description: Tract 2 Paul Alan Addition to the City of Harrisburg  
Property size (acres): 114.16  
Current Zoning District: R-1 Single Family Detached  
Proposed Zoning District: NR, R-2, and R-3  
Purpose/Reason for zoning change request: Development of a residential development.

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Empire Companies  
Mailing Address: 4615 South Techlink Circle  
City/State/Zip: Sioux Falls, SD 57106  
Phone: (605) 595-5476 Email: brady@empirecompanies.com  
Applicant Signature \_\_\_\_\_ Date 08.23.2024

Property Owner: Birdie View LLC  
Mailing Address: 4615 South Techlink Circle  
City/State/Zip: Sioux Falls, SD 57106  
Phone: (605) 595-5476 Email: brady@empirecompanies.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Tract 2 of Paul Alan Addition to the City of Harrisburg  
Property Owner Signature  Date 08.23.2024

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032

City of Harrisburg  
Notice of Public Hearing

Notice is given that the City Council of the City of Harrisburg will hold a public hearing on October 1, 2024, at 6:00 p.m. or shortly thereafter at the Liberty School Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment as follows:

Rezone Tract 2, Paul Alan Addition to the City of Harrisburg (parcel 271.26.00.200) from R-1 Residential – Single-Family Detached to NR Natural Resource, R-2 Residential – Low Density, and R-3 Residential – Multi-Family.

The City Council invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg City Planning & Zoning, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning office at (605) 767-5010. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe  
Planning & Zoning Administrator  
City of Harrisburg

Publish September 19, 2024

Published once at the approximate cost of \$ \_\_\_\_\_.