

ARTICLE B. WOODLAND HEIGHTS PLANNED DEVELOPMENT DISTRICT  
SECTION:

10-9B-1: Legal Description

10-9B-2: Purpose

10-9B-3: Scope Of Regulations

10-9B-1: LEGAL DESCRIPTION:

All of Lot Three (3) and Lot Two (2), to Include Tracts One (1), Two (2), Three (3), and Five (5) of Block One (1) in the said Lot Two (2) but except the West Forty (40) feet and the North Forty (40) feet of the said Lot Two (2), except lots Two A (2A), Two B (2B), Two C (2C), Two D, (2D), Two E (2E) and Two F (2F), of the said Lot Two (2) and except Tracts Four (4), Six (6) and Seven (7), Block One (1) of the said Lot Two (2), All in Crane's Addition in the Southeast Quarter (SE 1/4) Section Thirty-Four (34), Township One Hundred Three (103) North Range (60) West, City of Mitchell, Davison County, South Dakota.

(Ord. 2408, 10-1-2012)

10-9B-2: PURPOSE:

This area is intended to provide residential opportunities and provide for densities, which reflect both the cost and best utilization of land. (Ord. 2408, 10-1-2012)

10-9B-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in the zoning code when referred to in this article are the district regulations that shall be governed by the Woodland Heights planned development district.

A. Subarea A: Also known as lots 1-6, block 1, Woodland Heights First Addition, city of Mitchell, Davison County, South Dakota.

1. Permitted Uses:

Accessory buildings.

Two-family dwellings.

2. Conditional Uses:

Home occupations.

3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)

4. Sign Regulations: Sign regulations shall be in conformance with title 9, chapter 4 of this code. (Ord. 2512, 4-6-2015)

5. Maximum Building Height: No principal building shall exceed two and one-half (2 1/2) stories or thirty five feet (35') in height and no accessory building shall exceed one story or seventeen feet (17') in height.

6. Maximum Coverage: No more than forty five percent (45%) of the lot area shall be covered by structures.

7. Accessory Buildings: Accessory buildings shall not exceed one thousand fifty (1,050) square feet.

8. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').

9. Minimum Yard Requirements (Setbacks):

- a. Front yard: Thirty feet (30').
- b. Back yard: Thirty feet (30').
- c. Side yard: Six feet (6').
- d. Side yard of corner lot: Fifteen feet (15').

B. Subarea B: Also known as Lot 7, Block 1, lots 1-14, block 2, lots 1-14, block 3, lots 1-10, block 4, lots 1-8, block 5, Woodland Heights First Addition, city of Mitchell, Davison County, South Dakota.

1. Permitted Uses:

Accessory buildings.

Single-family dwellings.

2. Conditional Uses:

Home occupations.

3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)

4. Sign Regulations: Sign regulations shall be in conformance with title 9, chapter 4 of this code. (Ord. 2512, 4-6-2015)

5. Maximum Building Height: No principal building shall exceed two and one-half (2 1/2) stories or thirty five feet (35') in height and no accessory building shall exceed one story or seventeen feet (17') in height.

6. Maximum Coverage: No more than forty five percent (45%) of the lot area shall be covered by structures.

7. Accessory Buildings: Accessory buildings shall not exceed one thousand fifty (1,050) square feet.

8. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').

9. Minimum Yard Requirements (Setbacks):

- a. Front yard: Thirty feet (30').
- b. Back yard: Thirty feet (30').
- c. Side yard: Six feet (6').
- d. Side yard of corner lot: Fifteen feet (15').

C. Subarea C: Also to be known as **Lots 10-12 block 5**, block 6, Woodland Heights Addition First Addition, city of Mitchell, Davison County, South Dakota.

1. Permitted Uses:

Accessory buildings.

Multi-family dwellings twelve (12) units or less.

Single-family dwellings.

2. Conditional Uses:

Home occupations.

Multi-family dwelling twelve (12) units or more.

3. Parking Regulations: Parking shall be regulated in conformance with this title. (Ord. 2408, 10-1-2012)

4. Sign Regulations: Sign regulations shall be in conformance with title 9, chapter 4 of this code. (Ord. 2512, 4-6-2015)

5. Maximum Building Height: No principal building shall exceed six (6) stories or sixty five feet (65') in height and no accessory buildings shall exceed one story or seventeen feet (17') in height.

6. Maximum Coverage: No more than seventy five percent (75%) of the lot area shall be covered by structures.

7. Minimum Lot Area And Width: The minimum lot area shall be at least ten thousand (10,000) square feet and minimum lot width of seventy feet (70').

8. Minimum Yard Requirements (Setbacks):

a. Front yard: Thirty feet (30').

b. Back yard: Thirty feet (30').

c. Side yard: Six feet (6').

d. Side yard of corner lot: Fifteen feet (15'). (Ord. 2408, 10-1-2012; Ord. O2021-08, 6-7-2021)