

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, July 11, 2022 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on Monday, July 18, 2022 at 6:00 pm and consider second reading and final adoption on Monday, August 1, 2022 at 6:00 pm. All meetings will held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the hearings and provide testimony.

ORDINANCE O2022-10

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

ARTICLE I. SOUTH LAKE DISTRICT

Section:

10-9I-1: Legal Description

10-9I-2: Purpose

10-9I-3: Permitted Uses

10-9I-4: Conditional Uses

10-9I-5: Scope of Regulations

10-9I-6: Accessory Buildings

10-9I-1: Legal Description

Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10-9I-2 Purpose:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9I-3 Permitted Uses

Open space.
Parks and playgrounds.
Single-family dwelling.
Two-family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast
Childcare, family residential.
Community Garden
Home occupations that comply with section 10-5-G-2.
Lodging house.
Religious institutions.
Retail services and trades.

10-9I-5 Scope of Regulations

- A. **Maximum Building Height:** No principal building shall exceed two and one-half (2 ½) stories or thirty-five feet (35’).
- B. **Minimum Lot and Width:** The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75’).
- C. **Minimum Yard Requirements (Setbacks)**
 1. Front yard: Twenty feet (20’).
 2. Rear yard: Twenty feet (20’).
 3. Side yard: Three feet (3’).
 4. Side yard on a corner lot: Fifteen feet (15’).
 5. Lot coverage shall be no more than sixty percent (60%).

10-9I-6 Accessory Building

- A. No accessory building will be erected in the front yard.
- B. No accessory building shall exceed twenty-eight feet (28’) in height.
- C. No separate accessory building shall be erected within three feet (3’) of any principal building’s line.
- D. Accessory buildings shall be at least three feet (3’) from zoning lot lines of adjoining lots, with the footage to be measured from the overhang building line. (Ord. 2408, 10-1-2012)
- E. Accessory buildings (attached and detached) shall not exceed a combination of three thousand (3,000) square feet and the principal and accessory buildings do not exceed the maximum zoning lot coverage.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

Publish three times: Wednesday June 29, 2022, Wednesday July 6, 2022 and Wednesday July 20, 2022

Approximate Costs: