

Ordinance #35

AN ORDINANCE AMENDING ROBERTS COUNTY ORDINANCE #22 "THE ZONING ORDINANCE OF ROBERTS COUNTY" AS ESTABLISHED BY ORDINANCE #10 AND ALL AMENDMENTS THERETO, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 11-2, 1967 SDCL, AND AMENDMENTS THEREOF, AND FOR THE REPEAL OF ALL RESOLUTIONS AND ORDINANCES IN CONFLICT THEREWITH

BE IT ORDAINED by the Board of County Commissioners of Roberts County, South Dakota: that Article 9, Section 902 "Permitted Principal Uses and Structures" adopted by Ordinance 22, September 3, 2019, as amended, of the Zoning Ordinance of the Roberts County be amended by adding language in bold and underline font:

Section 902. Permitted Principal Uses and Structures:

6. Attached garages and unattached garages **on lake front lots** shall be limited to maximum dimensions of 36 feet x 48 feet with maximum sidewalls 14 feet and conform to the design and exterior siding of the house.
- 9. Unattached garages/sheds on back lots and non-lake front lots shall be limited to maximum dimensions of 40 feet x 60 feet with maximum sidewalls 16 feet and conform to the design and exterior siding of the house.**

BE IT FURTHER ORDAINED by the Board of County Commissioners of Roberts County, South Dakota: that Article 9, Section 903 "Conditional Uses" adopted by Ordinance 22, September 3, 2019, as amended, of the Zoning Ordinance of the Roberts County be amended by adding language in bold and underline font:

Section 903. Conditional Uses:

5. Unattached garages **on lake front lots** with sidewalls greater than 14 feet and/or dimensions greater than 36 feet by 48 feet and/or garages that do not conform to design and exterior siding of house. Signatures from adjoining property owners are a required condition.
- 19. Unattached garages on back lots and non-lake front lots with sidewalls greater than 16 feet and/or dimensions greater than 40 feet x 60 feet and/or garages that do not conform to design and exterior siding of the house. Signatures from adjoining property owners are a required condition.**

BE IT FURTHER ORDAINED by the Board of County Commissioners of Roberts County, South Dakota: that Article 4, Section 403 "Conditional Uses" adopted by Ordinance 22, September 3, 2019, as amended, of the Zoning Ordinance of the Roberts County be amended by adding language in bold and underline font:

Section 403. Conditional Uses.

34. Multiple single-family dwellings on a single lot provided;
 - a. The dwelling is located on the same legal description as the existing farmstead.
 - b. The maximum number of dwelling units within the existing farmstead will not exceed two ~~(3)~~**(2)**.
 - c. The dwelling is to be occupied by employees or relatives of the farm owner (existing farming operation).

BE IT FURTHER ORDAINED by the Board of County Commissioners of Roberts County, South Dakota: that Article XVI, Section 1625 "Accessory Building" adopted by Ordinance 22, September 3, 2019, as amended, of the Zoning Ordinance of the Roberts County be amended by adding language in bold and underline font:

7. Town, Lake Front Residential, Planned Residential Districts. Accessory uses shall be permitted for the principal permitted uses and conditional uses of the Town, Lake Front Residential, and Planned Residential Districts only in accordance with the provisions of the Table ~~16.16.1~~ **Table 16.25-1**

BE IT FURTHER ORDAINED by the Board of County Commissioners of Roberts County, South Dakota: that Article 26 "Definitions" adopted by Ordinance 22, September 3, 2019, as amended, of the Zoning Ordinance of the Roberts County be amended by adding language in bold and underline font:

Lake front Lot: A legally described or platted lot which is adjacent to a lake

Non-lake front lot: A legally described or platted lot which is not adjacent to a lake; and is not considered a backlot.

Passed and adopted this 27 day of July 2022.

Chairperson
Roberts County, SD

Auditor
Roberts County, SD