

**PLACEMENT PERMIT FOR ACCESSORY BUILDING
HARTFORD, SOUTH DAKOTA**

NO FEE REQUIRED

APPLICANT NAME: _____

APPLICANT ADDRESS: _____

PHONE NUMBER: _____ Email: _____

ADDRESS OF PROPERTY OR LEGAL DESCRIPTION ON WHICH ACCESSORY BUILDING WILL
BE PLACED:

TYPE/SIZE OF ACCESSORY BUILDING TO BE ERECTED:

MATERIALS TO BE USED: _____

EXACT LOCATION OF ACCESSORY BUILDING (DESCRIBE OR ATTACH SITE PLAN):

Easements of Record (Structure cannot impede the access or intended use of an easement and cannot be placed within a drainage way or drainage easement):

I (we) hereby certify that the information given is correct and true and furthermore, I (we) agree to comply with all regulations set forth in Ordinance #627 – Section 12.03.

Signature of Applicant

Date

Authorized Zoning Official

Date

ORDINANCE #627 – Section 12.03

12.03 Accessory Buildings and Uses

A. In General.

1. No accessory structure or use shall be constructed or developed on a lot prior to construction of the principal building.
2. Any structure placed within an easement that impedes the access or intended use of that easement may be removed by the City or the City's representative at the owner's expense.
3. No accessory building may be placed within drainageways and/or on drainage easements.
4. Accessory buildings may not be used for dwelling purposes.
5. A placement permit is required for accessory buildings under 120 square feet and a building permit is required for accessory buildings over 120 square feet.

B. Accessory Buildings.

1. Except in NRC: Natural Resource Conservation District, no accessory buildings shall be erected or located within any front yard or any required yard other than the rear yard.
2. Accessory buildings, including, but not limited to, garages, shall not exceed fifteen (15) feet in height as measured from the mean ground level to the highest point of the roof and shall be five feet or more from all property lines.
3. Only two accessory buildings shall be permitted per lot.
4. No individual accessory building shall exceed a maximum of 1,200 square feet or 30% of the rear yard, whichever is less.
5. If two detached buildings are constructed, one must be no larger than 150 square feet.
6. The roofing and siding materials of accessory buildings larger than 150 square feet, except greenhouses, must be of like kind to the principal structure.
7. Any accessory building which is entered directly from an alley shall not be closer than fifteen feet to the property line abutting the alley.
8. Accessory buildings not meeting these requirements shall be allowed only as a conditional use.