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 & #656 – Section 12.03.

_____ _____

Signature of Applicant Date

_____ _____

Authorized Zoning Official Date

Ordinance #627 w/ Amended Ordinance #656 – 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.

3. Accessory buildings 120 square feet or under must be 5 feet or more from all property lines and accessory buildings over 120 square feet must be 10 feet or more from all property lines.

4. The distance between all buildings must be at least 5 feet.

5. Only two accessory buildings shall be permitted per lot.

6. No individual accessory building shall exceed a maximum of 1,000 square feet or 30% of the rear yard, whichever is less.

7. If two accessory buildings are constructed, one must be no larger than 150 square feet.

8. The roofing and siding materials of accessory buildings larger than 150 square feet, except greenhouses, must be of like kind to the principal structure.

9. Any accessory building which is entered directly from an alley shall not be closer than 15 feet to the property line abutting the alley.

10. Accessory buildings not meeting these requirements shall be allowed only as a conditional use.