

## **ORDINANCE NO. 656**

### **AMEND ZONING REGULATION #627 – ACCESSORY BUILDINGS**

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING ORDINANCE 627, THE 2016 REVISED ZONING ORDINANCE OF THE CITY OF HARTFORD, SD, BY AMENDING CHAPTER 12, SECTION 12.03(B) – ACCESSORY BUILDINGS AND USES.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

That Ordinance 627, Chapter 12, Section 12.03(B) – Accessory Buildings and Uses shall be amended as follows:

#### **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.

Adopted this 18th day of December, 2018.

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Jeremy Menning, Mayor

ATTEST:

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Karen Wilber, Finance Officer

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First Reading: December 4, 2018

Second Reading & Adoption: December 18, 2018

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Effective Date: January 16, 2019