

ORDINANCE NO. 677

AMEND ZONING REGULATION #627
CHAPTER 4 - RESIDENTIAL DISTRICT

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 4, SECTION 4.03 – LOT AND YARD REGULATIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

That Ordinance 627, Chapter 4, Section 4.03 – Lot and Yard Regulations shall be amended as follows:

4.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). Lot coverage shall not exceed 50% in R Districts.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Single-Family detached dwelling (Z-Lots Only) #1	7,500 sq. ft.	55 feet	25 feet see #2, #3	5 feet see #4	25 feet/15 feet – corner lots	35 feet
Single-family detached dwelling	7,500 sq. ft.	66 feet	25 feet see #2, #3	7 feet see #4	25 feet/15 feet - corner lots	35 feet
Two-family dwelling	11,250 sq. ft. Zero lot line split: 5,625 sq. ft.	90 feet	25 feet see #2, #3	0’ on party wall side and 7’ on nonparty wall side see #4	25 feet/15 feet - corner lots	35 feet
Multiple-family dwellings (3 or more dwelling units)	7,500 sq. ft. plus 800 sq. ft. per dwelling unit	100 feet	25 feet see #2, #3	15 feet see #4	25 feet/15 feet - corner lots	45 feet
All other uses	5,000 sq. ft.	75 feet	25 feet see #2, #3	7 feet see #4	25 feet / 15 feet - corner lots	35 feet

Notes:

1. A Z-Lot is a residential lot that has been approved by the City Engineer. The structures on a Z-Lot must be placed parallel to the angle portion of the lot and can only have a 25 foot driveway within the boulevard area with a maximum of a 6 foot flare.
2. There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
3. One required front yard may be reduced to 20 feet on corner lots. The street upon which the property is addressed must have a front yard setback of 25 feet.
4. See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.

Adopted this 6th day of August, 2019.

Jeremy Menning, Mayor

ATTEST:

Karen Wilber, Finance Officer

Seal

First Reading: August 6, 2019
Second Reading & Adoption: August 20, 2019
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