

ORDINANCE NO. 711

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING CHAPTER 12, ADDITIONAL USE REGULATIONS AND CHAPTER 20, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

Section 12.03 – Accessory Buildings and Uses

That Chapter 12, Section 12.03B(1) of the 2016 Revised Hartford Zoning Regulations is hereby amended to read:

1. *Except in NRC: Natural Resource Conservation District, no accessory building(s) shall be erected or located within any front yard. Accessory building(s) may be located in a side yard but not within the required setback area of the zoning district. Accessory building(s) may also be located within the rear yard but must meet the setbacks required per section 12.03B(3).*

Section 12.04 – Off-Street Parking

That Chapter 12, Section 12.04C of the 2016 Revised Hartford Zoning Regulations is hereby amended to read:

In computing the number of required off-street parking spaces, the floor area shall mean the gross floor area of the specific use, excluding any floor or portion used for parking. Where fractional spaces result, the parking spaces required shall be the nearest whole number. Driveway aisles do not count towards the required parking spaces.

Section 12.12 – Home Occupations

That Chapter 12.12 of the 2016 Revised Hartford Zoning Regulations is hereby amended to read:

- A. *Minor Home Occupation Criteria and Regulations. All minor home occupations shall meet the following criteria and standards:*
 1. *The occupation must be conducted within a dwelling unit. The use shall be conducted entirely within the dwelling unit.*
 2. *Not more than one volunteer and/or nonresident employee, partner or other person engaging in the conduct of the home occupation for pay or profit shall work on the subject property.*
 3. *The area set aside for a home occupation shall not exceed 20% of the total floor area of the residence, including garages. The permissible floor area includes that space necessary for storage of goods or products associated with the home occupation.*
 4. *The operation of the home occupation shall not cause or encourage excess vehicular or pedestrian traffic not ordinarily associated with the residential area in which the home occupation is conducted.*
 5. *Merchandise offered for sale shall be clearly incidental to the home occupation provided however, that, orders may be taken for later delivery off the premises.*

6. *On-premises advertising shall be limited to 1 nonilluminated sign not exceeding 3 square foot. The legend shall show only the name of the occupant and type of occupation and shall be neutral in color.*
7. *Such occupations shall not require substantial internal or external alterations or involve construction features not customary in a dwelling.*
8. *No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted material shall be stored on site.*
9. *No activity shall be conducted which would interfere with radio or television transmission in the area, nor shall there be any offensive noise, smoke, dust, odor, glare, vibration or heat noticeable beyond the premises.*
10. *Home occupations shall be restricted to the hours of 6:00 a.m. to 9:00 p.m.*
11. *Family Daycares*

B. Major Home Occupations. Any proposed home occupation which does not meet the criteria as established in this Section 12.12(A) is deemed a major home occupation and shall require a conditional use permit.

Section 20.02 – Definition

That the following entries in Chapter 20.02 of the 2016 Revised Hartford Zoning Regulations are hereby added and amended to read as follows:

REVERSE FRONTAGE LOT - A double-frontage lot for which the boundary along one of the streets is established as the front lot line and the boundary along the other street is established as the rear lot line.

TEMPORARY SIGN - A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic wallboard, or other like materials, not exceeding 32 square feet. Temporary signs can be erected for up to 120 days unless a special permit is received from the Zoning Administrator for an extended period of time. All temporary signs must be kept in good repair and can only be placed on a property with permission from the property owner.

Adopted this _____ day of _____ 2021

Jeremy Menning
Mayor, City of Hartford

ATTEST:

Karen Wilber
Finance Officer, City of Hartford

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