

ORDINANCE NO. 733

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING CHAPTER 4.03, R: RESIDENTIAL DISTRICT, LOT AND YARD REGULATIONS; CHAPTER 5.03, MH: MANUFACTURED HOUSING RESIDENTIAL DISTRICT, LOT AND YARD REGULATIONS; CHAPTER 6.03, NC: NEIGHBORHOOD COMMERCIAL DISTRICT, LOT AND YARD REGULATIONS; CHAPTER 7.03, RB: COMMUNITY COMMERCIAL BUSINESS DISTRICT, LOT AND YARD REGULATIONS

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

Section 1. That Chapter 4.03 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:

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 see #5
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 see #5
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 see #5
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 see #6

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
All other uses	5,000 sq. ft.	75 feet	25 feet see #2,	7 feet see #4	25 feet / 15 feet - corner lots	35 feet see #5

Exceptions

- #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.
- #5 A conditional use permit will be required for any structure having a maximum height exceeding 35 feet. (See 19.01)
- #6 A conditional use permit will be required for any structure having a maximum height exceeding 45 feet. (See 19.01)

Section 2. That Chapter 5.03 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:

5.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions).

1. Each manufactured home park shall be at least 5 acres.
2. The licensed manufactured home park shall be surrounded by a landscaped area 25 feet wide along all public streets and all manufactured home park boundaries.
3. The entrance to the manufactured home park shall be allowed one freestanding sign as allowed for specified uses in 12.06.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
Residential Uses	5,500 sq ft	50 feet	25 feet	7 feet	25 feet	35 feet see #2
Corner Lots	6,000 sq ft	60 feet	25 feet	7 feet side & 15 feet corner side	25 feet	35 feet see #2
All Other Uses	6,000 sq ft	60 feet	25 feet	15 feet	25 feet	35 feet see #2

Exceptions

- #1 See also Adjustment to Yard Regulations (Chapter 13) for other specific exceptions.
- #2 A conditional use permit will be required for any structure having a maximum height exceeding 35 feet. (See 19.01)

Section 3. That Chapter 6.03 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:

6.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions).

Minimum Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
10,000 sq. ft.	100 feet	25 feet see #1, #2, #3	15 feet see #3	30 feet	35 feet see #4

Exceptions

- #1 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.

- #2 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.
- #3 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.
- #4 A conditional use permit will be required for any structure having a maximum height exceeding 35 feet. (See 19.01)

Section 4. That Chapter 7.03 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:

7.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions).

Minimum Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
10,000 sq. ft.	100 feet	25 feet see #1, #2	15 feet see #2	20 feet	45 feet see #3

Exceptions

- #1 There shall be a required front yard on each street side of a double-frontage lot, except if one of the street sides is an interstate highway in which case that side shall be considered a rear yard. There shall be a required front yard on each street side of a corner lot.
- #2 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.
- #3 A conditional use permit will be required for any structure having a maximum height exceeding 45 feet. (See 19.01)

Adopted this 21st day of June 2022.

Arden Jones, Mayor

ATTEST:

Karen Wiber
Finance Officer, City of Hartford

(Seal)

First Reading: June 6, 2022
Second Reading & Adoption: June 21, 2022
Publication: July 1, 2022
Effective Date: July 21, 2022