

ORDINANCE NO. 330

AN ORDINANCE AMENDING ARTICLE 3, CHAPTER 3.01, SECTION 3.01.03, ACCESSORY BUILDINGS, OF THE ZONING REGULATIONS OF THE CITY OF VALLEY SPRINGS, MINNEHAHA COUNTY, SOUTH DAKOTA.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY SPRINGS, MINNEHAHA COUNTY, SOUTH DAKOTA:

Section 1. That Section 3.01.03 of the Valley Springs Zoning Regulations is hereby amended in its entirety to read as follows:

3.01.03 Accessory Buildings. Regulations for accessory buildings located in the Residential districts shall be as follows:

- (A) No accessory building shall be constructed upon a lot until the construction of the principal building has actually commenced. No accessory building shall be used unless the principal building on the lot is also being used.
- (B) No accessory building may be placed within an easement except for equipment pertaining to said easement. Any existing accessory building 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 its owner's expense.
- (C) No accessory buildings may be placed within drainage ways and/or on drainage easements.
- (D) Accessory buildings may not be used for dwelling purposes.
- (E) Accessory buildings shall be secondary to and exclusively serve the lot's principal building or use. Further, they shall be in no way objectionable or detrimental to the character, intent, and purpose of the district. Only two accessory buildings are permitted per lot. One may be no larger than one thousand two-hundred (1,200) square feet, while the other may be no larger than one hundred forty-four (144) square feet. Exception: Lots with a lot area of one acre or greater may have an accessory building up to two thousand (2,000) square feet. However, in no case shall the combined footprint of all the buildings located on the lot occupy a total of more than fifty percent (50%) of its buildable area.
- (F) No detached accessory building shall be located within ten (10) feet of a principal building.
- (G) The roofing and siding materials of accessory buildings larger than 144 square feet shall be similar to the principal building.
- (H) Accessory buildings 144 square feet or smaller are prohibited from using galvanized steel roofing and siding.

- (I) Any accessory building which covers more than one hundred forty-four (144) square feet shall be secured to the ground to prevent the structure from being moved or damaged by winds.
- (J) No accessory building shall be erected or located within any front yard. All accessory buildings must be at least five (5) feet or more away from side and rear property lines.
- (K) Accessory buildings three hundred (300) square feet or less shall not exceed a maximum height of ten (10) feet. Accessory buildings greater than three hundred (300) square feet may be up to sixteen (16) feet in height.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be in full force and effect from and after its approval, adoption, and publication as provided by law.

Adopted this 12th day of December, 2017.

Signed:
Mayor, City of Valley Springs

ATTEST:

Sandy Severtson
Finance Officer, City of Valley Springs

Seal

First Reading & Public Hearing: November 14th, 2017
Second Reading & Adoption: December 12th, 2017
Publication: December 20th, 2017
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