

ORDINANCE NO. 1302

AN ORDINANCE AMENDING CHAPTER 155, ZONING REGULATIONS, OF THE REVISED ORDINANCES OF THE CITY OF VERMILLION, SOUTH DAKOTA, SECTION 155.026 ENTITLED ADOPTION OF OFFICIAL ZONING MAP AND ADDING SECTION 155.058 ENTITLED BLISS POINTE PLANNED DEVELOPMENT DISTRICT, REZONING A PORTION OF TRACT 1, BLISS THIRD ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA FROM THE NATURAL RESOURCE CONSERVATION DISTRICT TO THE BLISS POINTE PLANNED DEVELOPMENT DISTRICT (LOCATED NORTH OF MAIN STREET AND WEST OF STANFORD STREET) AND ADOPTING REGULATIONS THEREFORE.

BE IT ORDAINED BY THE GOVERNING BODY OF VERMILLION, SOUTH DAKOTA:

SECTION 1. That Section 155.026, Adoption of Official Zoning Map, is hereby amended as follows:

THAT A PORTION OF TRACT 1, BLISS THIRD ADDITON TO THE CITY OF VERMILLION (*TO BE PLATTED AS BLOCKS 1, 2, 3, 4, 5 AND 6, BLISS POINTE ADDITION*) TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, IS HEREBY INCLUDED IN THE BLISS POINTE PLANNED DEVELOPMENT DISTRICT AND THE OFFICIAL ZONING MAP IS AMENDED TO INCLUDE SUCH LAND IN THE BLISS POINTE PLANNED DEVELOPMENT DISTRICT.

SECTION 2. That a new Section entitled 155.058 Bliss Pointe Planned Development District be added and shall include the following regulations:

155.058 BLISS POINTE PLANNED DEVELOPMENT DISTRICT.

The regulations set forth in this section or set forth elsewhere in the Vermillion Zoning Ordinance when referred to in this section are the district regulations in the Bliss Pointe Planned Development District. The purpose of this district is to provide for mixed density residential and limited commercial areas within the Planned Development District. All city ordinances apply to the Planned Development District. Land included in Areas A through D shall be reflected on the official zoning map of the City of Vermillion.

(A) *Area A* (Low-density, single-family detached residential uses) All city ordinances apply to the planned development district identified as Area A except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Single-family detached dwellings	§§ 155.070, 155.072, 155.076, 155.077
Home occupations	§§ 155.070, 155.072, 155.076, 155.077, 155.078
Group day care	A safe pickup and drop off area must be provided for the children. All applicable dwelling standards apply
Neighborhood utilities	§ 155.070
Public park areas	§ 155.070
Fences	§ 155.074
Accessory structure (such as, garage, shed)	§§ 155.071, 155.082(A) (see definition)

(B) *Area B* (Low to medium-density, single-family residential uses) All city ordinances apply to the planned development district identified as Area A except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Area A permitted uses	See Area A permitted uses

<i>Conditional Uses</i>	<i>Applicable Standards</i>
Single-family attached (townhouse) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Two-family attached (duplex) dwellings	§§ 155.070, 155.072, 155.076, 155.077

(C) *Area C.* (Medium to high-density residential uses) All city ordinances apply to the planned development district identified as Area C except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Single-family attached (townhouse) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Two-family attached (duplex) dwellings	§§ 155.070, 155.072, 155.076, 155.077
Home Occupations	§§ 155.070, 155.072, 155.076, 155.077, 155.078
Day care center	Adequate and safe playground area with fence 4 feet high.
Neighborhood utilities	§ 155.070
Public park areas	§ 155.070
Fences	§ 155.074
Accessory structure (such as, garage, shed)	§§ 155.071, 155.082(A) (see definition)
<i>Conditional Uses</i>	<i>Applicable Standards</i>
Multiple-family (apartments and condominiums) dwellings (more than 2)	§§ 155.070, 155.072, 155.076, 155.077

(D) *Area D.* (Light commercial uses) All city ordinances apply to the planned development district identified as Area D except for those modified below.

<i>Permitted Uses</i>	<i>Applicable Standards</i>
Retail trade or service	§§ 155.070, 155.072, 155.073, 155.077
Office	§§ 155.070, 155.072, 155.073, 155.077
Personal Service	§§ 155.070, 155.072, 155.073, 155.077
Hospital/Clinic	§§ 155.070, 155.072, 155.073, 155.077
Public Service Facility	§§ 155.070, 155.072, 155.073, 155.077
Day Care Center	§§ 155.070, 155.072, 155.073, 155.077
Accessory Use	§§ 155.070, 155.072, 155.073, 155.077

(E) **Lot and yard regulations.** All measurements shall be taken from the lot line to the building line (see definitions).

	<i>Lot Area</i>	<i>Frontage</i>	<i>Building Line</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Maximum Height</i>
Single-family detached	6,500 square feet	50 feet	65 feet	25 feet See #3	8 feet See #2	25 feet See #8	35 feet
Single-family attached (townhouse) dwellings See #4	2,500 square feet	25 feet	25 feet	25 feet See #3	0 or 8 feet on non-party wall side	25 feet	35 feet
Two-family attached (duplex) dwellings	7,500 square feet	50	65	25 feet	8 feet	25 feet	35 feet
Multi-family (apartments and condominiums) dwellings (4 units) (1 lot)	7,500 square feet	50	75	25 feet	8 feet	25 feet	35 feet
3 to 8 multiple dwelling units (1 lot)	7,500 square feet	50 feet	60 feet	30 feet See #5	10 feet See #1	10 feet	35 feet
9 to 12 multiple dwelling units (1 lot)	20,000 square feet	50 feet	70 feet	30 feet See #5	10 feet See #1	10 feet	45 feet
Over 12 multiple dwelling units (1 lot)	30,000 square feet	50 feet	85 feet	30 feet See #5	10 feet See #1	10 feet	45 feet
Area D uses	NA	Up to 50 feet	50 feet	15 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
Area D uses	NA	51 to 100 feet	50 feet	20 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
Area D uses	NA	101 or more feet	50 feet	25 feet see #2	5 feet see #2, #6	5 feet see #7	45 feet
All other uses	7,500 square feet	50 feet	75 feet	30 feet	10 feet	25 feet	45 feet

Exceptions: #1 The side yard will be required to be increased by 15 feet when the building is 3 stories in height or more.
 #1 The side yard will be required to be increased by 10 feet when the building is 3 stories in height or more
 #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 See also adjustments to yard regulations (§ 155.082) for other specific exceptions.
 #4 Every two (2) units shall be staggered.
 #5 More than one building per lot may be constructed.
 #6 A side yard of 15 feet shall be required where a lot is adjacent to or abuts a residential district.
 #7 A rear yard of 20 feet shall be required where a lot is adjacent to or abuts a residential district.
 #8 The rear yard may be reduced to 20 feet for lots 9,000 square feet or less.

(F) **Property re-division.** All future property re-division shall require a re-platting of the affected parcels. The Planned Development District may require an amendment depending on property re-division.

Dated at Vermillion, South Dakota this 5th day of August, 2013.

THE GOVERNING BODY OF THE CITY

John E. (Jack) Powell, Mayor

ATTEST:

Michael D. Carlson, Finance Officer

First Reading: July 15, 2013
Second Reading: August 5, 2013
Publication: August 16, 2013
Effective Date: September 5, 2013

DRAFT