



**City of Vermillion Planning &  
Zoning Commission Agenda**

5:30 p.m. Joint Meeting with  
Clay County Planning Commission  
Monday, January 24, 2022  
Council Chambers

City Hall, 25 Center Street, Vermillion, SD 57069

**1. Roll Call**

**2. Minutes**

a. December 27, 2021

**3. Declaration of Conflict of Interests**

**4. Adoption of the Agenda**

**5. Visitors to Be Heard**

**6. Public Hearings**

- a. Ordinance 1456 to amend Title XV, Land Usage; Chapter 155 Zoning Regulations; Section 155.026 rezoning a portion of Lot E of Lot 1 in the NE ¼ SW ¼, 18-92-51, 5<sup>th</sup> P.M., City of Vermillion, Clay County, South Dakota from the R-4 Manufactured Housing District to the R-2 Residential District.
- b. Ordinance 1454 to amend the 2012 Joint Zoning Regulations for Clay County and the City of Vermillion by Amending Chapter 6 LI: Light Industrial District, Purpose; Section 6.02 Conditional Uses; and Section 6.02 Applicable Standards.
- c. Ordinance 1455 to amend the 2012 Joint Zoning Regulations for Clay County and the City of Vermillion by Amending Chapter 3 A-1: Agricultural District; Section 3.02 Conditional Uses; and Section 3.02 Applicable Standards.

**7. Old Business**

**8. New Business**

**9. Staff Reports**

**10. Adjourn**

**WELCOME TO YOUR PLANNING COMMISSION MEETING**

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning and Zoning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

**Meeting Assistance:** The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify

the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes

Vermillion Planning and Zoning Commission

Monday, December 27, 2021 Joint Planning and Zoning Commission Meeting

The joint meeting of the Vermillion Planning and Zoning Commission and the Clay County Planning Commission was called to order in the Powell Conference Room at City Hall on December 27, 2021 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fairholm, Fitzgerald, Forseth, Gestring, Heggstad, Steele, Tuve, Wilson.

City Planning and Zoning Commissioners Absent: Merrigan

City Staff present: José Domínguez, City Engineer

2. Minutes

a. December 13, 2021 Regular City Planning and Zoning Commission Meeting.

Moved by Commissioner Heggstad to adopt the December 13, 2021 meeting minutes, seconded by Wilson. Motion carried 8-0.

3. Declaration of Conflict of Interest

Forseth noted that he owns investment property in Vermillion.

4. Adoption of the Agenda

Moved by Gestring to adopt the agenda as published, seconded by Tuve. Motion carried 8-0.

5. Visitors to be Heard

None.

6. Public Hearings

None

7. Old Business

None.

8. New Business

a. Informational meeting to discuss possible amendments to sections in chapter 3 A-1: Agricultural District and chapter 6 LI: Light Industrial District of the Joint Zoning Regulations for Clay County and the City of Vermillion.

Dominguez presented the agenda memo from the City's Planning and Zoning Commission packet for discussion regarding the possible future amendments to chapter 3 A-1: Agricultural District and chapter 6 LI: Light Industrial District of the Joint Zoning Regulations for Clay County. Additionally, the possible government initiated rezoning of a parcel of land from the A-1 district to the LI district was also presented.

Discussion followed regarding the uses being proposed on both districts and whether the uses would be conditional or permitted.

Kelly Person, 1330 Over Drive, asked if the property west of her house would also be rezoned to light industrial under the proposal being considered. Dominguez explained that the area west of her house was zoned as light industrial prior to 2012. Dominguez stated that area was farmed rather than built on, but that both of those uses (farming and grain elevator) were allowed uses in the previous light industrial zoning district. Ms. Person was concerned with the area that is farmed being rezoned to light industrial and any possible construction affecting her property's value. Discussion followed.

The Commissions directed City and County staff to keep the proposed amendments to the chapters as presented, except for the word "persistent". In this instance the Commissions would like the ordinance to be amended as followed, "~~These uses do not depend on persistent and frequent personal visits from customers or clients and do not~~ include residences, apartments or commercial uses which are primarily retain in nature." Additionally, the Commissions would like the owner of the parcel to submit a rezone application for his parcel rather than the rezoning being a government initiated process.

9. Staff Report

None

10. Adjourn

Moved by Heggstad to adjourn, seconded by Tuve. Motion carried 8-0, Forseth declared the meeting adjourned at 6:12 p.m.

## *Planning & Zoning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** January 24, 2022

**Subject:** Ordinance 1456 to amend Title XV, Land Usage; Chapter 155 Zoning Regulations; Section 155.026 rezoning a portion of Lot E of Lot 1 in the NE ¼ SW ¼, 18-92-51, 5<sup>th</sup> P.M., City of Vermillion, Clay County, South Dakota, from the R-4 Manufactured Housing District to the R-2 Residential District

**Presenter:** Jose Dominguez

**Background:** The City received a petition to rezone this area from Mr. Josh Anderson on behalf of Plum Vista SD, LLC (Plum Vista), on December 10, 2021. Plum Vista is requesting that a portion of their property, which currently includes a duplex, be rezoned from the R-4 Manufactured Housing District into the R-2 Residential District. The existing duplex within the area being requested is addressed as 445 North Plum Street. The area being considered is adjacent to the R-2 Residential District on the south and west. The north and east would be adjacent to an R-4 Manufactured Housing District. A small portion of the proposed area to be rezoned would also be adjacent to the GB General Business District on the west.

Plum Vista obtained the required signatures from property owners within 250-feet from their property to bring the rezoning request forward for consideration. Additionally, the notice for tonight's meeting and for the City Council meeting on February 7<sup>th</sup> have been published.

**Discussion:** Prior to 2008, the area in question was zoned as R-2 Residential. The prior zoning allowed for mobile home parks and other types of residential uses (e.g., single-family homes, townhomes, and apartments) to exist in the same zoning district. The current zoning adopted in 2008 located most of the mobile home parks found in the City within a new zoning district. The new zoning district created in 2008 is the R-4 Manufactured Housing District. Besides some light service-related businesses, this district only allows mobile home parks for residential uses.

The rezoning request from Plum Vista is to make the existing duplex conforming. To accomplish this, the applicant is asking to rezone the area that includes the house into the R-2 Residential District. This district allows duplexes. Moving an existing use from non-conforming to conforming allows the owner to finance improvements on the property, may make the sale of the property possible, and facilitate insuring the property.

**Compliance with Comprehensive Plan:** The 2035 Comprehensive Plan is primarily geared towards planning for future development of the community. The Petition for Rezone before the Planning Commission does have a strong connection to different goals set out in the 2035 Comprehensive Plan.

**Conclusion/Recommendations:** The Planning Commission is asked to hold a public hearing and recommend approval or denial for the proposed rezone to change a portion of Lot E of Lot 1 in the NE ¼ SW ¼, 18-92-51, 5<sup>th</sup> P.M., City of Vermillion, Clay County, South Dakota, from R-4 Manufactured Housing District to the R-2 Residential District. The City Council will consider this Petition for Rezone at the February 7<sup>th</sup> meeting.



Area  
being  
rezoned



Lincoln

R-2

N. Plum

445 N.  
Plum

**Jose Dominguez**

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**From:** noreply@civicplus.com  
**Sent:** Friday, December 10, 2021 4:01 PM  
**To:** Vermillion; Jose Dominguez; Stone Conley  
**Subject:** Online Form Submittal: Application to Petition for Zone Change

**Application to Petition for Zone Change**

TO THE HONORABLE MAYOR AND THE CITY COUNCIL OF THE CITY OF VERMILLION, SOUTH DAKOTA

1) As authorized by §155.101 of the City of Vermillion Zoning Ordinance (I) (we):

First Name	Josh
Last Name	Anderson <i>605-467-0122</i>
Address	6108 S Mustang Cir
City	Sioux Falls
State	SD
Zip Code	57108
Is there an additional applicant?	No

Hereby petition to rezone property owned by:

First Name	Plum Vista SD, LLC
Last Name	Anderson
Address	26 10th Pl #5
City	Long Beach
State	CA
Zip Code	90802
From the current classification	R4 - Residential - Manufactured Homes
to the proposed classification	R2 - Residential - Medium Density

2) The legal description of the part of the property to be rezoned is (include only the description of the land proposed to be rezoned. You may need to have a surveyor draft this description):

Outlot 1 in Lot E of Lot 1 of the NE 1/4 of the SW 1/4 of 18-92-51 of the 5th PM, City of Vermillion, Clay County, South Dakota

Parcel Identification Number (PIN)                      TBD

3) The proposed change is to facilitate the use of the land for (be specific-list all proposed uses):

Change from non-conforming to conforming use as a Duplex

4) Please address the following criteria as best as you can. These are the "standards for rezoning" which will be addressed at the public hearing.

A. In detail, explain what public facilities and services serve the proposed development at present, or how they will be provided.

Existing Water and sewer lines

B. Explain how the provision for these facilities will not be an unreasonable burden to local government.

infrastructure is already in place so no burden will occur

C. What have you done to determine that the land is suitable for the development proposed?

completed plat survey

D. Explain what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.

Existing conditions of the property will not change with zoning change

E. Explain any potential for conflict with existing land uses in the area.

N/A

F. Demonstrate the need of the proposed development at this location.

separating existing property into multiple parcels to make the property completely conforming

G. What is the availability of alternative locations? Be specific. None. existing duplex cannot be reasonably moved to new locations

H. If cropland is being consumed by this Zone Change, what is the productivity of the agricultural lands involved? NA

I. If cropland is being consumed by this Zone Change, explain how the proposed development will be located to minimize the amount of agricultural land converted. NA

5. Before any changes to the zoning ordinance will be considered, the applicant is responsible to obtain written consent from the owners of 45% of the aggregate area who have the right to protest against the proposed change. Upon receipt of this form, the Zoning Administrator shall prepare the petitions necessary for the Applicant to obtain said written consent. No public hearing will be scheduled until the petitions are filed with the City.

6. Planning and Zoning Commission recommendation: The Zoning Administrator shall set the date, time, and place for a Planning and Zoning Commission public hearing. The Zoning Administrator shall post a sign of the public hearing on the property affected by a change of zone no less than 7 days prior to the scheduled public hearing. The notice shall be published in a legal newspaper of the city once, not less than 10 days prior to the public hearing. Any person may appear in person or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the City Council. The Planning and Zoning Commission shall either recommend or not recommend approval of the amendment to the City Council.

7. City Council action: The Zoning Administrator shall set the date, time, and place for a City Council public hearing. The Zoning Administrator shall post a sign of the public hearing on the property affected by a change of zone no less than 7 days prior to the scheduled public hearing. Any person may appear in person or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the City Council. The City Council shall either approve or not approve the ordinance describing the proposed amendment or change of zone to these zoning regulations, in accordance with standard procedures for reading, approval, publication, and effective date. When a proposed amendment or change of zone is approved by the City Council, the amendment shall take effect 20 days after publication, unless the referendum shall have been invoked.

Electronic Signature Agreement I agree.

Petitioner's Electronic Signature Josh E Anderson

Electronic Signature Agreement I agree.

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Owner's Electronic Signature James D Vandever

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Acknowledgement of Fees I acknowledge.

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FAILURE OF THE APPLICANT OR AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

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FOR OFFICE USE ONLY

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Date Fee Received: *Field not completed.*

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# *Planning & Zoning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** January 24, 2022

**Subject:** Ordinance 1454 to amend the 2012 Joint Zoning Regulations for Clay County and the City of Vermillion by Amending Chapter 6 LI: Light Industrial District, Purpose; Section 6.02 Conditional Uses; and Section 6.02 Applicable Standards.

**Presenter:** Jose Dominguez

**Background:** On December 27, 2021 the City and County Planning Commissions met jointly to discuss possible changes to the LI: Light Industrial District (LI District) of the Joint Zoning Regulations for Clay County and the City of Vermillion. The proposed changes were due to a recent rezoning request for land in the Joint Jurisdictional Zoning Area. The request attempted to make an existing use conforming.

Although the rezone request was later withdrawn by the applicant, the County and the City were willing to consider amendments to the zoning ordinance to allow the existing use within the LI: Light Industrial District. If the amendments were to be adopted, the owner would then be able to request his property, or parts of it, to be rezoned into the LI District.

**Discussion:** The Joint Jurisdictional Zoning Area (JJZA) was created by the County and the City in 2012. The zoning ordinance for the JJZA was created with the intent to allow the County and the City to have a say in existing and proposed land uses in an area that would directly impact the City's growth. The JJZA tries to maintain the rural characteristics of the surrounding area, while allowing for some light development. The ordinance's intent, based on the adopted comprehensive plan for the JJZA, is to direct development towards areas within City limits, or areas that can be annexed by the City and serviced with municipal infrastructure.

The proposed amendments to the LI District will include “grain terminal/grain processing” and “agribusiness” uses as conditional uses. These two changes would allow for additional agricultural uses to be possible in the LI District. Additionally, the statement describing the purpose of the district would be amended by removing portions from the second sentence. This change would better describe the uses that are NOT allowed in the LI District.

**Compliance with Comprehensive Plan:** The comprehensive plan adopted by the City and the County for the JJZA has a few items that affect decisions made within the JJZA. The proposed amendments would allow for additional uses that may attract development in areas of the JJZA.

**Conclusion/Recommendations:** The Commission is asked to take public comment and recommend to the City Council to either approve or deny the zoning amendments. City Staff recommends that the proposed amendments be approved.

The process for adoption of the amendments will require that they be considered at a joint public hearing with the County and City Planning and Zoning Commissions. After this meeting, the respective recommendations will be taken to the individual governing bodies. Due to this being an ordinance amendment, the governing bodies will conduct two meetings. The first meeting will be conducted separately and the second one will be a joint meeting. This is a similar sequence followed for the adoption of the original ordinance, and for most of the ordinance amendments after 2012. The only difference to other adoptions will be the fact that the second (joint) meeting between the governing bodies will need to occur regardless of the results of the first meeting.

# 6

## LI: LIGHT INDUSTRIAL DISTRICT

The purpose of this district is to provide for a number of light manufacturing, wholesale, warehousing and service uses in an attractive industrial park like setting. These uses ~~do not depend on frequent personal visits from customers or clients and~~ do not include residences, apartments or commercial uses which are primarily retail in nature. It is the intent of this district to provide high amenity industrial development along the major roads, while allowing for slightly heavier development in the interior of the industrial areas. The LI Light Industrial District, where permitted, shall generally be located where provisions can be made to adequately handle the sewage disposal, where the value of the land for agricultural use is marginal, and where the water supply, roads and emergency services are easily and economically available.

### 6.1 Permitted Uses

Permitted Uses	Applicable Standards
<b>Wholesale Trade</b>	11.01, 11.03, 11.04, 11.05
<b>Light Manufacturing</b>	11.01, 11.03, 11.04, 11.05
<b>Contractor's Shop and Storage Yard</b>	11.01, 11.03, 11.04, 11.05
<b>Public Utility Facility</b>	11.01, 11.03, 11.04, 11.05
<b>Office</b>	11.01, 11.03, 11.04, 11.05
<b>Frozen Food Locker</b>	11.01, 11.03, 11.04, 11.05
<b>Printing Plant</b>	11.01, 11.03, 11.04, 11.05
<b>Motor Vehicle Service Station</b>	11.01, 11.03, 11.04, 11.05
<b>Billboard Signs</b>	11.01, 11.06
<b>Electrical Substation</b>	11.01 Opaque screen, six feet in height, located as far back as all setback lines.
<b>Bus/Truck Terminal</b>	11.01, 11.03, 11.04, 11.05 Located 300 feet from a residential district to minimize effects of diesel fumes and noise.
<b>Warehouse, Mini-Warehouse</b>	11.01, 11.03, 11.04, 11.05 The materials stored on the premises shall have a Level 1 or below in the Fire Protection Guide on Hazardous Materials.
<b>Lumberyard</b>	11.01, 11.03, 11.04, 11.05 Subject to screening of all outdoor storage from view when abutting a residential district.
<b>Truck/Bus Wash</b>	11.01, 11.03, 11.04, 11.05 All water from the truck or bus wash being contained on the site.
<b>Truck Repair, Sales, and Service</b>	11.01, 11.03, 11.04, 11.05 Subject to no unscreened outdoor storage of parts.
<b>Farm Store or Feed Store</b>	11.01, 11.03, 11.04, 11.05 Only accessory storage of fertilizer or farm chemicals on the site.
<b>Recycling Collection or Processing Facility</b>	11.01, 11.03, 11.04, 11.05 Screening of all recyclable material from view.

Permitted Uses	Applicable Standards
Automobile Storage Yard	11.01, 11.03, 11.04, 11.05 Screening of the storage yard with fence, berm, vegetation or placement on the lot.
Farm Implement Sales, Display and Service	11.01, 11.03, 11.04, 11.05 Screening of all outdoor storage of parts from view.
Broadcast Tower	11.01, 11.03, 11.04, 11.05 Located at least 300 feet from a residential district.
Motor Vehicle Repair Shop	11.01, 11.03, 11.04, 11.05 An adequate number of parking spots to store the cars and screen parts and materials from view.

### 6.2 Conditional Uses

Conditional Uses	Applicable Standards
Wireless Communication Facility	11.01, 11.08, 16.01
Telecommunications Tower	11.01, 11.08, 16.01
Storage Facility	11.01, 11.03, 11.05, 16.01
Ready-Mix Plant	11.01, 11.03, 11.05, 16.01
Wind Energy Conversion System	11.01, 11.13, 16.01
<u>Grain Terminal/Grain Processing</u>	<u>11.01, 11.03, 11.04, 11.05, 16.01</u>
<u>Agribusiness</u>	<u>11.0.1, 11.03, 11.04, 11.05, 16.01</u>

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### 6.3 Lot and Yard Regulations

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

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
All Uses	N/A	75 feet	25 feet see #3	10 feet see #1	20 feet see #2	45 feet

#### Exceptions

- #1 A side yard of 15 feet shall be required where a lot is adjacent to or abuts a residential district.
- #2 A rear yard of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
- #3 There shall be a required front yard on each street side of a corner lot.
- #4 See also adjustment to Yard Regulations (Chapter 12) for other specific exceptions.

# *Planning & Zoning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** January 24, 2022

**Subject:** Ordinance 1455 to amend the 2012 Joint Zoning Regulations for Clay County and the City of Vermillion by Amending Chapter 3 A-1: Agricultural District; Section 3.02 Conditional Uses; and Section 3.02 Applicable Standards.

**Presenter:** Jose Dominguez

**Background:** On December 27, 2021 the City and County Planning Commissions met jointly to discuss possible changes to the A-1: Agricultural District (A-1 District) of the Joint Zoning Regulations for Clay County and the City of Vermillion. The proposed changes would correct an error found recently in the A-1 District that accidentally excluded “telecommunications tower” use.

**Discussion:** The Joint Jurisdictional Zoning Area (JJZA) was created by the County and the City in 2012. The zoning ordinance for the JJZA was created with the intent to allow the County and the City to have a say in existing and proposed land uses in an area that would directly impact the City’s growth. The JJZA tries to maintain the rural characteristics of the surrounding area, while allowing for some light development. The ordinance’s intent, based on the adopted comprehensive plan for the JJZA, is to direct development towards areas within City limits, or areas that can be annexed by the City and serviced with municipal infrastructure.

The proposed amendment to the A-1 District will include “telecommunications tower” as a conditional use. As mentioned previously, Staff believes that the exclusion of this use from this district in the original adoption of the JJZA zoning ordinance was in error since another similar use is already found as a conditional use in this district (e.g., “broadcast tower”).

**Compliance with Comprehensive Plan:** The comprehensive plan adopted by the City and the County for the JJZA has a few items that affects decisions made within

the JJZA. The proposed amendments would allow for additional uses that may attract development in areas of the JJZA.

**Conclusion/Recommendations:** The Commission is asked to take public comment and recommend to the City Council to either approve or deny the zoning amendments. City Staff recommends that the proposed amendments be approved.

The process for adoption of the amendments will require that they be considered at a joint public hearing with the County and City Planning and Zoning Commissions. After this meeting, the respective recommendations will be taken to the individual governing bodies. Due to this being an ordinance amendment, the governing bodies will conduct two meetings. The first meeting will be conducted separately and the second one will be a joint meeting. This is a similar sequence followed for the adoption of the original ordinance, and for most of the ordinance amendments after 2012. The only difference to other adoptions will be the fact that the second (joint) meeting between the governing bodies will need to occur regardless of the results of the first meeting.

# 3

## A-1: AGRICULTURAL DISTRICT

The purpose of this district is to provide for a vigorous agricultural industry by preserving for agricultural production those prime agricultural lands beyond the area of planned urban development. It is recognized that because of the nature of both agricultural activities and residential subdivisions, that these two uses are generally poor neighbors and therefore the concentration of housing in the A-1 Agricultural District shall be discouraged.

### 3.1 Permitted Uses

Permitted Uses	Applicable Standards
<b>Agriculture</b>	11.01
<b>Dwelling, Single-Family Farm</b>	11.01, 11.03, 11.05 Not within an identified floodplain area.
<b>Historical Sites</b>	11.01
<b>Neighborhood Utility Facility</b>	11.01, 11.03, 11.05
<b>Greenhouses and Nurseries</b>	11.01, 11.03, 11.05 Provided there is no retail sale of products conducted on the premises.
<b>Park</b>	11.01, 11.03, 11.05
<b>Shelterbelts</b>	11.01
<b>Railroad Right-of-Way</b>	Including a strip of land with tracks and auxiliary facilities for track operation, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding and watering stations.
<b>Billboard Sign</b>	11.01, 11.06
<b>Fence</b>	11.01, 11.07
<b>Electrical Substation</b>	11.01 An opaque screen, six feet in height, located at all setback lines.
<b>Roadside Stands</b>	11.01, 11.05 Subject to the seasonal sale of farm products, which are produced upon the premises.
<b>Accessory Buildings and Uses (i.e. garage, shed)</b>	11.01, 11.02 (see definition)

### 3.2 Conditional Uses

Conditional Uses	Applicable Standards
<b>Single-Family Dwelling</b>	11.01, 11.03, 11.05, 16.01 Not within an identified floodplain area. Each quarter-quarter section shall have three building eligibilities. Exceptions: 1) The replacement of any dwelling with another dwelling shall be permitted. 2) Any lot of record as defined by this Ordinance shall be considered buildable provided all remaining ordinance provisions are met.

Conditional Uses	Applicable Standards
<b>Cemetery</b>	11.01, 11.05, 16.01 Not within an identified floodplain area. At least 2 acres in size and adequate road system within cemetery.
<b>Wireless Communication Facility</b>	11.01, 11.08, 16.01 Not within an identified floodplain area.
<b>Bed and Breakfast Establishments</b>	11.01, 11.03, 11.05, 11.12, 16.01
<b>Home Occupation</b>	11.01, 11.03, 11.05, 11.10, 16.01
<b>Agribusiness</b>	11.01, 11.03, 11.04, 11.05, 16.01
<b>Veterinarian Clinic</b>	11.01, 11.03, 11.05, 16.01 Located on a tract of land not less than ten acres and that no treatment rooms or pens for animals shall be maintained closer than two hundred feet to any property line.
<b>Golf Course</b>	11.01, 11.03, 11.05, 16.01
<b>Rock, Sand and Gravel Extraction</b>	11.01, 11.05, 16.01
<b>Small Concentrated Animal Feeding Operation</b>	11.01, 11.04, 11.05, 11.14, 16.01
<b>Airport/heliport</b>	11.01, 11.03, 11.05, 16.01
<b>Fireworks Sales</b>	11.01, 11.05, 16.01 Subject to the length of sales not exceeding nine days.
<b>Private Recreation Facility</b>	11.01, 11.03, 11.05, 16.01
<b>Sanitary Landfill, Solid Waste Transfer Station, Rubble Dump, Commercial Compost Site</b>	11.01, 11.03, 11.05, 16.01
<b>Public Utility Facility</b>	11.01, 11.03, 11.05, 16.01
<b>Public Service Facility</b>	11.01, 11.03, 11.04, 11.05, 16.01
<b>Trap Shoot, Rifle Range, Pistol Range</b>	11.01, 11.03, 11.05, 16.01
<b>Broadcast Tower</b>	11.01, 16.01 Subject to being located at least 300 feet from a residential district.
<b>Wind Energy Conversion System</b>	11.01, 11.13, 16.01
<b>Manufactured Home</b>	11.11(C), 16.01
<b>Telecommunications Tower</b>	11.01, 11.03, 11.05, 11.08, 16.01

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### 3.3 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). Where a side yard or rear yard is required, half of the required yard must be maintained as a landscaped area.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
<b>All Uses</b>	2 acres	75 feet	30 feet	8 feet	25 feet	35 feet

**Exceptions**

#1 See Adjustment to Yard Regulations (Chapter 12) for specific exceptions.