

PROPOSED ORDINANCE 1430

AMENDING TITLE XV, CHAPTER 155, SECTION 155.058 (E), BLISS POINTE PLANNED DEVELOPMENT DISTRICT, TO AMEND THE LOT AND YARD REGULATIONS FOR SINGLE-FAMILY DETACHED DWELLINGS BY REDUCING THE LOT AREA FROM 6,500 TO 5,400 SQUARE FEET, REDUCING THE FRONTAGE FROM 50 TO 44 FEET, AND REDUCING THE BUILDING LINE FROM 65 TO 44 FEET

BE IT ORDAINED, by the Governing Body of the City of Vermillion, South Dakota that the Code of Ordinances Chapter 155, Section 155.058 (E) Bliss Pointe Planned Development District, be amended as follows:

§ 155.058 BLISS POINTE PLANNED DEVELOPMENT DISTRICT.

(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>
Dwelling, single-family detached	§§ 155.070, 155.072, 155.076, 155.077
Day care, group	A safe pickup and drop off area must be provided for the children. All applicable dwelling standards apply.
Neighborhood utility facility	§ 155.070
Public park areas	§ 155.070
Accessory building or use	§§ 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>
Dwelling, single-family attached	§§ 155.070, 155.072, 155.076, 155.077
Dwelling, multiple-family (maximum of two dwelling units per lot)	§§ 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>
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Dwelling, single-family attached	§§ 155.070, 155.072, 155.076, 155.077
Dwelling, multiple-family (maximum of two dwelling units per lot)	§§ 155.070, 155.072, 155.076, 155.077
Day care, center	Adequate and safe playground area with fence 4 feet high.
Neighborhood utility facility	§ 155.070
Public park areas	§ 155.070
Accessory building or use	§§ 155.071, 155.082(A) (see definition)

<i>Conditional Uses</i>	<i>Applicable Standards</i>
Dwelling, multiple-family	§§ 155.070, 155.072, 155.076, 155.077, three or more dwelling units per lot

(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 services and trade	§§ 155.070, 155.072, 155.076, 155.077
Offices, non-commercial, non-construction and non-industrial	§§ 155.070, 155.072, 155.076, 155.077
Personal Service	§§ 155.070, 155.072, 155.076, 155.077
Hospital	§§ 155.070, 155.072, 155.076, 155.077
Day care, center	§§ 155.070, 155.072, 155.076, 155.077
Accessory building or use	§§ 155.070, 155.072, 155.076, 155.077

(E) *Lot and yard regulations.* All measurements shall be taken from the lot line to the building line (see definitions). Values listed are minimums, unless otherwise stated.

	<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>
Dwelling, single-family detached	5,400 square feet	44 feet	44 feet	25 feet See (3)	8 feet See (2)	25 feet See (8)	35 feet
Dwelling, single-family attached, 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

Dwelling, multiple-family (maximum of two dwelling units per lot)	7,500 square feet	50 feet	75 feet	25 feet	8 feet	25 feet	35 feet
Dwelling, multiple-family units (maximum of 32 bedrooms per lot, number of bedrooms per dwelling unit cannot exceed 4)	7,500 square feet	50 feet	60 feet	30 feet See (5)	10 feet See (1)	10 feet	35 feet
Dwelling, multiple-family units (between 33 and 48 bedrooms per lot, number of bedrooms per dwelling unit cannot exceed 4)	20,000 square feet	50 feet	70 feet	30 feet See (5)	10 feet See (1)	10 feet	45 feet
Dwelling, multiple-family units (over 48 bedrooms per lot, number of bedrooms per dwelling unit cannot exceed 4)	30,000 square feet	50 feet	85 feet	30 feet See (5)	10 feet See (1)	10 feet	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 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 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 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 on property re-division.

Dated at Vermillion, South Dakota this 1st day of March, 2021.

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

BY *Kelsey Collier-Wise*
Kelsey Collier-Wise, Mayor

ATTEST:

BY *Michael D Carlson*
Michael D Carlson, Finance Officer

First Reading: February 16, 2021
Second Reading: March 1, 2021
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