

**ORDINANCE 1499**

**AN ORDINANCE AMENDING TITLE XV, LAND USAGE; CHAPTER 155; ZONING REGULATIONS; ADDING SECTION 155.062 ENTITLED JOLLEY PLANNED DEVELOPMENT DISTRICT TO THE CITY OF VERMILLION CODE OF ORDINANCES.**

**BE IT ORDAINED**, by the Governing Body of the City of Vermillion, South Dakota that the following section of Chapter 155 be added. All other portions of Chapter 155 will remain as they are. Following is the amendment:

**§ 155.062 JOLLEY PLANNED DEVELOPMENT DISTRICT.**

The purpose of this district is to provide for certain low-density residential areas. All city ordinances apply to the Planned Development District except for those modified below.

(A) Area A (low-density, single-family detached residential uses)

<b>Permitted Uses</b>	<b>Applicable Standards</b>
Dwelling, single-family detached	§§ 155.070, 155.072, 155.076, 155.077
Accessory building or use	§§ 155.071, 155.082(A) (see definition)

(B) Area B (low-density, single-family detached residential uses)

<b>Permitted Uses</b>	<b>Applicable Standards</b>
Dwelling, single-family detached	§§ 155.070, 155.072, 155.076, 155.077
Accessory building or use	§§ 155.071, 155.082(A) (see definition)

(C) Area C (park space)

<b>Permitted Uses</b>	<b>Applicable Standards</b>
Neighborhood utility facility	§ 155.070
Public park areas	§ 155.070

(D) 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.

	<b>Lot Area</b>	<b>Frontage</b>	<b>Building Line</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Maximum Height</b>
Area A uses	9,100 square feet	65 feet	65 feet	40 feet	8 feet	15 feet	35 feet
Area B uses	7,800 square feet	65 feet	65 feet	25 feet	8 feet	15 feet	35 feet
All other uses	9,100 square feet	65 feet	65 feet	40 feet	8 feet	25 feet	35 feet

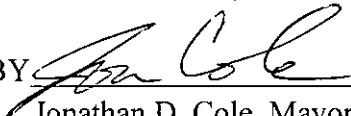
Exceptions:

- (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) One required front yard may be reduced to 25 feet on corner lots.

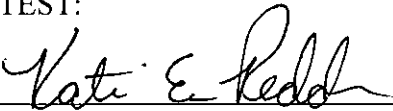
(E) Property re-division. All future property re-division shall require a re-platting of the affected parcels. The Planned Development District may require an amendment on property re-division.

Dated at Vermillion, South Dakota this 18<sup>th</sup> day of December, 2023

THE GOVERNING BODY OF THE CITY  
OF VERMILLION, SOUTH DAKOTA

BY   
Jonathan D. Cole, Mayor

ATTEST:

BY   
Katie E. Redden, Finance Officer

First Reading: December 4, 2023  
Second Reading: December 18, 2023  
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