

**PLANNING AND ZONING ORDINANCE #10-2**

**MCPHERSON COUNTY**

**SOUTH DAKOTA**

**EFFECTIVE DATE: JANUARY 1, 2011**

**BOARD OF COUNTY COMMISSIONERS:**

Jeffrey Neuharth – Chairman

Delmar Metzger – Commissioner

Dennis Wolf – Commissioner

Michael Rath – Commissioner

Rick Beilke – Commissioner

**COUNTY AUDITOR:**

Steve Serr

**PLANNING AND ZONING BOARD:**

Richard Kolb – Chairman

Leland Berreth

Earl Grueble

Jeffrey Neuharth

Alvin Kallas

**ZONING ADMINISTRATOR**

Susan Hoffman

Sharon Guthmiller - Deputy

*This Planning and Zoning Ordinance is dedicated to Michael Rath for serving 28 years on the McPherson County Board of Commissioners and helping implement this Ordinance.*

The Planning and Zoning Ordinance #10-2 was prepared by Richard G. Kolb with the assistance of Susan Hoffman and Sharon Guthmiller under the direction of the Board of County Commissioners and the McPherson County States Attorney, Donald W. Kallenberger

Implement and enforcement of this Ordinance is the responsibility of McPherson County.

## RESOLUTION 10-15

RESOLUTION ESTABLISHING PLANNING AND ZONING REGULATIONS FOR MCPHERSON COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, PURSUANT TO SDCL 11-2, 1967, AND AMENDMENTS THEREOF.

WHEREAS the McPherson County, South Dakota Board of County Commissioners, hereinafter referred to as the Board of County Commissioners deems it necessary, for the purpose of promoting the health, safety, morals, and general welfare of the county to enact planning and zoning regulations and to provide for its administration, and

WHEREAS the Board of County Commissioners, has appointed a McPherson County Planning and Zoning Board, hereinafter referred to as the Planning and Zoning Board, to recommend the district boundaries and to recommend appropriate regulations to be enforced therein, and

WHEREAS the Planning and Zoning Board has prepared regulations in accordance with the purpose to protect the tax bases, to guide the physical development of the county, to encourage the distribution of population or mode of land utilization that will facilitate the economical and adequate provisions of transportation, roads, water supply, drainage, sanitation, education, recreation, or other public requirements, to conserve and develop natural resources, and

WHEREAS the Planning and Zoning Board has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, and

WHEREAS the Board of County Commissioners has given due public notice of hearings relating to planning and zoning regulations and restrictions, and has held such public hearings, and

WHEREAS all requirements of SDCL 11-2, 1967, with regard to the preparation of this regulation and subsequent action of the Board of County Commissioners has been met;


THEREFORE BE IT RESOLVED that the Planning and Zoning Ordinance #10-2 for McPherson County, South Dakota is hereby adopted by the Board of County Commissioners, McPherson County, South Dakota.

Adopted the 6 day of Dec., 2010



Jeffrey Neuharth, Chairman

McPherson Board of County Commissioners

ATTEST: 

Steve Serr

McPherson County Auditor

Planning and Zoning Ordinance

**SUMMARY OF MCPHERSON COUNTY  
PLANNING AND ZONING ORDINANCE #10-2**

Article 1	Short Title	Page 1
Article 2	Jurisdiction	Page 2
Article 3	Definitions	Page 3
Article 4	Official Zoning Map and Boundary Interpretation	Page 14
Article 5	Application of District Regulations	Page 16
Article 6	Establishment of Districts	Page 17
Article 7	Agricultural District	Page 18
Article 8	Rural-Residential District	Page 20
Article 9	Lake Front Residential District	Page 22
Article 10	Highway Commercial District	Page 23
Article 11	General Industrial District	Page 25
Article 12	Wildlife/Recreation District	Page 26
Article 13	Supplementary District Regulations	Page 28
Article 14	Nonconforming Lots, Nonconforming Uses of Land . . .	Page 30
Article 15	Administrative Procedure and Enforcement – Building Permits	Page 34
Article 16	Planning and Zoning Board, Board of Adjustment	Page 36
Article 17	Board of Adjustment – Powers and Duties	Page 37
Article 18	Appeals	Page 40
Article 19	Schedule of Fees, Charges, and Expenses	Page 41
Article 20	Amendments	Page 42
Article 21	Violations, Complaints, Penalties, and Remedies	Page 43
Article 22	Legal Status Provisions	Page 44
Article 23	Concentrated Animal Feeding Operations and Regulations	Page 45
Article 24	Communication Towers and Facilities	Page 60
Article 25	Wind Energy Conservation Systems	Page 65
Appendix A	Performance Standards for the General Industrial District	Page 75
Appendix B	McPherson County Subdivision Regulations	Page 76
Appendix C	Procedure for Rezoning	Page 90
Appendix D	Forms – Building Permit, Variance, and Manure Variance	Page 91