

**ARTICLE 2.00
DISTRICTS AND BOUNDARIES**

(amended by MC30-04-03)

- SECTIONS: 2.01 Boundaries of Joint Jurisdiction
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2.01 BOUNDARIES OF JOINT JURISDICTION.

- (a) The land within the joint zoning jurisdiction shall be contained within the following boundaries: Beginning at the S-1/4 corner of Section 32-T101N-R50W, thence north to the center of said Section 32, thence west to the W-1/4 corner of said Section 32, then north to the W-1/4 corner of Section 29-T101N-R50W, thence east to the center of said Section 29, thence north to the N-1/4 corner of Section 17-T101N-R50W, thence east to the NE corner of said Section 17, thence north to the W-1/4 corner of Section 9-T101N-R50W, thence east to the center of said Section 9, thence north to the N-1/4 corner of Section 4-T101N-R50W, thence east to the NE corner of said Section 4 and the SW corner of Section 34-T102N-R50W, thence north to the NW corner of said Section 34, thence east to the N-1/4 corner of said Section 34, thence north to the N-1/4 corner of Section 27-T102-N-R50W, thence east to the S-1/4 corner of Section 23-T102N-R50W, thence north to the center of said Section 23, thence east to the center of Section 24-T102N-R50W, thence north to the N-1/4 corner of said Section 24, thence east to the NE corner of said Section 24 and the SW corner of Section 18-T102N-R49W, thence north to the W-1/4 corner of said Section 18, thence east to the center of said Section 18, thence north to the N- 1/4 corner of said Section 18, thence east to the S-1/4 corner of Section 9-T102N-R49W, thence north to the center of said Section 9, thence east to the center of Section 10-T102N-R49W, thence south to the S-1/4 corner of said Section 10, thence east to the NE corner of Section 14-T102N-R49W, thence south to the E-1/4 corner of said Section 14, thence east to the E-1/4 corner of Section 13, T102N-R49W and the W-1/4 corner of Section 18-T102N-R48W and continuing east to the center of said Section 18, thence south to the S-1/4 corner of said Section 18, thence east to the N-1/4 corner of Section 20-T102N-R48W, thence south to the N-1/4 corner of Section 29-T101N-R48W, thence east to the NE corner of Section 29-T101N-R48W, thence south to the SE corner of Section 29-T101N-R48W, thence west to the S-1/4 corner of said Section 29, thence south to the center of Section 32-T101N-R48W, thence west to the W-1/4 corner of said Section 32, thence south to the SW corner of said Section 32, thence west along the county line to the point of beginning.
- (b) Before any territory may come under the jurisdiction of these regulations, the boundary of

the joint jurisdiction shall be amended by ordinance adopted by the County Commission and City Council in compliance with South Dakota Compiled Laws.

2.02 DISTRICTS DESIGNATED. In order to regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of a lot that may be occupied; the size of the yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes; the joint zoning jurisdiction is hereby divided into the following districts:

A-1	Agricultural	C	Commercial
RR	Rural Residential	I-1	Light Industrial
RS-1	Residential	I-2	General Industrial
RS-2	Residential	RC	Recreation/Conservation
RD	Residential	PD	Planned Development
RA-1	Residential		

The following districts shall be designated as zoning overlay districts, imposing special regulations on the properties that fall within these overlay districts without abrogating the requirements imposed by the underlying land use district regulations:

WS Water Source Protection

2.03 INCORPORATED BY REFERENCE. The following are hereby adopted and incorporated by reference:

- (a) The official zoning map(s) of the area of joint jurisdiction, together with all the explanatory matter thereon and attached thereto, is hereby adopted by reference and is declared to be a part of these regulations. The maps shall be signed by the Chairman of the Board of County Commissioners and the Mayor and filed with the County Auditor and City Clerk.
- (b) The Flood Insurance Rate Map is hereby adopted by reference and declared to be a part of these regulations. Areas shown as Zone A, AO or A1- A30 on the F.I.R.M. but which are zoned A-1 Agricultural on the zoning map shall be governed by the provisions of the RC Recreation/Conservation District.
- (c) The approved plans submitted in conjunction with any Planned Development are hereby adopted by reference and declared to be a part of these regulations.

2.04 BOUNDARIES OF DISTRICTS; MAPS. The boundaries of the districts are shown upon the maps which have been made a part hereof by reference. That part of the maps designating the different districts and their boundaries and that part of the legend designating the symbols for each district shall have the same force and effect as if they were all fully set forth herein. Other notations and references thereon are for information only.

2.05 RULES WHERE UNCERTAINTY AS TO BOUNDARIES ARISES. Where uncertainty exists with respect to the boundaries of the various districts shown on the district map accompanying and made a part of these regulations by reference, the following rules apply:

- (a) The district boundaries are roads unless otherwise shown, and where the districts are bounded approximately by roads, the road shall be construed to be the boundary of the district.
- (b) Where the property has been or may hereafter be divided into blocks and platted lots, the district boundary shall be construed to coincide with the nearest platted lot lines; and where the districts are bounded approximately by platted lot lines, the platted lot lines shall be construed be the boundary of the district, unless the boundaries are otherwise indicated on the maps by legal description.
- (c) In unplatted property, the district boundary lines shall be determined by use of the scale appearing on the map, unless the boundaries are otherwise indicated on the maps by legal description.

2.06 VACATION OF STREETS AND ROADS. Whenever any street, road or other public way is vacated, the zoning district adjoining each side of such street, road, or other public way is extended to the center of such vacation; and all area included in the vacation shall then an henceforth be subject to the appropriate regulations of the extended districts.

2.07 CLASSIFICATION OF LAND COMING WITHIN THE JOINT ZONING JURISDICTION. In all territories which may hereafter come within the joint zoning jurisdiction, the zoning districts as they exist in the Zoning Ordinance for Minnehaha County shall be continued unless otherwise changed by ordinance.