

CITY OF WILLOW LAKE ORDINANCE NO. 250

ORDINANCE 250, AN ORDINANCE AMENDING ORDINANCE 241, AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND THE OFFICIAL ZONING MAP FOR THE CITY OF WILLOW LAKE, AND AMENDMENTS THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 11-4 AND 11-6, 1967 SDCL, AND AMENDMENTS THEREOF, AND FOR THE REPEAL OF ALL RESOLUTIONS AND ORDINANCES IN CONFLICT HERewith.

BE IT ORDAINED BY THE WILLOW LAKE CITY COUNCIL, WILLOW LAKE, SOUTH DAKOTA: that Chapter 2.07 "Highway Commercial District", Section 2.05.04 "Permitted Accessory", adopted by Ordinance 241, as amended, be amended adding language in bold and underline:

Section 2.07.02 Permitted Accessory Uses:

The following accessory uses and structures shall be permitted in the "HC" Highway Commercial District.

1. Accessory buildings and uses customarily incidental to permitted uses.

2. Signs subject to Chapter 4.04

3. Caretaker and watchman quarters subject to Chapter 4.24.

BE IT FURTHER ORDAINED BY THE WILLOW LAKE CITY COUNCIL, WILLOW LAKE, SOUTH DAKOTA: that Article IV "Supplemental Regulations", adopted by Ordinance 241, as amended, be amended by adding a new Chapter in bold underlined language:

CHAPTER 4.24 CARETAKER/WATCHMAN'S QUARTERS

1. Caretaker/watchman's quarters on parcels in any commercial or industrially zoned property shall require a special permitted use permit.

2. Caretaker or watchman's living quarters shall be limited to not

more than one (1) dwelling unit.

3. The dwelling unit shall be occupied by person(s) associated with the operation or maintenance of the business or building. If it is found that the occupant(s) are not associated with such operation or maintenance the living area shall be removed.

4. The total area of the dwelling unit shall consist of not more than (30 percent) of the total area of the building.

5. The dwelling unit shall maintain an entrance other than that of the business associated with the caretaker or watchman's living quarters. Exceptions:

a. If a single entrance enters into a common hallway or corridor in which the business and dwelling unit are entered separately, the dwelling unit may be allowed to use the same entrance as the business.

b. Entrance to the dwelling unit is accessible only by employees of the business.

BE IT FURTHER ORDAINED BY THE WILLOW LAKE CITY COUNCIL, WILLOW LAKE, SOUTH DAKOTA: that Article V "Definitions", adopted by Ordinance 241, as amended, be amended by adding the language in bold and underline:

Caretaker's Residence/Watchman's Quarters: A Dwelling unit which is occupied by one who is employed by a business located on the same premises or within the same structure as said dwelling unit.

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