

Gregory County Planning & Zoning
221 E 8th St., Burke, SD 57523
Gregory Country Courthouse-Commission Meeting Room
March 12th at 9am

1. Adopt Agenda
2. Approve Planning & Zoning Minutes - No meeting in February
3. Conflict of Interest
4. Ex-Parte Communications
5. **Variance Hearing:**
 - Application for Josey & Tamara Larson to build a dwelling on (19.86) acres less than 40 acres in an Ag District Section 15-97-71, Parcel #7701, Gregory, SD
6. **Conditional Use Permit Hearing**
 - **Applicants: Christy Burkholder** to have an additional dwelling in an Ag District in Section 28-97-72, Gregory County. Section 513- Minimum Lot Requirement
7. Building Permit Review
8. Attorney Contract
9. Campground Ordinance:
10. Solor Energy Ordinance
11. Other business
12. Adjourn

Section 513 Minimum Lot Requirements

1. The minimum lot area shall be forty (40) acres;
2. The minimum lot width shall be five hundred (500) feet;
3. The Board of Adjustment may allow a smaller minimum lot requirement where a permit for a single-family home is requested on an existing farmstead site;
4. Additional dwelling units may be allowed if they are to be occupied by other members of the family farm unit, the Board of Adjustment may reduce the required area following the procedures of a conditional use; and
5. The Zoning Administrator may allow a smaller lot requirement where a request for a smaller lot is presented which includes an existing farmstead as defined herein. Upon approval of said request the owner shall cause the recording of an Agricultural use Covenant upon the deed.

Farm Unit - All buildings and structures needed in an agricultural operation, including dwellings for owners, operators, and other family members

Accessory Agricultural Structure - A structure customarily incidental and necessary to farming and the raising of animals including barns and other animal shelters, corrals and fences, silos and storage sheds for machinery and crops.

Accessory Use or Structure - A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

Farm, Hobby - An activity carried out in rural residential areas, which includes the planting, cultivating, harvesting and storage of grains, hay or plants, fruits, or vineyards.

The raising and feeding of livestock and poultry shall be considered as part of a hobby farm if the area, in which the livestock or poultry is kept, is one (1) acre or more in area for every one (1) animal unit, and if such livestock does not exceed ten (10) animal units.