

AGENDA

MONTROSE CITY PLANNING AND ZONING COMMITTEE

July 13th, 2021 5:30 pm in the Community Center

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC HEARING ON AMENDING THE CURRENT PLANNING AND ZONING REGULATIONS

RECCOMENT APPROVAL OR REJECTION OF THE AMENDMENT TO THE PLANNING AND ZONING REGULATIONS TO THE MONTROSE CITY COUNCIL

ADJOURN

ADJOURN NOTE: No changes will be made to the agenda within 24 hours of the Council meeting.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MONTROSE, SD, AMENDING THE MONTROSE ZONING REGULATIONS, BY AMENDING CHAPTER 4.02, R-1: RESIDENTIAL DISTRICT, CONDITIONAL USES; CHAPTER 4.03, R-1: RESIDENTIAL DISTRICT, LOT AND YARD REGULATIONS; AND CHAPTER 15.02, DEFINITIONS, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF MONTROSE, SD:

Section 1. That Chapter 4.02 of the Montrose Zoning Regulations is hereby amended to amend the following:

Conditional Use	Applicable Standards
<p>Stand-alone garage</p> <p><i>overhang 2'</i></p> <p><i>gable 1' minimum</i></p> <p><i>gutters</i></p>	<p>8.02, 8.04, 8.05, 8.08, 8.11, & 13.05</p> <p><i>8-12 FT e/s #6</i></p> <p>Exterior walls shall be constructed of materials commonly used on the exterior walls of residential structures such as brick, concrete composite board, artificial or natural stone, exterior grade natural or composite wood, stucco, or residential lap siding made of vinyl, steel, or aluminum. No siding shall have visible fasteners. For purposes of this section, screws shall not be considered visible fasteners.</p> <p>Roofing shall be of a type and material similar to those utilized on residential structures.</p> <p>A wood or masonry foundation shall form a complete enclosure under the exterior walls.</p> <p>Building shall not be used for dwelling purposes.</p>

Section 2. That Chapter 4.03 of the Montrose Zoning Regulations is hereby amended to include the following:

	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height
Stand-alone garage	NA see #4	NA sec #2	25 ft. sec #3	7 ft.	25 ft.	14 ft. sec #6

Exceptions

- #6 The sidewall height of a stand-alone garage shall not exceed 14 ft., *with conditional use permit.*

Section 3. That Chapter 15.02 of the Montrose Zoning Regulations is hereby amended to replace the following definition to read as follows:

GARAGE, PRIVATE – A building or portion of a building in which motor vehicles and limited household goods owned or leased by the occupants of the principal building are stored or kept.

Section 4. That Chapter 15.02 of the Montrose Zoning Regulations is hereby amended to include the following definition:

GARAGE, STAND-ALONE – A private garage located on a lot without another principal building.

Adopted this _____ day of _____, 2021.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: _____

Second Reading & Adoption: _____

Published: _____

Effective Date: _____

Published once at the approximate cost of _____.