

AGENDA

**MONTROSE CITY COUNCIL SPECIAL MEETING**

July 22, 2021 6:00 PM COMMUNITY CENTER

PLEDGE OF ALLEGIANCE

CALL TO ORDER - Roll Call

RULES OF DECORUM

APPROVAL OF AGENDA

REVIEW NEW AMENDMENT TO THE PLANNING AND ZONING ORDINANCE AND 1<sup>ST</sup> READING.

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:*

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Stand-alone garage</b>	<p>8.02, 8.04, 8.05, 8.08, 8.11, &amp; 13.05</p> <p>The building shall include both a service door and an overhead door.</p> <p>Exterior walls shall be constructed of either: (1) 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; or (2) wainscoting of two colors typically utilized on residential structures.</p> <p>The building may be either post-frame or stick-built construction.</p> <p>The pitch of the building's roof shall not be less than one (1) foot for rise for each four (4) feet of horizontal run. The roof may overhang the exterior walls of the building no more than two (2) feet.</p> <p>Gutters of sufficient design to control water runoff shall be installed.</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>

<b>Shouse</b>	<p>8.02, 8.04, 8.05, 8.08, 8.11, &amp; 13.05</p> <p>The workshop and/or storage space portion of the building shall include both a service door and an overhead door.</p> <p>Exterior walls shall be constructed of either: (1) 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; or (2) wainscoting of two colors typically utilized on residential structures.</p> <p>The building may be either post-frame or stick-built construction.</p> <p>The pitch of the building's roof shall not be less than one (1) foot for rise for each four (4) feet of horizontal run. The roof may overhang the exterior walls of the building no more than two (2) feet.</p> <p>Gutters of sufficient design to control water runoff shall be installed.</p> <p>A wood or masonry foundation shall form a complete enclosure under the exterior walls.</p>
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*Section 2. That Chapter 4.03 of the Montrose Zoning Regulations is hereby amended to include the following:*

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Front Yard Setback</b>	<b>Side Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Maximum Height</b>
<b>Stand-alone garage</b>	NA see #4	NA see #2	25 ft. see #3	7 ft.	25 ft.	12 ft. see #6
<b>Shouse</b>	NA see #4	NA see #2	25 ft. see #3	7 ft.	25 ft.	12 ft. see #7

**Exceptions**

- #6 The height of a stand-alone garage shall not exceed twelve (12) feet unless approved by the terms of the conditional use permit. The minimum height of the building shall be eight (8) feet.

#7 The height of the workshop and/or storage space portion of the building shall not exceed twelve (12) feet unless approved by the terms of the conditional use permit. The minimum height of the workshop and/or storage space portion of the building shall be eight (8) feet.

*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 definitions:*

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

SHOUSE – A building containing a combination single-family dwelling and personal workshop and/or storage space. Unlike a traditional house that requires its accessory private garage to be subordinate in area, extent or purpose to the dwelling, a shouse is allowed to have the workshop and/or storage space portion of the building be larger than the footprint of the dwelling portion of the 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 \_\_\_\_\_.