

Council Member Tschappat introduced the following Ordinance 2012-02, to be read the 1st time and moved for its adoption. Council Member Spitzer seconded the motion. Upon roll call vote, all Council Members voted in favor. Motion carried. The first reading was held as follows:

ORDINANCE NO.2012- 02

AN ORDINANCE REGARDING MOBILE HOME SPECIFICATIONS WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

BE IT ORDAINED BY THE MUNICIPALITY OF THE CITY OF LEOLA, MCPHERSON COUTY, SOUTH DAKOTA, that the following shall be added to the Zoning Ordinances of the Leola City Municipal Code:

CHAPTER 8.01 Residential District (R-1)

8.0106 Mobile Homes Not Located in Mobile Home Park.

Mobile Homes, single and double wide homes.

Commencing upon the effective date of this ordinance, any mobile home which is

placed within the corporate city limits of Leola, either temporarily or permanently, without being located in a mobile home park, shall be subject to the following requirements, including all other mobile home requirements as are specified in the municipal code of the City of Leola.

A. Each mobile home must have an assessed valuation of at least \$20,000 as determined by the McPherson County Assessor's Office. Said assessment must be obtained within 30 days of the mobile home being located within the corporate city limits; and

B. Each mobile home shall comply with the following:

- 1. The running gear and hitch shall be removed.**
- 2. Has been anchored to a permanent footing and foundation.**
- 3 The footing to be a minimum of eight inches thick by sixteen inches wide poured concrete with top of footing to be sixteen inches below grade (if a permanent structure).**
- 4. The foundation shall be eight inches poured concrete or concrete block (if a permanent structure).**
- 5. Prior to placement of home on the foundation the mobile home must be inspected and approved by the city zoning officer.**
- 6. Skirting (type of skirting must be approved by the City Council prior to placement) shall be placed around the mobile home.**

C. Only one (1) mobile home unit is allowed per 7,000 square feet of lot; and

D. Any mobile home more than ten (10) years of age from the date of manufacture shall not be allowed, unless a special permit is granted by the City of Leola; and

E. Only one (1) mobile home unit shall be allowed on a lot or adjoining lots owned by the same individual or entity, unless a special permit is granted by the City of Leola.

4-7-2 Grandfather Clause.

This ordinance shall only apply to mobile homes moving within the corporate city limits of Leola from and after the effective date of this ordinance.

4-7-3 Penalty.

Any person, persons, firm or corporation violating any of the provisions of this ordinance shall be punished by a fine of not less than \$100 nor more than \$200 per day of infraction, or by imprisonment not exceeding thirty (30) days, or by both such fine and imprisonment. Should any part of this ordinance be held invalid for any

reason, the remainder thereof shall not be affected and shall remain in full force and effect.

First Reading: February 6, 2011
Second Reading: March 5, 2011
Publication Date: February 15, 2012
Effective Date: April 2, 2012

ATTEST:

Candice Kappes, Finance Officer

Dean A. Schock Mayor, City of Leola

NOTICE OF ADOPTION

ORDINANCE No. 2012-02 REGARDING MOBILE HOME SPECIFICATIONS WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

NOTICE is hereby given that Ordinance No. 2012-02 being an Ordinance regarding mobile home specifications within the city limits of the City of Leola, as set forth, was duly adopted by the City of Leola on the 6th day of February, 2012, and that such Ordinance shall be effective April 2, 2012.

Dated this 6th day of February, 2012

Mayor, City of Leola

Public Hearing and second reading on the Ordinance 2012-02 will be held at 8:00 P.M. on Monday, March 5, 2012, in the Council Room of the Municipal Building.

Council Member Severson introduced the following Ordinance 2012-03, to be read the 1st time and moved for its adoption. Council Member Walz seconded the motion. Upon roll call vote, all Council Members voted in favor. Motion carried. The first reading was held as follows:

ORDINANCE NO.2012-03

AN ORDINANCE AMENDING APPENDIX A - MOBILE HOME REGULATIONS WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

BE IT ORDAINED BY THE MUNICIPALITY OF THE CITY OF LEOLA, MCPHERSON COUTY, SOUTH DAKOTA, that the following amendment to Appendix A – Mobile Home Regulations shall be made to the Zoning Ordinances of the Leola City Municipal Code:

Minimum Lot Requirements.

The minimum lot area for individual mobile homes shall be thirty five hundred (3,500) square feet. The overall density of any mobile home park shall not exceed eight (8) units per gross acre. The minimum lot area for mobile homes not located in a mobile home park shall be in accordance with the requirements found in section 8.0106.

Minimum Yard Requirements.

The minimum distance required for the separation of a mobile home from any other mobile home shall be twenty (20) feet from side to side, twenty (20) feet from side to rear, and twenty (20) feet from rear to rear; front setback from private drive of fifteen (15) feet.

The minimum yard requirement for mobile homes not located in a mobile home park shall be in accordance with the requirements found in section 8.0106.

First Reading: February 6, 2012

Second Reading: March 5, 2012
Publication Date: February 15, 2012
Effective Date: April 2, 2012

ATTEST:

Candice Kappes, Finance Officer

Dean A. Schock, Mayor, City of Leola

NOTICE OF ADOPTION

ORDINANCE No. 2012- 03 AMENDING APPENDIX A - MOBILE HOME REGULATIONS WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

NOTICE is hereby given that Ordinance No. 2012-03 being an Ordinance regarding amendments to Appendix A – Mobile Home Regulations shall be made to the Zoning Ordinances within the city limits of the City of Leola, as set forth, was duly adopted by the City of Leola on the 6th day of March, 2012, and that such Ordinance shall be effective April 2, 2012.

Dated this 6th day of February 6, 2012

Dean A. Schock, Mayor, City of Leola

Public Hearing and second reading on the Ordinance 2012-03 will be held at 8:00 P.M. on Monday, March 5, 2012, in the Council Room of the Municipal Building.

Council Member N. Geffre introduced the following Ordinance 2012-04, to be read the 1st time and moved for its adoption. Council Member Gohl seconded the motion. Upon roll call vote, all Council Members voted in favor. Motion carried. The first reading was held as follows:

ORDINANCE NO.2012- 04

AN ORDINANCE REGARDING FENCES WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

BE IT ORDAINED BY THE MUNICIPALITY OF THE CITY OF LEOLA, MCPHERSON COUTY, SOUTH DAKOTA, that the following shall be added to the Zoning Ordinances of the Leola City Municipal Code:

CHAPTER 6.01 Application of District Regulations

6.0107 Fences, Walls, and Hedges

Notwithstanding other provisions of this ordinance, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over six (6) feet in height. A building permit shall be obtained prior to construction and placement of any fence and the City Council shall determine if the location, size and type of material used for construction of the fence shall be allowed.

First Reading: February 6, 2012
Second Reading: March 5, 2012
Publication Date: February 15, 2012
Effective Date: April 2, 2012

ATTEST:

Candice Kappes, Finance Officer

Dean A. Schock, Mayor, City of Leola

NOTICE OF ADOPTION

ORDINANCE No. 2012-04 REGARDING FENCES WITHIN THE CITY LIMITS OF THE CITY OF LEOLA.

NOTICE is hereby given that Ordinance No. 2012-04 being an Ordinance regarding fences within the city limits of the City of Leola, as set forth, was duly adopted by the City of Leola on the 6th day of February, 2012, and that such Ordinance shall be effective April 2, 2012.

Dated this 6th day of February, 2012

Dean A. Schock, Mayor, City of Leola

Public Hearing and second reading on the Ordinance 2012-04 regarding fences will be held at 8:00 P.M. on Monday, March 5, 2012, in the Council Room of the Municipal Building.