

Ordinance No. 323

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF AURORA, SOUTH DAKOTA AND PERTAINING TO THE R2 RESIDENTIAL DISTRICT IN THE CITY OF AURORA, SOUTH DAKOTA.

BE IT ORDAINED by the Governing Body of the City of Aurora, South Dakota, as follows:

I.

Chapter 2.06 "R2" General Residential District shall be amended to include the following:

Sec. 2.06.03. Special Permitted Uses.

A building or premises may be used for the following purposes in conformance with the following conditions:

- 1. Single-family zero feet side yard dwelling (townhouse):
 - a. A maximum of two attached dwelling units are permitted; and
 - b. Additional lot area requirements apply as stated in the following table:
Minimum lot area, maximum building height, maximum lot coverage and minimum yard requirements shall be regulated in accordance with the following table:

Per Unit Density	5,500 square feet
Minimum Lot Area	11,000 square feet
Minimum Lot Width	84 feet
Minimum Front Setback	20 feet
Minimum Side Yard	0 feet or 7 feet on non-party wall
Minimum Rear Yard	20 feet
Maximum Height	35 feet
Maximum Lot Coverage	30%

II.

The following sections in Chapter 2.06 shall be re-numbered as follows:

Section 2.06.04. Permitted Accessory Uses

Section 2.06.05. Conditional Uses

Section 2.06.06. Prohibited Uses

Section 2.06.07. Area Regulations

III.

Any or all ordinances in conflict herewith are hereby repealed.

FIRST READING: _____

SECOND READING: _____

PUBLISHED: _____

CITY OF AURORA

ATTEST:

Frederick Weekes, Mayor

Shannon Freng, Finance Officer