

State of South Dakota

SEVENTY-NINTH SESSION
LEGISLATIVE ASSEMBLY, 2004

327J0562

SENATE BILL NO. 116

Introduced by: Senators Symens, Brown, Dennert, Diedrich (Larry), Duxbury, Knudson, and Moore and Representatives Hanson, Begalka, Burg, Hargens, Hennies, Peterson (Jim), and Putnam

1 FOR AN ACT ENTITLED, An Act to revise certain county zoning provisions.

2 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF SOUTH DAKOTA:

3 Section 1. That § 11-2-49 be amended to read as follows:

4 11-2-49. Except as otherwise provided by § 11-2-60, the board shall provide for the
5 appointment of a board of adjustment, or for the planning and zoning commission to act as a
6 board of adjustment, and in the regulations and restrictions adopted pursuant to the authority of
7 this chapter, shall provide that the board of adjustment may ~~approve administrative actions,~~
8 ~~remedies, and procedures as authorized by § 11-2-53,~~ in appropriate cases and subject to
9 appropriate conditions and safeguards, grant variances to the terms of the ordinance.

10 Section 2. That § 11-2-53 be amended to read as follows:

11 11-2-53. The board of adjustment may:

- 12 (1) Hear and decide appeals if it is alleged there is error in any order, requirement,
13 decision, or determination made by an administrative official in the enforcement of
14 this chapter or of any ordinance adopted pursuant to this chapter; and
15 (2) Authorize upon appeal in specific cases such variance from terms of the ordinance



1 as will not be contrary to the public interest, if, owing to special conditions, a literal
 2 enforcement of the provisions of the ordinance will result in unnecessary hardship
 3 and so that the spirit of the ordinance is observed and substantial justice done; and

4 ~~(3) Approve certain conditional uses upon a showing by an applicant that standards and~~
 5 ~~criteria stated in a relevant ordinance enacted pursuant to § 11-2-17.2 will be met.~~

6 Section 3. That § 11-2-58 be amended to read as follows:

7 11-2-58. In exercising the powers mentioned in § 11-2-53, ~~all decisions of the board of~~
 8 ~~adjustment to grant variances or conditional uses or in hearing appeals from any administrative~~
 9 ~~order, requirement, decision, or determination may be appealed to the board of county~~
 10 ~~commissioners in accordance with the county ordinance, and any final decision of the board of~~
 11 ~~adjustment or county commission shall be deemed a final administrative decision not subject~~
 12 ~~to referendum or review. However, any aggrieved person or legal entity has the right to appeal~~
 13 ~~as allowed in § 11-2-61~~ the board of adjustment may, in conformity with the provisions of this
 14 chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or
 15 determination appealed from and may make such order, requirement, decision, or determination
 16 as ought to be made, and to that end has all the powers of the officer from whom the appeal is
 17 taken.

18 Section 4. That § 11-2-59 be amended to read as follows:

19 11-2-59. The concurring vote of two-thirds of the members of the board of adjustment is
 20 necessary to reverse any order, requirement, decision, or determination of any such
 21 administrative official, or to decide in favor of the applicant on any matter upon which it is
 22 required to pass under any such ordinance, or to effect any variation ~~or conditional use~~ in the
 23 ordinance.

24 Section 5. That § 11-2-60 be amended to read as follows:

1 11-2-60. In lieu of appointing the board of adjustment provided by § 11-2-49, the board of
2 county commissioners having adopted and in effect a zoning ordinance may act as and perform
3 all the duties and exercise the powers of the board of adjustment. The chair of the board of
4 county commissioners is chair of the board of adjustment as so composed. The concurring vote
5 of at least two-thirds of the members of the board as so composed is necessary to reverse any
6 order, requirement, decision, or determination of any administrative official, or to decide in
7 favor of the appellant on any matter upon which it is required to pass under any zoning
8 ordinance, or to effect any variation ~~or conditional use~~ in the ordinance.

9 Section 6. That § 11-2-61 be amended to read as follows:

10 11-2-61. Any person or ~~legal entity aggrieved by a decision of the board of adjustment or~~
11 ~~board of county commissioners~~ persons, jointly or severally, aggrieved by any decision of the
12 board of adjustment, or any taxpayer, or any officer, department, board, or bureau of the county,
13 may present to a court of record a petition duly verified, setting forth that the decision is illegal,
14 in whole or in part, specifying the grounds of the illegality. The petition shall be presented to
15 the court within thirty days after the filing of the decision in the office of the board of
16 adjustment ~~or the office of the board of county commissioners.~~

17 Section 7. That § 11-2-17.2 be repealed.

18 ~~11-2-17.2. Any board of county commissioners may, by ordinance, referable pursuant to~~
19 ~~chapter 7-18A, adopt, amend, and repeal as many classifications of conditional uses as may be~~
20 ~~proper and necessary to regulate land development activities. Each ordinance providing for such~~
21 ~~conditional use shall establish standards and criteria sufficient to enable the board of adjustment~~
22 ~~to approve or disapprove proposed land development projects and to issue or deny appropriate~~
23 ~~permits pursuant to §§ 11-2-53 and 11-2-58 to 11-2-60, inclusive. Such standards and criteria~~
24 ~~shall include both general requirements for all conditional uses and, insofar as practicable,~~

1 ~~requirements specific to each designated conditional use.~~

2 Section 8. That § 11-2-67 be repealed.

3 ~~—11-2-67. Any permit, issued pursuant to this chapter, for a dairy or other animal feeding~~
4 ~~operation in compliance with such standards and criteria, including any permit for future~~
5 ~~expansion, shall be a vested compensable property right under the laws of South Dakota, but~~
6 ~~may be revoked for good cause.~~