
AGENDA, JOINT CITY COUNCIL/COUNTY COMMISSION MEETING

MONDAY, JUNE 23, 2014, 5:30 P.M.

CITY COUNCIL CHAMBERS, 225 THIRD AVE., SE, PARKS & REC. ARCC BLDG., ALUMNI ROOM #101

1. **ROLL CALL**

2. **ORDINANCE NO. 14-06-01 (434) – ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE CERTAIN DESCRIBED PROPERTY FROM (A-1) DISTRICT AND (M-AG) DISTRICT TO (M-AG) DISTRICT
BRAKE OUTLOT 1 IN THE SE ¼ OF SECTION 35, T123N, R64W, OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA
POSSIBLE FIRST READING OF ORDINANCE NO. 14-06-01**

3. **ORDINANCE NO. 14-06-03 (435) – ORDINANCE AMENDING THE ZONING CODE TO ALLOW TEMPORARY SNOWBIRD ACCESSORY USES AS A SPECIAL EXCEPTION IN THE MINI-AGRICULTURAL DISTRICT
POSSIBLE APPROVAL TO TABLE PROPOSED ORDINANCE NO. 14-06-03 DUE TO FURTHER DISCUSSION AND ACTION NEEDED BY THE JOINT CITY/COUNTY PLANNING COMMISSION**

4. **ORDINANCE NO. 14-06-04 (436) – ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE CERTAIN DESCRIBED PROPERTY FROM (A-1) DISTRICT TO (M-AG)
LOTS 1 – 4, B & J FIRST SUBDIVISION IN THE NE ¼ OF SECTION 15, T123N, R64W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA
POSSIBLE FIRST READING OF ORDINANCE NO. 14-06-04**

5. **ORDINANCE NO. 14-06-05 (437) – ORDINANCE AMENDING THE ZONING CODE REGARDING THE SIZE OF ACCESSORY STRUCTURES
POSSIBLE APPROVAL TO TABLE PROPOSED ORDINANCE NO. 14-06-05 DUE TO FURTHER DISCUSSION AND ACTION NEEDED BY THE JOINT CITY/COUNTY PLANNING COMMISSION**

ANY OTHER SUCH BUSINESS WHICH MAY COME BEFORE THIS COUNCIL AT THE MEETING

City of Aberdeen
Request for Council Action

Agenda Item No.	2	Meeting Date:	June 23, 2014
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	14-06-01 (434)	Prepared by:	Chris Witzel, Planner
No. of Attachments	4	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Rezoning: A-1 (Agricultural District) and M-Ag (Mini-Agricultural District) to M-Ag (Mini-Agricultural District)
3516 387th Avenue S, (Brown County #10, 5th Street S.), located ½ mile south of the intersection of 135th Street SW and 387th Avenue S. or approximately 1 ¼ mile south of the Aberdeen Township Rural Fire Station – Bradley and Diane Brake.

City Manager's Proposed Action:

Motion by _____, Second by _____ to approve first/second reading of the proposed petition to rezone.

Overview:

The petitioners are requesting this petition to rezone in order to bring the zoning of the property into compliance with the proposed lot size and land use, as well as eliminate the split zoning on the property. A preliminary and final plat was submitted in conjunction with this petition to rezone. This petition to rezone was approved by the Aberdeen Planning Commission on June 17, 2014.

Primary/Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report
Petition to Rezone
Map of proposed Rezone
Ordinance

STAFF REPORT
May 20, 2014

REZONING A-1/M-AG TO M-AG

GENERAL INFORMATION

PETITIONER	Bradley and Diane Brake
REQUEST	Rezone from (A-1) Agricultural District/ (M-AG) Mini-Agricultural District to (M-AG) Mini-Agricultural District
LEGAL DESCRIPTION	Brake Outlot 1 in the SE ¼ Section 35-T123N-R64W of the 5 th P.M., Brown County, South Dakota
LOCATION	3516 387 th Ave S located ½ mile south of the intersection of 135 th St. SW and 387 th Ave S
EXISTING ZONING	Agricultural District/Mini-Agricultural District
SURROUNDING ZONING	
North:	Agricultural District/Greenway District
South:	Mini-Agricultural District
East:	Agricultural District
West:	Agricultural District
PUBLIC UTILITIES	WEB Water
REPORTED BY	Chris Witzel

RECOMMENDATION: Staff recommends approval of this petition to rezone.

GENERAL COMMENTS: The petitioner is requesting this petition to rezone in order to bring the property into compliance with current lot size and dimensions and eliminate split zoning.

REVIEW: Staff have reviewed this petition to rezone and concur with its approval.

ORDINANCE NO. 14-06-01
AN ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE
CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the Petition to Amend Ordinance No. 1164 to rezone the following described property filed by Bradley and Diane Brake is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from (A-1) Agricultural District and (M-AG) District to (M-AG) Mini-Agricultural District, said property is described as follows:

Brake Outlot 1 in the SE ¼ of Section 35, T123N, R64W of the 5th P.M., Brown County, South Dakota

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, Aberdeen South Dakota, that the zoning official for the City of Aberdeen is hereby authorized to change the official zoning map for the City of Aberdeen to reflect this Ordinance.

Mayor

ATTEST:

Finance Officer

Notice of Hearing June 5, 12, and 19, 2014

Passed First Reading _____

Passed Second Reading _____

Adopted _____

Published _____

Effective Date _____

REZONING PETITION (Three Mile Jurisdiction)

To the City Commission and County Commission
City Hall and Brown County Courthouse
Aberdeen, SD 57401

Petition No:	_____
Date:	5/23/14
Receipt No:	648736
Filing Fee: City:	\$180
County:	\$150
(non-refundable)	
Ord/Res No:	14-06-01(434)

City Commission and County Commission Members

14-06-01(434)

I/We, the undersigned, do hereby petition the City Commission of Aberdeen and the Brown County Commission, Brown County, South Dakota, to rezone property as follows:

Legal Description (Please print in black ink or type)

Proposed Brake Outlet 1 in the SE 1/4 Sect. 35-T123N-R64W
of the 5th P.M., Brown County, South Dakota.

General Area Location or Street Address: 3516 387th Ave S

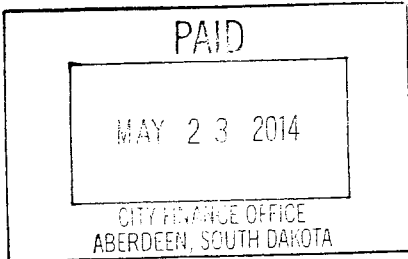
From the A-1 and M-Ag District

To the M-Ag District

Purpose: Bring zoning into compliance to combine adjacent land
into one parcel with the accompanying plat.

Size of Parcel: .92 acres

Existing Land Use: Residential



Petitioner (Print): Bradley & Diane Brake

Signature: [Signature]

Date: 5/23/14 Phone: 2784203

Address: 3516 387th Ave S

Aberdeen SD 57401
City State Zip

Checked by:	<u>[Signature]</u>
Given Sign:	<u>[Signature]</u>
Exhibit A:	<u>[Signature]</u>
Site Plan:	_____
PC Meeting:	<u>6/17</u>
1st Reading:	<u>6/23</u>
2nd Reading/Final Adoption:	_____

Owner (Print): _____

If different than above.

Signature: _____

Date: _____ Phone: _____

Address: _____

City State Zip

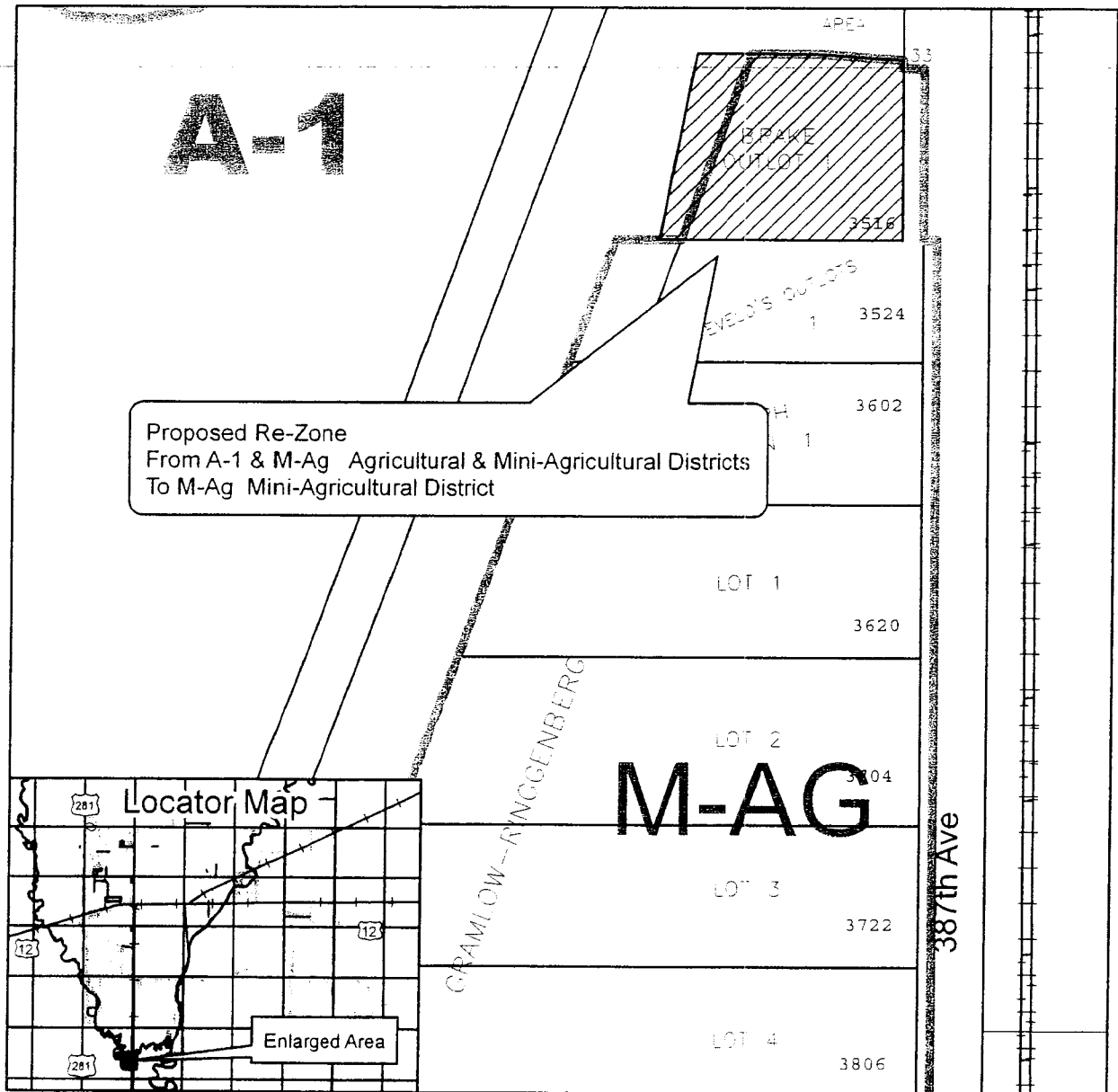
(Additional Signatures may be submitted on a separate page)

Proposed Re-Zone

Address / Legal Description : 3516 387th Ave / Brake Outlot 1 in the SE 1/4 Sec. 35
T123N R64W

Current Zone: A-1 & M-Ag Agricultural & Mini-Agricultural Districts

Proposed Zone: M-Ag Mini-Agricultural District



Prepared By: Dwayne Schueller, GIS/Planning Technician, City of Aberdeen File: Re-Zone 14-06-01 (434)
Address boundaries and legal descriptions were obtained from the assessor's office of Brown county, South Dakota
Not a Legal Document

3.

Ordinance No. 14-06-03 (435)

STAFF REPORT
June 17, 2014

ORDINANCE AMENDMENT

GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Ordinance Amendment – Amending the Zoning Code to allow temporary snowbird accessory uses as a special exception in the Mini-Agricultural District.
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends denial of this Ordinance Amendment which will allow temporary snowbird accessory uses as a special exception in the Mini-Agricultural District.

GENERAL COMMENTS: Mark Anderson has made a request to the City Council with the intention of allowing temporary snowbird accessory uses as a special exception within the (M-AG) Mini-Agricultural District. After several re-workings of the language of the proposed ordinance, the City Council voted 8-1 in favor of moving the ordinance amendment on to the Joint City/County Planning Commission for their review and subsequent approval or denial.

The Planning and Zoning Department staff is not in favor of this ordinance amendment request and recommend denial based upon the fact that it would be difficult to enforce. The attached sheet lists several of the concerns that the Planning and Zoning Department have with this request.

ORDINANCE NO. 14-06-03

AN ORDINANCE AMENDING THE ZONING CODE TO ALLOW TEMPORARY SNOWBIRD ACCESSORY USES AS A SPECIAL EXCEPTION IN THE MINI-AGRICULTURAL DISTRICT.

WHEREAS, The City Council of the City of Aberdeen is charged with providing for the health and safety of its citizens: and

WHEREAS, the City Council has determined that the following ordinances will benefit the health and safety of its citizens.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABERDEEN THAT THE FOLLOWING CHANGES AND ADDITIONS SHALL BE MADE TO THE ABERDEEN CITY CODE:

Sec. 60-64. M-AG mini-agricultural district.

- (a) *Characteristics.* The purpose of the M-AG mini-agricultural district is to provide an environment and area conducive to large residential lot/hobby farm endeavors while retaining a quasi-rural character.

- d) *Special exceptions.* After notice and appropriate safeguards, the board of adjustment may permit the following as special exceptions in the mini-agricultural district:

(15) Temporary secondary "snowbird" residence.

- (i) Length of use no longer than one hundred eighty five (185) continuous days per year during limited to the months of April through October, inclusive; and
- (ii) Structures allowed would be non-permanent pull-type trailers or motor coaches (recreational vehicle or camper licensed for roadway travel as opposed to licensed as a mobile home use), but in no event would more than one such structure be allowed as a secondary temporary residence in addition to a permanent residence; and
- (iii) Annual inspection of the structure would be required shall be performed by the City Planning and Zoning Department in order to determine habitability and safety with such fee paid at the of the application in the amount of being \$75.00 in addition to the Board of Adjustment application fee; and
- (iv) Minimum lot size shall be no less than 2 ½ acres; and
- (v) The use is limited to those permitted purposes allowed within this district, except as otherwise provided herein; and-

- (vi) ~~There would need to be an approved plan for electrical connection, water connection and sewer disposal.~~ The temporary secondary “snowbird” residence shall meet State of South Dakota requirements for electrical and water connections as well as sewage disposal; and
- (vii) ~~The use would not be allowed.~~ Temporary secondary “snowbird” residence shall not be permitted within city limits; and
- (viii) ~~The use would only be allowed for someone related by blood, legal adoption, or marriage (in laws) to the property owner.~~ shall be permitted only to any persons related to the property owner by lineal consanguinity; and
- (ix) ~~The use would need to be approved by the existing.~~ The application for exception shall be accompanied by written consent of all adjoining property owners; and
- (x) All temporary secondary “snowbird” residences shall be placed on an asphalt or concrete pad that is the same dimension as or larger than the temporary structure.

CITY OF ABERDEEN

Mike Levsen, Mayor

ATTEST:

Karl Alberts, Finance Officer

Passed First Reading: _____

Passed Second Reading: _____

Adopted: _____

Published: _____

Effective: _____

City of Aberdeen
Request for Council Action

Agenda Item No.	4	Meeting Date:	June 23, 2014
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	14-06-04 (436)	Prepared by:	Chris Witzel, Planner
No. of Attachments	4	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Rezoning: A-1 (Agricultural District) to M-Ag (Mini-Agricultural District)
2305, 2411, 2503 and 2521 8th Avenue NW, located 1/10th mile west of the intersection of 8th Avenue NW and Highway #281 or approximately one mile west of the Ramkota Hotel – Barringer Land and Cattle, LP and Cambria Land Company.

City Manager's Proposed Action:

Motion by _____, Second by _____ to approve first/second reading of the proposed petition to rezone.

Overview:

The petitioners are requesting this petition to rezone in order to bring the zoning of the property into compliance with the proposed lot size and land use. A preliminary and final plat was submitted in conjunction with this petition to rezone. This petition to rezone was approved by the Aberdeen Planning Commission on June 17, 2014.

Primary/Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report
Petition to Rezone
Map of proposed Rezone
Ordinance

STAFF REPORT
June 17, 2014

REZONING A-1 TO M-AG

GENERAL INFORMATION

PETITIONER	Barringer Land and Cattle, LP and Cambria Land Company
REQUEST	Rezone from (A-1) Agricultural District to (M-AG) Mini-Agricultural District
LEGAL DESCRIPTION	B & J First Subdivision in the NE ¼ Section 15-T123N-R64W of the 5 th P.M., Brown County, South Dakota
LOCATION	2305, 2411, 2503, 2521 8 th Ave NW, located 1/10 mile west of the intersection of 8 th Ave NW and Highway 281 or Approximately one mile west of the Ramkota Hotel
EXISTING ZONING	Agricultural District
SURROUNDING ZONING	
North:	Agricultural District
South:	Agricultural District
East:	Highway Commercial District
West:	Agricultural District
PUBLIC UTILITIES	WEB Water
REPORTED BY	Chris Witzel

RECOMMENDATION: Staff recommends approval of this petition to rezone. This petition to rezone was submitted in conjunction with a preliminary and final plat, creating four new lots that don't meet the minimum lot size requirements for the Agricultural District. This petition to rezone will bring those lot sizes into compliance.

GENERAL COMMENTS: The petitioner is requesting this petition to rezone in order to bring the property into compliance with current lot size and dimensions.

REVIEW: Staff have reviewed this petition to rezone and concur with its approval.

ORDINANCE NO. 14-06-04
AN ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE
CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the Petition to Amend Ordinance No. 1164 to rezone the following described property filed by Barringer Land and Cattle, LP, Cambria Land Company, and Francis E. Brink is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from (A-1) Agricultural District to (M-AG) Mini-Agricultural District, said property is described as follows:

Proposed Lots 1 – 4, B & J First Subdivision in the NE ¼ of Section 15, T123N, R64W of the 5th P.M., Brown County, South Dakota

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, Aberdeen South Dakota, that the zoning official for the City of Aberdeen is hereby authorized to change the official zoning map for the City of Aberdeen to reflect this Ordinance.

Mayor

ATTEST:

Finance Officer

Notice of Hearing June 5, 12, and 19, 2014

Passed First Reading _____

Passed Second Reading _____

Adopted _____

Published _____

Effective Date _____

REZONING PETITION (Three Mile Jurisdiction)

To the City Commission and County Commission
City Hall and Brown County Courthouse
Aberdeen, SD 57401

Petition No:	_____
Date:	<u>5/27/14</u>
Receipt No:	<u>079190</u>
Filing Fee: City	<u>\$180</u> County <u>\$150</u>
(non-refundable)	
Ord/Res No:	<u>14-06-24</u>

City Commission and County Commission Members

I/We, the undersigned, do hereby petition the City Commission of Aberdeen and the Brown County Commission, Brown County, South Dakota, to rezone property as follows:

Legal Description (Please print in black ink or type):

Proposed Lots 1-4, B&J First Subdivision in the NE 1/4 Sect. 15 - T123N - R64W of the 5th PM, Brown County, South Dakota.

General Area Location or Street Address: _____

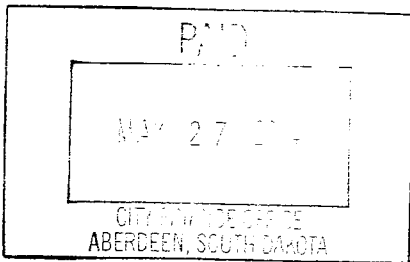
From the A-1 District

To the M-Ag District

Purpose: Bring property into compliance with proposed lot sizes

Size of Parcel: 3.24, 3.25, 5.98 and 5.98 acres.

Existing Land Use: Bare land



Petitioner (Print): Barringer Land and Cattle, LP

Signature: for Owner James E. Brunk

Date: 5-27-2014 Phone: 225-9181

Address: 616 - 4th St. No
Aberdeen SD 57401
City State Zip

and

Checked by:	<u>Ken</u>
Given Sign:	<input checked="" type="checkbox"/>
Exhibit A:	<u>DBS</u>
Site Plan:	_____
PC Meeting:	<u>6/17/14</u>
1st Reading:	<u>6/23/14</u>
2nd Reading/Final Adoption:	<u>6/23/14</u>

Owner (Print): Cambria Land Company

Signature: for Owner James E. Brunk

Date: 5-27-2014 Phone: 225-9181

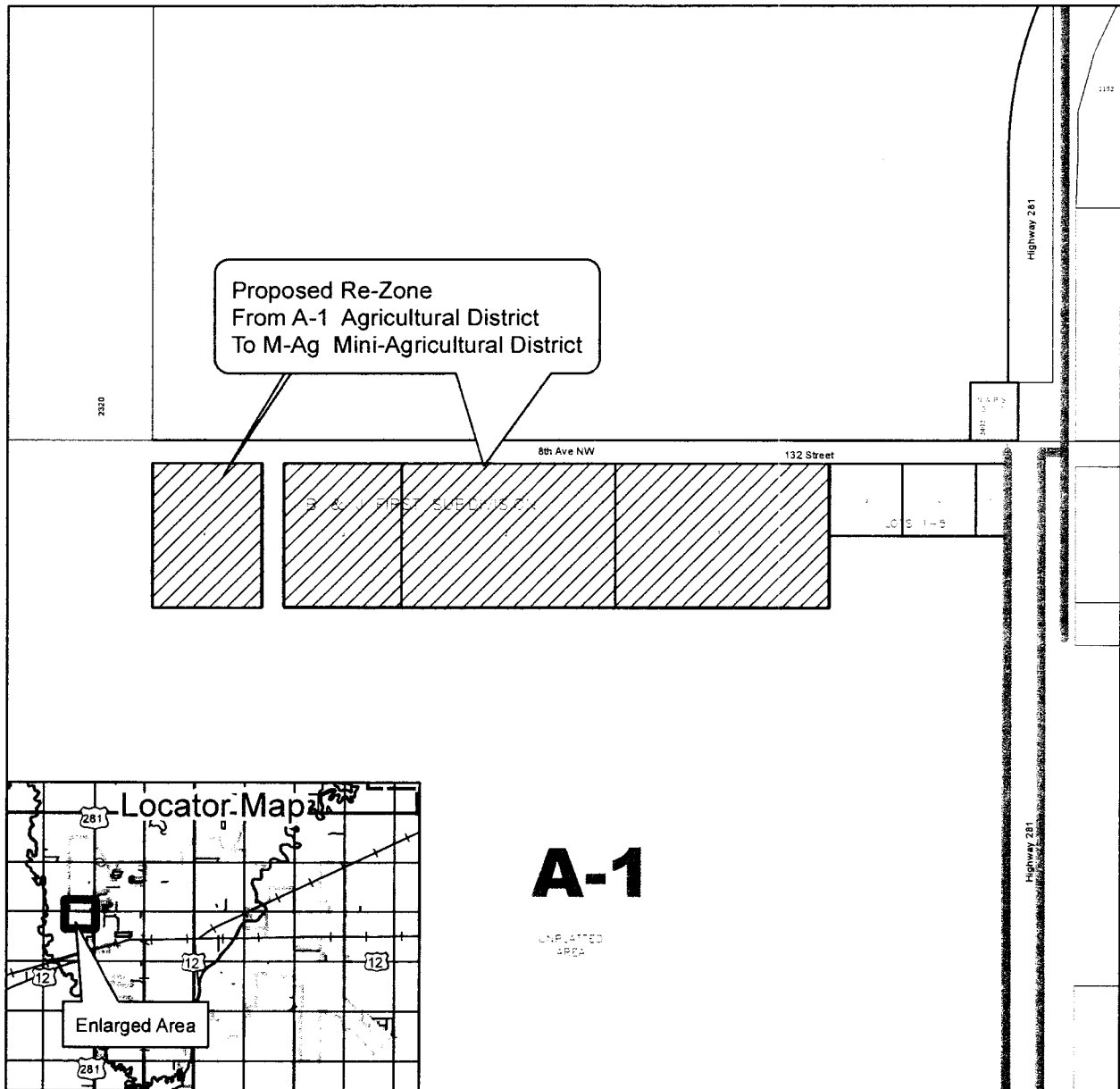
Address: 616 - 4th St. No
Aberdeen SD 57401
City State Zip

Proposed Re-Zone

Legal Description: Proposed Lots 1-4, B & J First Subdivision in the NE 1/4 Sec. 15
T123N R64W

Current Zone: A-1 Agricultural District

Proposed Zone: M-Ag Mini-Agricultural District



Prepared By: Dwayne Schueller, GIS/Planning Technician, City of Aberdeen File: Re-Zone 14-06-04 (436)
Address boundaries and legal descriptions were obtained from the assessor's office of Brown county, South Dakota
Not a Legal Document

5.

Ordinance No 14-06-05

STAFF REPORT
June 17, 2014

ORDINANCE AMENDMENT

GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Ordinance Amendment -- Amending the Zoning Code regarding the size of accessory structures.
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends denial of this Ordinance Amendment which will allow accessory structures to be larger than the footprint of the principle building.

GENERAL COMMENTS: This ordinance amendment is being requested with the intention of allowing accessory structures to be larger than the footprint of the principle building on the lot. The Planning and Zoning Department staff is not in favor of this ordinance amendment request and recommend denial based upon the numerous complaints received from citizens, which initiated the ordinance being initially adopted in 2004. Staff is also concerned that this ordinance would create accessory structures that would be very large and look out of place in residential neighborhoods and would also attract non-permitted uses such as a terminal/storage for business vehicles and equipment, as well as off premise "junk" storage.

ORDINANCE NO. 14-06-05

AN ORDINANCE AMENDING THE ZONING CODE REGARDING THE SIZE OF ACCESSORY STRUCTURES

WHEREAS, The City Council of the City of Aberdeen is charged with providing for the health and safety of its citizens: and

WHEREAS, the City Council has determined that the following ordinances will benefit the health and safety of its citizens.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABERDEEN THAT THE FOLLOWING CHANGES AND ADDITIONS SHALL BE MADE TO THE ABERDEEN CITY CODE:

Sec. 60-53. R-1 low density residential district.

- (b) *Permitted uses.* Within the R-1 low density residential district, buildings, structures, and land shall be used only for the following purposes:

- (8) Accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses, shall not be less than ten feet from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back at least 35 feet from any side street right-of-way line. The footprint of such buildings or structures shall not exceed the footprint of the principal building and shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the dwelling and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.

Sec. 60-54. R-2 medium density residential district.

- (b) *Permitted uses.* Within the R-2 medium density residential district, buildings, structures and land shall be used only for the following purposes:

- (1) Any use permitted without special exception in the R-1 low density residential district; provided, however, that accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall not be less than five feet from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back at least 25 feet from any side street right-of-way line. The footprint of such building or structure ~~shall not exceed the footprint of the principal building and~~ shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the dwelling and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.

Sec. 60-55. R-3 high density residential district.

- (b) *Permitted uses.* Within the R-3 high density residential district, buildings, structures and land shall be used for the purpose of any use permitted without special exception in the R-2 medium density residential district; provided, however, that accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall not be less than five feet from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back at least 25 feet from any side street right-of-way line. The footprint of such building or structure ~~shall not exceed the footprint of the principal building and~~ shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the dwelling and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.

Sec. 60-56. C-1 neighborhood commercial district.

- (e) *Permitted uses.* In the C-1 neighborhood commercial district, buildings, structures, and land shall be used only for the following purposes:

- (14) Accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the principal uses stated in this subsection shall be permitted and further providing that, in the case of corner lots, such buildings or structures shall be set back at least 35 feet from any side street right-of-way line. The footprint of such building or structure ~~shall not exceed the footprint of the principal~~

~~building and~~ shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the principal structure and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.

Sec. 60-58. C-3 central business district.

- (b) *Permitted uses.* In the C-3 central business district zone, buildings, structures, and land shall be used only for the following purposes:

- (19) Accessory building, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses and that will not create a nuisance or hazard to life or property shall be permitted. The footprint of such building or structure ~~shall not exceed the footprint of the principal building and~~ shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the principal structure and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.

Sec. 60-65. R-2A manufactured housing medium density residential district.

- (b) *Permitted uses.* Within the R-2A manufactured housing medium density residential district, buildings, structures and land shall be used only for the following purposes:

- (2) Any use permitted without special exception in the R-1 low density residential district; provided, however, that accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall not be less than eight feet from the property line, and further provided that in case of corner lots such buildings or structures shall be set back at least 25 feet from any side street right-of-way line. The footprint of such building or structure ~~shall not exceed the footprint of the principal building and~~ shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the principal structure and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be

approved in accordance with section 60-193, pertaining to special exception regulations,
by the board of zoning adjustment.

CITY OF ABERDEEN

Mike Levsen, Mayor

ATTEST:

Karl Alberts, Finance Officer

Passed First Reading: _____

Passed Second Reading: _____

Adopted: _____

Published: _____

Effective: _____