

**NOTICE OF ADOPTION
ORDINANCE NO. 2022-05
TOWN OF OACOMA, SD**

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND CHAPTER 1, DEFINITIONS, AND ENACT CHAPTER 28, WLH PLANNED UNIT DEVELOPMENT DISTRICT, IN ORDINANCE NO. 2004-03, OFFICIAL ZONING ORDINANCE AND OFFICIAL ZONING MAP, AS AMENDED, FOR THE TOWN OF OACOMA, SD.

BE IT ORDAINED by the Board of Trustees of the Town of Oacoma, SD that CHAPTER 1, DEFINITIONS, adopted by Ordinance No. 2004-03 on June 21, 2004, as amended, of the Zoning Ordinance of the Town of Oacoma, SD be amended by adding the following Definitions:

ARSD: Administrative Rule of South Dakota.

Cabin, lodging: A furnished dwelling located in a travel trailer park or campground forming a single habitable unit with one or more bedrooms, cooking, dining and toilet facilities offered as a lodging establishment to transient guests for occupancy when the dwelling owner is not present on the premises.

Dwelling, Tiny: A detached residential dwelling unit not exceeding seven hundred sixty-eight (768) square feet including all covered porches, designed for and occupied by one (1) family.

Lodging establishment: Any building or other structure and property or premises kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are furnished for pay to two or more transient guests. The term includes hotels, motels, cabins, bed and breakfast establishments, lodges, vacation home establishments, dude ranches, and resorts.

SDCL: South Dakota Codified Law.

Shouse: A shouse is a metal or wood post-framed structure with a clear-span roof system constructed on a permanent foundation or concrete slab on grade and used for a combination of fully enclosed dwelling and fully enclosed storage purposes. The term includes shop houses, barndominiums or other similar structures.

Vacation Home: A furnished dwelling forming a single habitable unit with one or more bedrooms, cooking, dining and toilet facilities offered as a lodging establishment to transient guests for periods of less than twenty-eight (28) consecutive days of occupancy when the dwelling owner is not present on the premises.

BE IT FURTHER ORDAINED by the Board of Trustees of the Town of Oacoma, SD that Ordinance No. 2004-03, Official Zoning Ordinance and the Official Zoning Map for the Town of Oacoma, SD, adopted on June 21, 2004, be amended by enacting CHAPTER 28, WLH PLANNED UNIT DEVELOPMENT DISTRICT, as follows:

CHAPTER 28
WLH PLANNED UNIT DEVELOPMENT DISTRICT

Section 2801 Intent

The regulations set forth in this chapter or set forth elsewhere in this title when referred to in this chapter are the district regulations of the WLH Planned Unit Development District. The purpose of which is to provide a safe and comfortable environment for travel trailers, lodging cabins, tiny dwellings, shouses, vacation homes, and single-family dwellings in both a year-round and seasonal setting.

Section 2803 Principal Permitted Uses and Structures

The following principal uses, and structures shall be permitted in the WLH Planned Unit Development District:

1. Dwellings, single-family, pursuant to Section 2821;
2. Dwellings, tiny, pursuant to Section 2823;
3. Shouses, pursuant to Section 2825;
4. Vacation homes, pursuant to Section 2827;
5. Travel Trailer Park, pursuant to Section 2829;
6. Travel trailers, pursuant to Section 2831;
7. Cabins, lodging, pursuant to Section 2833;
8. Self-Storage warehouses, pursuant to Section 2835, and;
9. Ag/Open areas, pursuant to Oacoma Zoning Ordinance, Chapter 6.

Section 2805 Permitted Accessory Uses and Structures

The following accessory uses, and structures shall be permitted in the WLH Planned Unit Development District:

1. Accessory Buildings, for private use, pursuant to Section 2837;
2. Accessory Buildings and Structures, for public use, pursuant to Section 2839;
 - a. Community rooms or spaces;
 - b. Office for customer service, travel trailer park;
 - c. Park/Playground;
 - d. Picnic shelters;
 - e. Restroom/shower houses;
 - f. Storm Shelters;
 - g. Water recreation facilities;
 - h. Fire Pits;
3. Decks, pursuant to Section 2841;
4. Parking spaces, pursuant to Section 2843;

5. Fences and Screening, pursuant to Section 2845;
6. Storm Shelters, private underground;
7. Signs, exterior on-site;
8. Signs, directional on-site;
9. Signs, directional off-site;
10. Signs, real estate;
11. Signs, bulletin board;
12. Signs, banner;
13. Signs, name and address plate;
14. Signs, mounted wall;
15. Signs, projecting;
16. Signs, roof;
17. Signs, easement and utility; and
18. Signs, flag.

Section 2807 Conditional Uses

After the provisions relating to conditional uses have been fulfilled, the Board of Adjustment may permit as conditional uses in the WLH Planned Unit Development District:

1. Bars;
2. Convenience stores, and;
3. Laundromats.

Section 2809 Classification of Unlisted Uses

To ensure that the zoning ordinance will permit all similar uses in each district, the Board of Adjustment, upon its own initiative or upon written application, shall determine whether a use not specifically listed as a permitted, accessory, or conditional use in a District shall be deemed a permitted, accessory, or conditional use in one or more districts based on similarity to uses specifically listed.

Section 2811 Prohibited Uses and Structures

All uses and structures which are not specifically permitted as principal, accessory, or conditional uses or approved as such within the provision of Section 2809 shall be prohibited. Livestock barns, loafing sheds, kennels, or any other structure intended for sheltering or containing animals are specifically prohibited. Discharge of firearms within the district is prohibited. Discharge of aerial fireworks within the district is prohibited. Lawn irrigation systems are prohibited unless approved by the public water supplier.

Section 2813 Minimum Requirements for Property

1. The minimum property area shall be one hundred forty-five (145) acres;
2. The minimum property dimensions shall be two thousand five hundred (2,500) feet by two thousand five hundred (2,500) feet;
3. Proof of adequate water service and private wastewater collection and treatment facilities in compliance with state laws for all tracts, sites or areas within WLH PUD must be submitted to the Town of Oacoma prior to authorizing building permits pursuant to this chapter;
4. All dwellings, shouses, and trailer parks must be connected to a potable water supply system designed, constructed, and maintained in accordance with ARSD 74:53;
5. All dwellings, shouses and trailer parks must be connected to a wastewater collection and treatment system designed, constructed, and maintained in accordance with specifications for individual and small on-site wastewater systems pursuant to ARSD 74:53;
6. All water and wastewater connections and piping systems shall meet the uniform plumbing code as adopted by the state plumbing commission pursuant to SDCL 36-25-15;
7. Proof of approval from road or street authority to provide access to WLH PUD, including copies of any developer agreements, must be submitted to the Town of Oacoma prior to authorizing building permits pursuant to this chapter;
8. Performance standards are required for parking, fences and screening, security, roads and lighting pursuant to Sections 2843, 2845, 2847, 2849, and 2851.
9. The property shall be voluntarily annexed upon request by the Town of Oacoma, and;
10. Upon voluntary annexation, the property shall be connected to municipal utility services at property owner expense.

Section 2815 Minimum Yard Requirements for Property

Unless otherwise specified, all yards must meet the following criteria as measured from the lot lines. This Section shall apply to all buildings and structures, including but not limited to decks and accessory buildings.

1. There shall be a front yard of not less than a depth of twenty-five (25) feet;
2. There shall be a rear yard of not less than a depth of twenty-five (25) feet, and;
3. Each side yard shall not be less than twenty-five (25) feet.

Section 2817 Maximum Height

The maximum height of any principal permitted structure, except tiny dwellings and lodging cabins, shall not exceed thirty-five (35) feet. The maximum height of any permitted accessory structure shall not exceed seventeen (17) feet.

Section 2819 WLH Planned Unit Development District Boundaries

Lots 3-4; SW4NW4; SW4SE4NW4; N2SE4NW4 Less 2.36A in Tract L, Section Four in Township One Hundred Four North, Range Seventy-one West of the Fifth Principal Meridian, Lyman County, South Dakota containing 150.60 acres.

Section 2821 Dwellings, single-family, Performance Standards

1. Single-family dwellings are permitted only on land identified as Tracts A and B on WLH PUD site map and shall not exceed twenty-five (25) single-family dwellings on Tract A and twelve (12) single-family dwellings on Tract B;
2. The minimum lot area per single-family dwelling on Tract A shall be thirty-two thousand (32,000) square feet and the minimum lot area per single-family dwelling on Tract B shall be twenty thousand (20,000) square feet;
3. The minimum lot frontage width shall be seventy-five (75) feet;
4. For lots abutting a cul-de-sac, the lot frontage width shall be measured perpendicularly to the side lot lines at a point seventy-five (75) feet from the front lot line;
5. There shall be a front yard of not less than a depth of twenty-five (25) feet;
6. There shall be a rear yard of not less than a depth of twenty-five (25) feet;
7. There shall be a side yard of not less than a depth of fifteen (15) feet;
8. The minimum area occupied by a single-family dwelling is one thousand five hundred (1,500) square feet excluding attached garage;
9. The maximum area occupied by a garage attached to a single-family dwelling by a roof, foundation and common wall with direct access from the garage into the dwelling shall not exceed 100% of the area occupied by the dwelling;
10. The maximum area occupied by all detached accessory buildings shall not exceed one thousand two hundred (1,200) square feet;
11. Shouses, tiny dwellings, lodging cabins and self-storage warehouses are specifically prohibited on land identified as Tract A on WLH PUD site map;
12. Single-family dwellings shall be used as primary, seasonal or vacation living quarters and shall be occupied only by the owner(s);
13. Guests are permitted only when the owner is on the premises;
14. Use of single-family dwellings located in Tract A as lodging establishments or vacation homes pursuant to Section 2827 is prohibited;
15. Exterior shall be painted or finished in muted earth tone color;
16. Floor plan, elevation drawings and site plan must be submitted with all applications for building permit;
17. Each single-family dwelling must be equipped with a minimum of one (1) portable fire extinguisher with a minimum 2-A rating located in an accessible area and maintained in an operable condition, and;
18. Outside storage or use of travel trailers, tent trailers, and all other recreational vehicles designed for temporary occupancy is specifically prohibited.

Section 2823 Dwellings, tiny, Performance Standards

1. Tiny dwellings are permitted only on land identified as Tract C on WLH PUD site map and shall not exceed fifty-seven (57) tiny dwellings;
2. Land ownership of all tiny dwelling sites in Tract C will be maintained under the same ownership with individual sites leased to tenants for the purpose of purchasing, placing or constructing a tiny dwelling;
3. The tiny dwelling sites shall not be subdivided and individual sites shall not be sold unless ownership of the entire Tract C is transferred to another owner;
4. The landowner maintains all responsibility for lawn care, weed control, access including snow removal, garbage collection, water, sewer, nuisances and any other responsibilities related to property ownership;
5. The minimum site area per tiny dwelling shall be five thousand (5,000) square feet;
6. The minimum site width shall be fifty (50) feet;
7. There shall be a front yard of not less than a depth of twenty (20) feet;
8. There shall be a rear yard of not less than a depth of fifteen (15) feet;
9. There shall be a side yard of not less than a depth of ten (10) feet;
10. Tiny dwellings may be moved onto the site or constructed on site;
11. Manufactured homes, including park model homes and any unit constructed on a chassis, are prohibited;
12. Tiny dwellings must be anchored to concrete footings or a concrete foundation system;
13. A metal or masonry covering shall form a complete enclosure under the exterior walls;
14. The maximum area occupied by a tiny dwelling is seven hundred sixty-eight (768) square feet including all covered porches, but excluding open patios, sidewalks and parking spaces;
15. The minimum width of any tiny dwelling is sixteen (16) feet;
16. The minimum length of any tiny dwelling is twenty-four (24) feet;
17. The maximum height of any tiny dwelling is twenty-six (26) feet;
18. Open patios shall not exceed thirty percent (30%) of the area occupied by the tiny dwelling and may not extend into the front, rear or side yard setbacks listed in items 7, 8 and 9 above;
19. Privacy fencing around open patios is permitted, pursuant to Section 2845, however, the maximum area encompassed by privacy fencing shall not exceed the maximum area permitted for the open patio;
20. No fencing, except privacy fencing around open patios, is permitted on sites occupied by tiny dwellings;
21. Permanent roofs, pergolas or other similar structures are specifically prohibited within open patios areas;
22. Each tiny dwelling must have vehicular access to a street or alley and provide a minimum of four hundred (400) square feet of off-street parking space;
23. On-street parking is prohibited;
24. Each tiny dwelling must be issued a 911 emergency address and have the site number clearly shown on the dwelling exterior facing the street;

25. Each tiny dwelling must be equipped with a minimum of one (1) one portable fire extinguisher with a minimum 2-A rating located in an accessible area and maintained in operable condition;
26. Attached and detached accessory buildings, including carports, are specifically prohibited;
27. Single-family dwellings, lodging cabins, shouses or similar structures are specifically prohibited on land identified as Tract C on WLH PUD site map;
28. Tiny dwellings may be occupied year-round but and shall be used as second homes or vacation living quarters occupied only by the owner;
29. Tiny dwellings are not to be used as primary living quarters;
30. Guests are permitted only when the owner is on the premises;
31. Use of tiny dwellings as lodging establishments or vacations homes pursuant to Section 2827 is prohibited;
32. Exterior shall be painted or finished in muted earth tone color;
33. Floor plan, elevation drawings and site plan must be submitted with all applications for building permit;
34. Outside storage or use of travel trailers, tent trailers, and all other recreational vehicles designed for temporary occupancy is specifically prohibited;
35. No vehicles or recreational equipment shall be stored on the premises at any time, and;
36. A minimum of one (1) tree meeting the following minimum specifications shall occupy or be planted on each tiny dwelling site prior to occupancy:
 - a. One (1) inch trunk caliper;
 - b. Six (6) feet tall; and
 - c. Five (5) gallon container.

Section 2825 Shouse, Performance Standards

1. Shouses are permitted only on land identified as Tract B on WLH PUD site map and shall not exceed twelve (12) shouses;
2. The minimum lot area per shouse shall be twenty thousand (20,000) square feet;
3. The minimum lot width shall be one hundred (100) feet;
4. There shall be a front yard of not less than a depth of twenty-five (25) feet;
5. There shall be a rear yard of not less than a depth of twenty-five (25) feet;
6. There shall be a side yard of not less than a depth of fifteen (15) feet;
7. The minimum area occupied by a shouse is one thousand five hundred (1,500) square feet excluding all covered porches, covered patios, and covered decks;
8. The maximum area occupied by a shouse is two thousand four hundred (2,400) square feet excluding all covered porches, covered patios, and covered decks;
9. The maximum sidewall height of a shouse shall not exceed eighteen (18) feet above concrete slab;
10. The maximum overall height of a shouse shall not exceed thirty-five (35) feet above the concrete slab;

11. A minimum of twenty percent (20%) of the total exterior front wall area, excluding doors and windows, shall be covered with a material other than ribbed/rolled steel;
12. The minimum enclosed dwelling area is forty percent (40%) of the total area occupied by the shouse excluding covered porches, covered patios, and covered decks and shall provide separate sleeping, cooking and toilet facilities and must be constructed in accordance with state and local residential building codes or similar standards for safety;
13. The maximum enclosed shop or storage area inside the principal structure is sixty percent (60%) of the total area occupied by the shouse excluding covered porches, covered patios and covered decks;
14. The maximum area occupied by all detached accessory buildings shall not exceed one thousand two hundred (1,200) square feet;
15. Tiny dwellings, lodging cabins and self-storage warehouses are specifically prohibited on land identified as Tract A and B on WLH PUD site map;
16. Shouse structures are intended to be used as primary, seasonal or vacation living quarters and may be used as vacation homes pursuant to Section 2827;
17. No commercial or home-based business activity, except lodging, is permitted;
18. Exterior shall be painted or finished in muted earth tone color;
19. Floor plan, elevation and site plan must be submitted with all applications for building permit;
20. Each shouse must be equipped with a minimum of one (1) portable fire extinguisher with a minimum 2-A rating located in an accessible area and maintained in operable condition;
21. Outside storage or use of travel trailers, tent trailers, and all other recreational vehicles designed for temporary occupancy is specifically prohibited; and
22. Outside storage of vehicles or recreational equipment is specifically prohibited.

Section 2827 Vacation homes, Performance Standards

1. Vacation homes are permitted only on land identified as Tract B on WLH PUD site map and shall not exceed twelve (12) vacation homes;
2. Vacation homes must conform to provisions contained in ARSD 44:02:08, SDCL 34-18, and all other state or local regulations;
3. Vacation homes must obtain required state and local permits and/or licenses prior to advertising or providing occupancy to guests;
4. Owners of vacation homes must obtain insurance coverage reflecting an endorsement for short-term rental occupancies;
5. Copies of all licenses and/or permits and proof of insurance must be provided to the Oacoma Finance Officer upon request;
6. An owner or manager must be located within forty-five (45) miles of the property and must be available at all times to respond to complaints within one (1) hour of notification;
7. A written manual must be provided to guests containing the local owner's or manager's contact information, performance standards set forth in Section 2827 and emergency contact information;

8. Each vacation home must be equipped with a minimum of one (1) portable fire extinguisher with a minimum 2-A rating located in an accessible area and maintained in operable condition;
9. The minimum age allowed for the principal renter is twenty-one (21) years of age;
10. Maximum overnight occupancy of any vacation home shall not exceed four (4) occupants per bedroom, plus two (2) additional occupants, including children;
11. Quiet hours shall be from 10:00 P.M. to 7:00 A.M.;
12. The use of open fires, fire pits, charcoal or pellet burning grills, gas fired grills or other devices creating a flame shall not be allowed without permission from the owner or manager and use of such devices must comply with all federal, state, and/or local laws, ordinances, or rules;
13. A minimum of one, forty-five (45) gallon enclosed garbage container must be provided, and secured against tipping, outside each short-term rental dwelling unless a central collection container is provided;
14. All garbage must be bagged before placing into garbage container;
15. No bagged or unbagged garbage shall be left outside a dwelling unless it is secured inside a garbage container;
16. Each vacation home must have vehicular access to a street and provide off-street parking at a minimum ratio of four hundred (400) square feet for every four (4) guests based on total occupancy rating of dwelling;
17. On-street parking is prohibited;
18. The maximum area occupied by all detached accessory buildings shall not exceed one thousand two hundred (1,200) square feet, and;
19. Storage or use of travel trailers, tent trailers, tents and all other recreational vehicles designed for temporary occupancy is specifically prohibited;

Section 2829 Travel Trailer Park, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. A travel trailer park provides long-term (28 consecutive days or more) campsite accommodations for travel trailers pursuant to Section 2831 and may be permitted only on land identified as Tract D on WLH PUD site map;
2. A travel trailer park must conform to provisions contained in ARSD 44:02:14 and SDCL 34-18;
3. Campsite standards:
 - a. The total number of trailer park campsites shall not exceed one hundred eight (108) campsites;
 - b. The minimum area for each campsite is three thousand two hundred (3,200) square feet;
 - c. The minimum width of each campsite shall be forty (40) feet;
 - d. The minimum depth of each campsite shall be eighty (80) feet;
 - e. There shall be a campsite front yard of not less than ten (10) feet on each campsite;
 - f. There shall be a campsite rear yard of not less than ten (10) feet on each campsite;

- g. Each campsite side yard shall be not less than five (5) feet;
 - h. Travel trailer slide outs shall not extend into front, rear or side yards;
 - i. Decks may extend into a side yard but shall not be less than two (2) feet from any campsite boundary;
 - j. Accessory buildings, pursuant to Section 2839, may be placed on campsites not less than two (2) feet from any side or rear campsite boundary;
 - k. Each campsite must be provided with a 50-amp minimum electric hookup;
 - l. One (1) garbage dumpster with capacity of 1 ½ (one and one half) yards or greater shall be provided for every twenty (20) campsites;
 - m. Each campsite may be used for off-season storage of one (1) travel trailer only between November 1 and April 1;
 - n. All travel trailers occupying campsites must comply with performance standards, pursuant to Section 2831;
- 4. Portable fire pits are limited to one (1) per campsite which shall not be used for burning garbage and must be enclosed with a spark screen or lid;
 - 5. Occupancy of travel trailers is permitted only during the period of April 1 to November 1;
 - 6. Use of travel trailers as lodging establishments or vacations homes pursuant to Section 2827 is prohibited;
 - 7. Livestock trailers and livestock are prohibited, and;
 - 8. A minimum of one (1) tree meeting the following minimum specifications shall occupy or be planted on each campsite site prior to operation or occupancy of either:
 - b. One (1) inch trunk caliper;
 - d. Six (6) feet tall; and
 - e. Five (5) gallon container.

Section 2831 Travel Trailers, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

- 1. Must be currently licensed and immediately operable;
- 2. Must be anchored to the ground to resist tipping and lateral movement;
- 3. Must be placed with the hitch facing the access road;
- 4. Shall not be skirted or otherwise modified to enclose the area between the camper and the ground;
- 5. All propane tanks and valves must comply with current safety standards;
- 6. All travel trailers must be maintained in good repair with no visual or operational deficiencies, and;
- 7. Use of travel trailers as lodging establishments or vacations homes pursuant to Section 2827 is prohibited.

Section 2833 Cabin, lodging, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Lodging cabins are permitted only in a travel trailer park on land identified as Tract D on WLH PUD site map and are not permitted in areas occupied by any other type of use or dwelling within the district;
2. Ownership of all lodging cabins and property sites in Tract D will be maintained under the same ownership;
3. The lodging cabin sites shall not be subdivided, and individual sites shall not be sold unless ownership of the entire Tract D is transferred to another owner;
4. The maximum number of lodging cabins shall not exceed fifteen (15);
5. Occupancy of lodging cabins is permitted only during the period of April 1 to November 1;
6. Lodging cabins must conform to provisions contained in ARSD 44:02:08, South Dakota Codified Laws Chapter 34-18, and all other state or local regulations;
7. The minimum site area per lodging cabin shall be three thousand two hundred (3,200) square feet;
8. The minimum site width shall be forty (40) feet;
9. The minimum site depth shall be eighty (80) feet;
10. There shall be a front yard of not less than a depth of twenty (20) feet;
11. There shall be a rear yard of not less than a depth of fifteen (15) feet;
12. There shall be a side yard of not less than a depth of five (5) feet;
13. Lodging cabins must obtain state and local permits and/or licenses prior to advertising or providing occupancy to guests;
14. Owners of lodging cabins must obtain insurance coverage reflecting an endorsement for short-term rental occupancies;
15. Copies of all licenses and/or permits and proof of insurance must be provided to the Oacoma Finance Officer upon request;
16. An owner or manager must be located within forty-five (45) miles of the property and must be available at all times to respond to complaints within one (1) hour of notification;
17. A written manual must be provided to guests containing the local owner's or manager's contact information, performance standards set forth in Section 2833 and emergency contact information;
18. Each lodging cabin must be equipped with a minimum of one (1) portable fire extinguisher with a minimum 2-A rating located in an accessible area and maintained in operable condition;
19. The minimum age allowed for the principal renter is twenty-one (21) years of age;
20. Maximum overnight occupancy of any lodging cabin shall not exceed two (2) occupants per bedroom, plus two (two) additional occupants, including children;
21. Quiet hours shall be from 10:00 P.M. to 7:00 A.M.;

22. The use of open fires, fire pits, charcoal or pellet burning grills, gas fired grills or other devices creating a flame shall not be allowed without permission from the owner or manager and use of such devices must comply with all federal, state, and/or local laws, ordinances, or rules;
23. A minimum of one, forty-five (45) gallon enclosed garbage container must be provided, and secured against tipping, outside each lodging cabin unless a central collection container is provided;
24. All garbage must be bagged before placing into garbage container;
25. No bagged or unbagged garbage shall be left outside a dwelling unless it is secured inside a garbage container;
26. Each lodging cabin must have vehicular access to a street and provide off-street parking at a minimum ratio of four hundred (400) square feet for every four (4) guests based on total occupancy rating of dwelling;
27. On-street parking is prohibited;
28. Storage or use of travel trailers, tent trailers, tents, and all other recreational vehicles designed for temporary occupancy is specifically prohibited;
29. Lodging cabins may be modular, wood-framed, or metal-framed units moved onto the site or constructed on site;
30. Manufactured park model homes, are permitted for use as lodging cabins;
31. Lodging cabins must be anchored to concrete footings or a concrete foundation system;
32. A metal or masonry covering shall form a complete enclosure under the exterior walls;
33. The maximum area occupied by a lodging cabin is seven hundred sixty-eight (768) square feet including covered porches, but excluding open patios, sidewalks and parking spaces;
34. The minimum width of any lodging cabin is ten (10) feet;
35. The maximum height of any lodging cabin is twenty-six (26) feet;
36. Attached and detached accessory buildings, including carports, are specifically prohibited;
37. All lodging cabins must be constructed in accordance with state and local residential building codes or similar standard for safety, and;
38. Exterior shall be painted or finished in muted earth tone color;

Section 2835 Self-Storage Warehouses, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Self-Storage warehouses are permitted only on land identified as Tract E on WLH PUD site map;
2. Maximum size of each unit shall not exceed sixteen (16) feet in width and thirty-six (36) in length;
3. The maximum height of self-storage warehouses shall not exceed seventeen (17) feet;
4. Exterior shall be painted or finished in muted earth tone color;
5. Shall provide a concrete floor in each unit;

6. Shall provide fully secured units separated by interior common walls extending from floor to ceiling and wall to wall;
7. Electrical service is limited to two (2) overhead lights and one (1) outlet of no more than twenty (20) amps per unit, and;
8. No continuous run electrical appliances, except battery chargers, are permitted.

Section 2837 Accessory Buildings, for private use, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Accessory buildings, such as garden sheds, are permitted on campsites in a travel trailer park provided the total coverage area of all accessory buildings does not exceed eighty (80) square feet per campsite;
2. Accessory buildings on campsites in a travel trailer park shall not contain permanent or otherwise attached electrical wiring;
3. The total area occupied by all accessory buildings subordinate to single-family dwellings, shouses and vacation homes shall not exceed one thousand two hundred (1,200) square feet;
4. Accessory buildings must be anchored to the ground or concrete pad;
5. Accessory buildings shall not be used for overnight occupancy;
6. Accessory buildings shall be painted or finished in muted earth tone colors;
7. Accessory buildings, including carports, are specifically prohibited on property occupied by tiny dwelling, and lodging cabins;
8. The maximum height of accessory buildings shall not exceed seventeen (17) feet, and;
9. Enclosed trailers, shipping containers or other such containers are prohibited.

Section 2839 Accessory Buildings and Structures, for public use, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Accessory buildings and structures, for public use, are permitted only in a travel trailer park on land identified as Tract D on WLH PUD site map and are not permitted in areas occupied by any other type of use or dwelling within the district, and
2. No accessory building or structure shall be erected less than twenty-five feet from any lot or boundary line;

Section 2841 Decks, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Decks are permitted on campsites in travel trailer parks but must not exceed the length of the travel trailer occupying the same campsite;
2. Decks on campsites in travel trailer parks may extend into a side yard by shall not be less than two (2) feet from any campsite boundary;
3. Roofs, pergolas or other permanent structures on campsites in a travel trailer park and on open patios on a tiny home site are prohibited;
4. Decks must be anchored to the ground by concrete or other pinning device, and;
5. Wood pallets shall not be used as decks.

Section 2843 Parking, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. There shall be no on street parking;, and;
2. In travel trailer parks, guest parking spaces, no smaller than two hundred (200) square feet per parking space, shall be provided at a ratio of one (1) parking space per eight (8) campsites, grouped conveniently and have direct and immediate access to any road within the exterior boundaries of the campground or trailer park.

Section 2845 Fences and Screening, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. At the intersection of any vehicle route, street, campsite, or anything similar in nature nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 ½) and ten (10) feet above the centerline grades of the intersecting aforementioned items in the area bounded by the surface's edge lines and a line joining points along said lines thirty (30) feet from the point of the intersection;
2. No fences shall be erected on individual campsites;
3. Fences constructed anywhere within the district shall comply with Section 1503; except for limitations listed in Section 2823, and;
4. A minimum of one (1) tree meeting the following minimum specifications shall occupy or be planted on each campsite and short-term cabin rental site prior to operation or occupancy of either:
 - c. One (1) inch trunk caliper;
 - f. Six (6) feet tall; and
 - g. Five (5) gallon container.

Section 2847 Security, Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Travel trailer park property entrance shall be gated but only closed and locked in the off season of November 1 to April 1;
2. The property owner and/or caretaker shall establish rules and regulations for the management of the district, its occupants and employees;
3. The property owner and/or caretaker shall maintain a current record of the names of all occupants of vacation homes, tiny dwellings and travel trailer park including lodging cabins;
4. The property owner and/or caretaker shall be responsible for the control of nuisances within the boundaries of the district and ensure that all rules and regulations are posted and enforced;
5. The property owner and/or caretaker shall distribute a copy of this chapter and the relevant rules and regulations to each occupant in the district and shall ensure compliance with provisions of this ordinance;
6. The property owner and/or caretaker of the travel trailer park shall assure all names and contact information are clearly posted for the following, including but not limited to: Onsite staff, offsite or after-hours staff, emergency personnel, and;
7. Operators of all-terrain or other off-road vehicles must have a valid driver's license.

Section 2849 Road Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Legal and permanent access to an improved public road is required;
2. One-way interior roads within any travel trailer park shall be constructed with a minimum surface width of twelve (12) feet and shall be designated "no parking";
3. Interior roads within any travel trailer park shall be clearly marked at each intersection to identify traffic directions and campsite/cabin numbers served by the road;
4. Two-way interior roads within the district shall be constructed with a graveled, minimum driving surface width of twenty-four (24) feet with eight (8) feet of graveled and graded shoulders on either side and shall be designated "no parking";
5. Construction and maintenance of all roads within the district shall remain the responsibility of property owner(s) independently or through a homeowners' association (HOA) unless responsibility is transferred by formal legal action and accepted by another entity, and;
6. An emergency access and exit shall be designated to Shoreline Drive.

Section 2851 Lighting Performance Standards

The following uses and structures may be permitted provided compliance with the following performance standards is met:

1. Adequate lighting shall be provided for all walkways, roads, parking areas, sanitary facilities, storage areas, office, and recreational facilities within the district;
2. All security or safety lighting shall be designed, hooded and placed in a manner that does not cause direct or undesirable illumination onto adjacent property or interfere with the motoring public on adjacent roads, and;
3. Lighting on campsites shall be limited to decorative LED, rope or string lights and shall not extend beyond decks or travel trailer entry.

DATED this 5th day of December, 2022 at Oacoma, South Dakota.

TOWN OF OACOMA

/s/Gary Dominiack, President
Oacoma Town Board of Trustees

ATTEST:

/s/Valerie J. Moore, Finance Officer
(SEAL)

First Reading: November 21, 2022

Second Reading: December 5, 2022

Adoption: December 5, 2022

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<https://www.sdpublicnotices.com/>.

Effective Date: January 3, 2023

This ordinance shall become effective twenty days after publication of this notice in the official newspaper, thereby repealing all ordinances or parts thereof in conflict herewith unless a referendum is timely involved prior thereto.