

**ARTICLE 12**  
**LAKE FRONT RESIDENTIAL (R-2)**

SECTION 1201 - Intent

The intent of the Lake Front Residential District (R-2) is to provide for residential uses of shoreline land without altering natural surroundings of the District.

SECTION 1202 - Permitted Uses and Structures

1. Single-family residential dwellings;
2. Noncommercial horticultural uses; and
3. Those accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this District.

SECTION 1203 - Conditional Uses

After the provisions of this Ordinance relating to conditional uses have been fulfilled, the County Planning Commission may permit on such terms and conditions as may be determined or set by the County Planning Commission as a conditional use in the Lake Front Residential (R-2):

1. Golf courses and country clubs;
2. Resorts;
3. Grocery, convenience, and sporting goods stores;
4. Home occupations and professional offices;
5. Mobile homes; and
6. Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this District. and

SECTION 1204 - Minimum Lot Requirements

Each lot shall have a depth of not less than one hundred (100) feet and shall have a shoreline frontage width of not less than fifty (50) feet. The minimum lot road frontage shall not be less than ten (10) feet in width. All lots without shoreline frontage shall have a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet

### SECTION 1205 - Minimum Yard Requirements

Each structure shall be setback not less than forty (40) feet from the normal high water mark. The road setback shall not be less than fifty (50) from federal and state highways and not less than thirty (30) feet from other roads. Each side yard shall not be less than five (5) feet as measured from the property line of the lot in question. The setback from other road accesses may be waived if not practicable within existing plats.

### SECTION 1206 – Minimum Sewer Requirements

Installation of wastewater systems shall comply with Administrative Rules of South Dakota, Chapter 74:53:01

### SECTION 1207 – Modification/alteration with 40’ OHWM

Maintaining a buffer zone to intercept runoff, filter sediment and pollution, and maintaining portions of natural shoreline are extremely in portent in preserving water quality, preventing pollution, preserving fish and wildlife habitat, and for natural scenic beauty.

Any shoreline development and construction or modification, including rip-rap and retaining walls, shall require a special permit prior to undertaking such development, construction or modifications. The considerations or factors to be considered in granting a permit include, but are not limited to:

1. The work minimizes erosion or sediment to the lake;
2. Runoff will be minimized by construction and maintenance of a proper silt fence during construction; and
3. Intensive vegetation clearing in the vegetative buffer zone should be minimized on lake bluffs and steep slopes. Limited clearing and trimming of trees and shrubs is allowed to accommodate the placement of stairways paths, water accesses, and to provide a view to the water from the principal dwelling. Trees and natural shrubbery shall be preserved as far as practicable, and those removed should be replaced if possible to retard runoff, prevent erosion and preserve natural beauty.

Application for such a permit must be accompanied by a detailed plan showing the work to be accomplished, and also a list of names and addresses of the adjacent landowner(s). After filing of application the hearing shall be scheduled and notice of hearing given by publication

and written notice to landowner(s) contained in application. After granting of such permit applicant shall provide to the Zoning Officer within two years after the date of permit, satisfactory evidence of compliance with such plan or pay for the cost of such compliance by the County.