

ORDINANCE NO. 250-19

AN ORDINANCE REGULATING THE CONSTRUCTION OR MOVING OF STRUCTURES
WITHIN THE TOWN OF RAMONA.

BE IT ORDAINED BY THE TOWN OF RAMONA, SOUTH DAKOTA , that the ordinances of the Town of Ramona, South Dakota, also known as the Code of Ordinances be amended by adding on Ordinance Regulating the Construction or Moving of Structures, TO-WIT:

PURSUANT TO SDCL 9-29-1 and consistent with the purpose of promoting the health, safety, morals and general welfare of the residents of the Town of Ramona and their posterity; and

WHEREAS, the Town Board believes the Ordinance regulating and restricting the building, construction or moving of any building, residence or structure in the Town of Ramona is in the best interests of the residents of the Town of Ramona,

Section 1. Permit Required. Any new construction or Moved-in Building must have prior written approval of the Town Board before any activity commences, starting with a written application to the Town Board.

Section 2. Definitions. Any building, previously existing on another lot of different location relocated for use as a residence, out-building, commercial, industrial or any building used in relation to these uses shall be recognized as a Moved-in Building.

Section 3. Hearing. Any application for moving a building shall require a notice and hearing at least two (2) weeks in advance before the Town Board in which the public shall have an opportunity to comment.

Special Exceptions.

Type I and Type II manufactured homes may receive a special exception from the maximum age requirement (Section 2.07.05 (13) The Town Board may grant a special exception if the manufactured home meets the following requirements:

- a. The applicant shall provide a recent photograph (no older than thirty (30) days) of the manufactured home's exterior.
- b. It shall have been shown to the satisfaction of the Town Board that said manufactured home complies with the gas, plumbing , electrical, and construction requirements of the Town of Ramona and the State of South Dakota.

Travel trailers not certified as a Type I or Type II Manufactured Home may receive a special exception from the Town Board upon the following requirement:

- a. The landowner shall provide a recent photograph (no older than thirty (30) days) of the travel trailer's exterior.
- b. The travel trailer be equipped with a functioning bathroom facilities and hot running water.
- c. The travel trailer have the necessary equipment to hook up to utilities, including but not limited to water, sewer and electricity.
- d. The travel trailer must be placed on a lot having a permanent concrete or gravel pad with permanent utility hookups.
- e. No more than two (2) travel trailers shall be authorized for each location or hook up.
- f. The rental period shall be on a minimum of one (1) month but shall not exceed six (6) consecutive months and may apply for renewal by application to the Town Board.

- g. The landowner shall be responsible for payment of all utility fees, including but not limited to hook up fees.
- h. The lot shall not be used for storage of equipment, supplies, vehicles or inventory used by the applicant in their business or employment.
- i. The finance officer may authorize a temporary permit to the landowner, prior to approval of the special exemption by the Town Board provided subsections a) through h) are met and such temporary permit is only valid until the Town Board has had an opportunity to act under the applicable ordinances.
- j. Any and all other conditions or restrictions that the Town Board may from time to time require.

Section 4. Violations. Any violation of this ordinance shall be declared to be a nuisance and the property owner given five (5) days to remove the unauthorized construction or structure. In the event the violation continues the property owner shall be subject to a fine not to exceed \$500 per day for each day the nuisance exists.

It is hereby declared by the Town of Ramona that there is a need for the immediate preservation of the public peace, health and safety. Therefore, pursuant to SDCL 9-19-13 this ordinance is hereby adopted as an emergency and shall become effective upon passage and publication.

TOWN OF RAMONA

Tim Tolley
Mayor

ATTEST:

Carla Henrichs
Finance Officer

1st reading: June 2, 2019

2nd reading: June 11, 2019

Publication: _____

Effective Date: June 2019