



OFFICE OF
DIRECTOR OF EQUALIZATION
HANSON COUNTY
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COPY

April 10, 2002

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Ordinance #22
NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Hanson County Planning Commission, Hanson County, South Dakota at 2:15 PM on April 23, 2002 in the Hanson County Courthouse at 720 5 St, Alexandria, South Dakota.

Said hearing is to consider the following amendment to the Hanson County Zoning Ordinance, to include:

Section 1231 Platting of Lands

It shall be unlawful for any person having control of any land within the County and lying outside of incorporated communities as identified herein to subdivide layout, transfer, or record lands less than ten (10) acres in size as lots, tracts, or parcels unless by plat, in accordance with the laws of the State of South Dakota and the regulations contained herein. The recording of property by legal descriptions including linear measurements such as, "the south 100 feet of the east 200 feet of the north 1,000 feet" is hereby prohibited.

Subdividing, transferring, or recording land described by full, half, and quarter sections is permitted provided such description is for property of ten (10) or more acres. Said description shall not include language describing a parcel by linear measurements. *All lands not subject to a real estate transfer fee pursuant to SDCL 43-4-22 are exempt from the platting requirements as described herein.*

Section 1233 Agricultural Use Covenant Required

An Agricultural Use Covenant as defined herein *shall accompany all building permits for structures within or adjacent to an agricultural zoned area*, requests for rezoning of agricultural land, or a planned unit development. Said covenant must be approved by the County Zoning Administrator and recorded in accordance with SDCL prior to issuance of the building permit or commencement of the rezoning process.