

**CHAPTER 12 – PLANNING & ZONING**  
**ARTICLE 4 - AGRICULTURAL DISTRICT**

**SECTIONS:**

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Ord. No. 1119, 1984.

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**Sections 12-4-101 to 199, inclusive. Agricultural District - general provisions.**

**Section 12-4-101 Legal boundary descriptions for Agricultural District - within the city limits.**

Area between the main line of the D M & E Railroad and Pleasant Drive and Elizabeth Street, from a point at the intersection of the southerly line of Pleasant Drive with the easterly line of Ridgeview Addition, thence to the west line of the NE 1/4 of the SW 1/4 of Section 32-111-79, except that portion of Ulmen's Addition and Wood River Estates.

An area commencing at the intersection of the easterly line of Highland Avenue and the centerline of the main line of the D M & E Railroad; thence northerly along the east line of Highland Avenue to the southerly line of Capitol Avenue; thence easterly along the southerly line of Capitol Avenue to a point on the easterly line of Nicollet Avenue extended; thence northerly along the easterly line of Nicollet Avenue to the southerly line of Broadway; thence easterly along the southerly line of Broadway to the west line of Governors Drive; thence south along the west line of Governors Drive to

the south line of Cabot Street; thence east along the south line of Cabot Street to the west line of Washington Avenue; thence south along the west line of Washington Avenue to the north line of Capitol Avenue; thence west along the north line of Capitol Avenue to the west line of Court Place extended; thence south along the west line of Court Place to the northerly line of Wells Avenue; thence northwesterly along the northerly line of Wells Avenue to the westerly line of Palmer and Scott Addition extended; thence southwesterly along the westerly line of Palmer and Scott Addition to the southwesterly corner of said Addition; thence southeasterly along the southerly line of Palmer and Scott Addition a distance of seventy-four (74) feet; thence southerly along the westerly line of Midwest Financial Subdivision and Lot 1, Ken Korkow Addition extended to the centerline of the main line of the D M & E Railroad; thence northwesterly along the center line of the main line of the D M & E Railroad to the place of beginning.

An area commencing at the center line of the main line of the D M & E Railroad and the westerly line of Washington Avenue; thence northerly along the westerly line of Washington Avenue to the northerly line of Wells Avenue; thence easterly along the northerly line of Wells Avenue to the easterly line of Filmore Avenue; thence south along the easterly line of Filmore Avenue to the northerly line of State Highway 34 Right-of-Way; thence easterly along the northerly line of said Highway 34 Right-of-Way to the west line of Pierce Avenue; thence north along the west line of Pierce Avenue to the intersection of the west line of Pierce Avenue with the northerly line of State Highway 34 Right-of-Way extended; thence southeasterly along the northerly line of State Highway 34 Right-of-Way to the north-south centerline of Section 2-110-79; thence south along the north-south centerline of Section 2-110-79 to the northerly line of Lot 1, Hillsvieview Subdivision; thence southeasterly along the northerly line of Lot 1, Hillsvieview Subdivision to the east line of Lot 1, Hillsvieview Subdivision; thence south along the east line of Lots 1 and 2, Hillsvieview Subdivision to the northerly line of Lot 9, Hillsvieview Subdivision; thence northwesterly along the northerly line of Lots 9, 8 and 6, Hillsvieview Subdivision to the westerly line of Lot 6, Hillsvieview Subdivision; thence southerly along the westerly line of Lot 6, Hillsvieview Subdivision, to the southerly line of Lot 6, Hillsvieview Subdivision; thence easterly along the southerly line of Lot 6, Hillsvieview Subdivision, to the easterly line of Lot 6, Hillsvieview Subdivision; thence northerly along the easterly line of Lot 6, Hillsvieview Subdivision to the southeasterly line of Lot 8, Hillsvieview Subdivision; thence northeasterly along the southeasterly line of Lot 8, Hillsvieview Subdivision, to the southwesterly line of Lot 9, Hillsvieview Subdivision; thence southeasterly along the southwesterly line of Lot 9, Hillsvieview Subdivision to the west line of Lot 2, Fairway Subdivision; thence north along the west line of Lot 2, Fairway Subdivision, to the north line of Lot 2, Fairway Subdivision; thence east along the north line of Lot 2, Fairway Subdivision, to the east line of Lot 1, Fairway Subdivision; thence north along the east line of Lot 1, Fairway Subdivision; to the north line of Lot 25 (extended), Fairway Subdivision; thence southeasterly along the northerly line of Lot 25 (extended) and Lot 25, Fairway Subdivision, to the east line of Fairway Subdivision; thence south along the east line of Fairway Subdivision to the south line of Lot 14, Fairway Subdivision; thence west along the south line of Lot 14, Fairway Subdivision, to the east right of way line of Fairway Drive; thence south along the east right of way line of Fairway Drive to the south line of Lot 13 (extended), Fairway Subdivision; thence west along the south line of Lot 13, Fairway Subdivision to the west line of the E 1/2 of the SE 1/4 of Section 11-110-79; thence south along the west line of the E 1/2 of the SE 1/4 of Section 11-110-79 to the Missouri River; thence northwesterly along the Missouri River to a point on the easterly line of Polk Avenue extended to the Missouri River; thence north along the said easterly line of Polk Avenue extended to the southerly line of Pawn Street; thence southeasterly along the southerly line of Pawn Street to the north-south centerline of Section 10-110-79; thence along said centerline of Section 10-

110-79 to the southwest corner of Fruitwood Addition; thence east along the south line of Fruitwood Addition to the westerly corner of Stoeser's Subdivision; thence southeasterly along the southerly line of Stoeser's Subdivision to the east line of Section 10-110-79; thence north along the east line of Section 10-110-79 to the south line of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 10-110-79; thence west along the said south line to the west line of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 10-110-79; thence north along the said west line to the north line of Section 10-110-79; thence west along the north line of Section 10-110-79 to the west line of Garfield Avenue; thence north along the west line of Garfield Avenue extended to the north line of Park Street; thence east along the north line of Park Street to the east line of Section 3-110-79; thence north along the east line of Section 3-110-79 to the centerline of the main line of the D M & E Railroad; thence southeasterly along the centerline of the main line of the D M & E Railroad to the west line of Section 2-110-79; thence north along said west line of Section 2-110-79 to the southerly line of State Highway 34; thence westerly along the southerly line of State Highway 34 to the intersection of said line with the centerline of the main line of the D M & E Railroad; thence northwesterly along the centerline of the main line of the D M & E Railroad to the place of beginning.

Tracts A, B, C and D of St. Mary's Hospital Addition

Capitol Grounds Addition except the following: all of Block 3, and Lots 25 to 34, both inclusive, Block 4, all in Park View Addition; Lots 6 thru 10, both inclusive, Block 14, Lots 1 thru 5 both inclusive, Block 15, Lots 17 thru 22 both inclusive, Block 7, Lots 12 thru 17, both inclusive, Block 6, all in Central Addition.

Blocks 1, 2, 7 and 8, Greeley and Sharps Addition.

Blocks 15, 16, 27, and 28, Ash Second Addition.

Blocks 1 and 2, Library Subdivision

Lots 1 and 26, Block 29, Ash Second Addition.

Lots 1 thru 12, both inclusive, Block 5, New York Addition.

Lots 37 thru 48, both inclusive, Block 6, New York Addition.

All of Syndicate Addition which was not re-platted as Capitol Grounds Addition.

Blocks 3 and 4, Hays Addition

Blocks 9, 10, 11 and 12, Yaples Addition

Blocks 23 and 24, Wells Second Addition

Block 9, Less Church Street and Block 16, Prentice and Pettigrew Addition.

Block 24, Fourth Railway Addition.

West 30 feet of Block 5, Sioux Addition.

Hipple Park

An area beginning at a point on the north line of Section 29-111-79 at the intersection of said line with the centerline of Meyer Street; thence south on the centerline of Meyer Street to the south line of Davis Street; thence southerly a distance of 900 feet on a diagonal line between a point at the intersection of the centerline of Meyer Street and the south line of Davis Street and a point at the intersection of the centerline of Pine Ridge Avenue and the north line of Tenth Street; thence east along a line 900 feet south of the south line of Davis Street to the east line of the W 1/2, W 1/2 of Section 29-111-79; thence south a distance of 2,400 feet to the center line of Tenth Street; then west along the center line of Tenth Street to the center line of Pine Ridge Avenue; then south along the center line of Pine Ridge Avenue to the center line of Chestnut Avenue; then east along the center line of Chestnut Avenue; then east along the centerline of Chestnut Avenue to the center line of Burdick Street; then north along the center line of Burdick Street to the centerline of Tenth Street; then east along the center line of Tenth Street extended to the centerline of Evans Street; then north along the center line of Evans Street to the southwest corner of Lot 15, Pierre Acres; thence northerly along the westerly line of Lot 15, Pierre Acres, to the northwest corner of Lot 15; thence easterly along the northerly line of Lot 15 a distance of 350 feet; thence northerly to the north line of Lot 9, Pierre Acres; thence westerly along the north line of Lot 9, Pierre Acres, to the northwest corner of Lot 9; thence northerly along the westerly line of Lot 7 to the northwest corner of Lot 7, Pierre Acres; thence easterly along the northerly line of Lot 7 a distance of 486.5 feet; thence northerly to the north line of Lot 5, Pierre Acres; thence westerly along the north line of Lot 5, Pierre Acres, a distance of 479.5 feet to the northwest corner of Lot 5; thence northerly along the westerly line of Lots 1, and 3, , Pierre Acres extended to the north line of Section 28-111-79; thence west along the north line of Section 28-111-79 and the north line of Section 29-111-79 to the place of beginning.

Blocks 1 - 7, Glenwood Addition

Blocks 2, 3, 4, 5, 6, and 7, Euclid Avenue Addition

An area beginning at a point 400 feet north of the northerly right-of-way line of State Highway 34 and the west line of Lowell Avenue; thence north along the west line of Lowell Avenue to the east-west centerline of Section 3-110-79; thence east along the said centerline to the east line of the said Section 3; thence north along the east line of the said Section 3 to the south line of Section 34-111-79; thence west along the south line of Section 34-111-79 to the west line of the SE 1/4 of the SE 1/4 of Section 34-111-79; thence north along the west line of the SE 1/4 of the SE 1/4 of Section 34-111-79 to the north line of the SE 1/4 of the SE 1/4 of Section 34-111-79; thence east along the north line of the SE 1/4 of the SE 1/4 of Section 34-111-79 to the east line of Section 34-111-79; thence north along the east line of Section 34-111-79 to the southeast corner of Lot 3C, Wall Plaza Addition; thence northwesterly along the east boundary of Lot 3C, Wall Plaza Addition to the northeast corner of Lot 3C, Wall Plaza Addition; thence west along the north boundary of Lot 3C Wall Plaza Addition to the northwest corner of Lot 3C, Wall Plaza Addition; thence southerly along the west boundary of Lot 3C,

Wall Plaza Addition, to the southwest corner of Lot 3C, Wall Plaza Addition; thence easterly along the south boundary of Lot 3C Wall Plaza Addition, to the NW corner of Lot 14 Crested Ridge Addition; thence southwesterly and south along the westerly line of Lots 2-14, Crested Ridge Addition to the north right-of-way line of Elizabeth Street; thence easterly along the north right-of-way line of Elizabeth Street to the west right-of-way line of Northstar Avenue; thence north a distance of 90.92' along the west right-of-way line of Northstar Avenue; thence east along the extended south line of Airbase Acres Addition to the north-south centerline of Section 35-111-79; thence south along the north-south centerline of Section 35-111-79 and Section 2-110-79 to the north line of Cunningham's Out-lot No. 5; thence west along the north line of Cunningham's Out-lots No. 3,4 and 5 to the west line of Cunningham's Out-lot No. 3; thence south along the west line of Cunningham's Out-lot No. 3 to a point 400' north of the northerly right-of-way line of State Highway 34; thence westerly to the east line of Cunningham's Out-lot No. 1; thence north 50 feet along the east line of Cunningham's Out-lot No. 1; thence westerly to a point 450 feet north of the northerly right-of-way line of State Highway 34 and the east line of Lot R, Cunningham's Out-lot No. 1; thence south 50 feet along the east line of Lot R, Cunningham's Out-lot No. 1; thence westerly to the place of beginning, except the N ½ NW ¼ NW ¼ of Section 33-111-79 and Lot 1, Airbase Acres Addition.

An area beginning at the intersection of the southerly line of Missouri Avenue and the north-south centerline of Section 4-110-79; thence, south along said north-south centerline of Section 4-110-79 to the United States Government take line; thence, westerly along said take line to the easterly line of Washington Avenue extended; thence, northerly along the easterly line of Washington Avenue extended to the southerly line of Missouri Avenue extended; thence easterly along said southerly line of Missouri Avenue extended to place of beginning.

An area beginning at a point on the north line of Section 28-111-79 at the intersection of said line with the north-south centerline of Section 28-111-79; thence west along the north line of Section 28-111-79 to northeast corner of Lot 2, Pierre Acres; thence southerly along said easterly line of Pierre Acres to the east-west centerline of Section 28-111-79; thence east along said east-west centerline of Section 28-111-79 to the north-south centerline of Section 28-111-79; thence south along said north-south centerline of Section 28-111-79 to the centerline of Logan Street; thence east along the centerline of Logan Street to northerly line of U.S. Highway 14 and 83; thence northeasterly along the northerly line of U.S. Highways 14 and 83 to the north line of Section 27-111-79; thence west along the north line of Section 27-111-79 and Section 28-111-79 to the place of beginning.

S 1/2, S 1/2, NE 1/4, Section 26-111-79  
SE 1/4, Section 26-111-79  
SW 1/4, Section 25-111-79  
W 1/2, SE 1/4, Section 25-111-79  
N 1/2, NE 1/4, SE 1/4, Section 25-111-79  
S 1/2, NE 1/4, Section 25-111-79  
SE 1/4, NW 1/4, Section 25-111-79  
S 1/2, SW 1/4, NW 1/4, Section 25-111-79  
Section 36-111-79  
NE 1/4, NW 1/4, Section 1-110-79  
N 1/2, NE 1/4, Section 1-110-79  
S 1/2, NE 1/4, Section 35-111-79

NE 1/4, SE 1/4, Section 35-111-79  
SW 1/4, SE 1/4, SW 1/4, Section 22-111-79

An area beginning at the NE corner of Section 35-111-79; thence south along the east line of Section 35-111-79 to the south line of the N 1/2, NE 1/4 Section 35-111-79; thence west along said south line of the N 1/2, NE 1/4, Section 35-111-79 to the west line of the NE 1/4 Section 35-111-79; thence north along said west line of the NE 1/4, Section 35-111-79 to a line, said line being parallel to and 758 feet south of the north line of Section 35-111-79; thence east along said line 1544 feet; thence northwesterly along the easterly line of Airport Out-lot 3 extended, to the north line of Section 35-111-79; thence east along said north line of Section 35-111-79 to the point of beginning.

All of Lots 9, 11 and 13, Pierre Acres, excluding the front 300' of said lots.

Pierre Acreage & Outlots, SE1/4 SE1/4 SW1/4 Less Hwy ROW and S. 140' of NE1/4 SE1/4 SW1/4 & Lot A in W1/2 SE1/4 SW1/4 Section 22-111-79

Amended by Ord. No. 864, 1972; 941, 1976; 987, 1977; 992, 1978; 993, 1978; 1014, 1979; 1902, 1982; 1104, 1983; 1107, 1983; 1119, 1984; 1155, 1985; 1161, 1985; 1163, 1985; 1167, 1986; 1177, 1986; 1184, 1986; 1210, 1988; 1222, 1988; 1249, 1989; 1251, 1989; 1256, 1990; Ord. 1282, 1991; Ord. No. 1290, 1991; Ord. No. 1316, 1992; Ord. No. 1324, 1993; Ord. No. 1331, 1993; Ord. No. 1344, 1994; Ord. 1359, 1995; Ord. No. 1407, 1997; Ord. No. 1454, 1999; Ord. No. 1507, 2002; Ord. No. 1515, 2002; Ord. No. 1518, 2002; Ord. No. 1532, 2003; Ord. No. 1546, 2004; Ord. No. 1552, 2004; Ord. No. 1577, 2005; Ord. No. 1591, 2006; Ord. No. 1597, 2006; Ord. No. 1719, 2013; Ord. No. 1754, 2015; Ord. No. 1759, 2016.

### **Section 12-4-102 Statement of purpose for Agricultural District.**

The Agricultural District is designed to provide an environment where agriculture can operate compatibly with a greater density of population than normally found in farming areas.

### **Section 12-4-103 Principal permitted uses.**

The following uses are permitted as the principal permitted use of any parcel of property in the Agricultural District.

1. Agriculture, including the raising of field crops, horticulture, animal husbandry under performance conditions, poultry farms and kennels under performance conditions. Commercial animal feed lots shall not be allowed in this district.
2. Ranch and farm dwellings and normal farm and ranch buildings.
3. Single-family dwellings.
4. Riding academies, dude ranches and other farm and ranch type recreational enterprises, golf

courses, country clubs, fair grounds, and rodeo grounds but not including automotive race tracks or driving tracks, outdoor theaters and similar commercial recreational enterprises.

5. Recreational facilities owned or operated by government or by charitable or religious organizations.

6. Churches, schools, colleges, office buildings wholly occupied by governmental agencies, and similar facilities.

7. Facilities necessary for the provision of transportation, communication, water sewerage, electrical energy, and natural gas pipelines and their appurtenances, are permitted, subject to approval by the city inspector, and further subject to such conditions, restrictions and safeguards as may be considered necessary by said inspector.

**Amended:** Ord. 1224, 1988.

**Section 12-4-104 Accessory uses.**

The following uses are permitted as accessory to the principal permitted uses in the Agricultural District.

1. Facilities common to farm and ranch activities.
2. Living quarters for persons regularly employed on premises, but not including labor camps or dwellings for transient labor.
3. Private garages, private swimming pools. Home occupations.

**Source:** Ord. No. 1451, 1999. (Reference Section 12-14-101 to 199.)

**Section 12-4-105 Space limitations.**

The following space limitations shall apply to structures and buildings associated with each principal permitted use and each accessory use, except fences and signs:

**Building Height Limit.**

No building shall exceed two and one-half (2 1/2) stories, or thirty-five (35) ft. in height.

**Required Lot Area**

Not less than Forty Thousand (40,000) square feet and at least one continuous lot dimension of Two-Hundred (200) feet.

### **Percentage of Lot Coverage.**

All buildings including accessory buildings shall not cover more than twenty-five (25) per cent of the area of the lot.

### **Yards Required**

Each lot shall have front, side and rear yards not less than the depths or widths following:

1. Front Yard Depth: Thirty-Five (35) feet.
2. Rear Yard Depth: Fifty (50) feet.
3. Side Yard Width: Fifteen (15) feet on each side of the building.

**Amended by Ord. No. 1162, 1985; Ord. No. 1320, 1993.**

### **Section 12-4-106 Performance standards.**

The following performance standards shall apply to the uses indicated. They shall be supplemental to and in addition to other provisions applying to the property:

1. Corrals, in which animals are kept at a density of over ten head per acre or where feed bunkers or water are placed so that animals naturally tend to bunch-up, shall not be closer than 300 feet from any lot line adjoining properties which are used for residential, commercial or light manufacturing purposes.
2. Such corrals shall maintain drainage so as to avoid excessive concentration of contaminated water and such drainage shall be so arranged that contaminated water does not drain into water courses in such a manner that it reaches neighboring properties at a concentration noticeable to normal senses.
3. Manure in such corrals shall not be allowed to accumulate to objectionable proportions and each feeding pen shall be scraped once a month, weather permitting.
4. Adequate fly spray shall be applied to all corral areas during fly season and oftener if necessary to control the fly population.
5. All dead animals shall be removed within 24 hours.
6. Feed shall be limited to fresh materials and shall not include sour silage, sugar beet pulp, paunch manure, garbage, or other materials which may have a tendency to create objectionable odors.
7. Kennels containing more than three dogs over six months of age, and poultry houses shall be



placed no closer than 200 feet from the lot line when adjoining property is used for residential, motel, hotel or cabin resort purposes.

8. Parking and loading spaces sufficient to meet all reasonable demands for such space shall be provided off the public right-of-way.

**Section 12-4-107 Conditional Uses.**

1. Sanitary landfills operated by the City of Pierre are permitted in Agricultural District after approval by the City commission that their mode of conduct and location will not hinder the enjoyment and use of nearby properties and will not disrupt the appropriate use of land and resources of the City.
2. Cemeteries, crematories, mausoleums.

**Amended by Ord. No. 1167, 1986. Ord. No. 1498, 2001.**

**Sections 12-4-108 to 199, inclusive. Reserved.**

**Sections 12-4-201 to 299, inclusive. Agricultural District No. 2 - general provisions. (Repealed) Ord. No. 1119, 1984.**