

TITLE 18.04.16
FAIR-FAIRGROUNDS DISTRICT

(A) DEFINITION:

This district is applicable to certain lands, which are owned and operated by the City of Sturgis. Said land shall be intended for public recreation and entertainment.

Amenities which are incidental to the use of this land shall be permitted in association with an event. (Example: Portable Toilets, Water tanks for livestock, portable corrals, etc.)

(B) PERMITTED USES:

1. Public recreation areas (To include but not be limited to, baseball/softball fields, playgrounds, swimming pools, etc.)
2. Temporary structures
3. Temporary liquor/malt beverage structures
4. Temporary Merchants
5. Sporting or Entertainment Events (To include but not limited to, horse racing, rodeos, car/motorcycle racing, concerts, circus's, etc.)
6. Public entertainment
7. Livestock Sales

(C) USE ON REVIEW:

Uses, which are not listed above and are recreational or entertaining in nature, may be permitted under a conditional use permit when approved by the Sturgis Park Board and the Sturgis City Council.

(D) AREA REGULATIONS:

The following requirements shall apply to all uses permitted in this district, except provided in Article V, Section 4:

1. FRONT YARD: All property utilized in this zoning district shall have no permanent structures located closer than 25' -0" to any public dedicated Right-of-Way.
2. SIDE YARD: There shall be a side yard of not less than 25' -0" for permanent structures located in this district.
3. REAR YARD: There shall be a rear yard of not less than 25'-0" for permanent structures located in this district.
4. LOT WIDTH: Property utilized for recreational uses within this district shall be abut a public Right-of-Way or public access road for a width of not less than 100'-0".
5. LOT AREA: Parcels of land receiving a Fairgrounds designation shall be not less than one (1) acre in area.
6. LOT COVERAGE: Permanent structures will not be permitted to encompass more than 25% of overall parcel of land.

(E) TEMPORARY STRUCTURES:

Temporary structures, canopies, tents, awnings, etc. may be set up on this property when in conjunction with an event authorized by the City of Sturgis.

Temporary structures may be erected for a time limit, which shall be set by the Sturgis Park Board and Sturgis City Council. Said temporary structure must be removed from the property within 48 hours of the close of an event unless otherwise permitted by the City Council.

(F) HEIGHT REGULATIONS:

No principal or accessory building or structures shall be constructed which exceeds 45' -0" in height.

Temporary structures which are erected for an event may be permitted to exceed the 45'0" height at the discretion of the Sturgis Park Board and the Sturgis City Council.

(G) FLOOD PLAIN REQUIREMENT:

No Structures shall be constructed in a flood channel. Any building constructed in the 100 year flood plan outside of the actual flood channel shall be constructed not less than one foot above the base flood elevation found on the FIRM map for the City of Sturgis.