

Custer County Ordinance  
Ordinance No. 2022-01

# 263176  
Custer County Reg. of  
*Custer County*  
Time 9:50 AM Date 8/19, 2022  
Lura H. Baker, Clerk  
*Justin Walker*  
Deputy

**AN ORDINANCE AMENDING CUSTER COUNTY ZONING ORDINANCE #2007-09** relating to special use, conditional use, boundary line adjustment, campgrounds, recreational vehicle parks, and public service facilities.

**WHEREAS**, The Planning & Zoning Commission having held a Public Hearing and referred their findings to the Board of County Commissioners of Custer County;

**AND WHEREAS**, the Board of County Commissioners held a Public Hearing on June 13, 2022 at 6:00 P.M. and there being public input taken into consideration;

**NOW THEREFORE**, The Board of Commissioners of Custer County ordains as follows:  
**CUSTER COUNTY ORDINANCE #2007-09** will be amended as follows:

**Article II, Section B MEANING OF TERMS OR WORDS:**

Add definitions for Boundary Adjustment: The adjusting of common property lines or boundaries between adjacent parcels for the purpose of accommodating a transfer of land or rectifying a disputed property line location. The resulting adjustment shall not create any additional parcels and all reconfigured parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes. Boundary Line Adjustments within a platted subdivision require an amended plat and proper public hearing procedures.

Modify definition of Public Service Facility: The erection, construction, alteration, operation, or maintenance of buildings, power plants, substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services. This does not include personal use facilities.

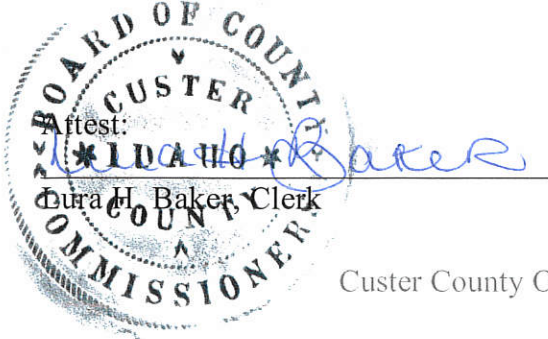
**Article VI OFFICIAL SCHEDULE OF DISTRICT REGULATIONS:**

Add a column for Special Land Use District: For regulations, see attached chart.

Modify regulations for Developed Campgrounds: See attached chart.

Modify regulations for Recreational Vehicle Park: See attached chart.

**PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS** on the 11<sup>th</sup> day of June, 2022.



*Wayne F. Butts*  
Wayne F. Butts, Chairman

**ARTICLE VI**  
**OFFICIAL SCHEDULE OF DISTRICT REGULATIONS**

<b>RESIDENTIAL</b>	<b>A</b>	<b>T-A</b>	<b>R</b>	<b>I</b>	<b>C</b>	<b>S</b>
Single Family Dwelling	P	P	P		C	C
Two Family Dwelling	C	C	C		C	C
Accessory Dwelling	P	C	C	P	P	P
Manufactured/Mobile Home Parks	C	C			P	C
Bed & Breakfast, Boarding House Dwellings	P	P	C		P	C
Hotels and Motels/Inns	C	C	C		P	C
Vacation Rentals/Cabins	P	P	P		P	P
Multi-family		C	C		P	C
Subdivision, Residential		P	P			C
Accessory Building	P	P	P	P	P	P
<b>OUTDOOR RECREATION</b>	<b>A</b>	<b>T-A</b>	<b>R</b>	<b>I</b>	<b>C</b>	<b>S</b>
Day Use Areas	P	P	P			P
Developed Campgrounds	C	C	C	P	P	C
Dude Ranch	P	C				P
Golf Courses	P	P	P		C	C
Guides, Outfitters	P	C		C	C	P
Hiking Trails	P	P	P			P
Marinas	P	C	C	C	C	C
Motor Speedway	C	C		C	C	C
Motorcycle Trails	C	C				C
Organized Recreation Camp	P	C	C		P	P
Outdoor Amusement Facility	C			C	P	C
Recreation Vehicle Parks	C	C	C	P	P	C
Recreational Vehicle Lot	C			P	P	C
Riding Trails, Pack Stations, Stables	P	C				P
Skiing Facilities	P	C	C			C
Shooting Range	C	C			C	C
Snowmobile Trails	P	C	C			P

<b>RESOURCE MANAGEMENT &amp; AGRICULTURE</b>	<b>A</b>	<b>T-A</b>	<b>R</b>	<b>I</b>	<b>C</b>	<b>S</b>
Growing and Harvesting	P	P	P	P	P	P
Timber and Forest Products	P	P		P	P	P
Processing Timber & Forest Products	P			P	C	P
Crop Production & Associated Activities	P	P	P	P	P	P
Grazing	P	P	P	P	P	P
Fish & Wildlife Management Projects	P	P	P	P	P	P
Mineral Extraction ( <i>Ordinance 2019-01</i> )	C	C	C	C	C	C
CAFCOs, Meat Packing, Processing Plant and Slaughterhouse Facilities, AFO, and Commercial Feedlots ( <i>Ordinance 2018-01</i> )	C	C		C	C	C
Animal Hospital, Clinic	P	C	C	P	P	C
Animal, Exotic	C	C	C	C	C	C
Kennel ( <i>Ordinance 2010-4</i> )	P	C	C		P	C
Roadside Stand	P	P		P	P	P

<b>PUBLIC SERVICE FACILITIES (NOT FOR PERSONAL USE)</b>	<b>A</b>	<b>T-A</b>	<b>R</b>	<b>I</b>	<b>C</b>	<b>S</b>
Airports, Heliports and Landing Strips	C	C	C	C	C	C
Cultural Facilities	P	P	P		P	C
Educational Facilities (general)	P	P	P		C	C
Electrical Power Plants	C	C	C	P	C	C
Electrical Substations	C	C	C	C	C	C
Fire Protection Facilities	P	P	P	P	P	C
Historic Sites	P	P	P	P	P	P
Hospitals/Health Facilities		C	C	P	P	C
Professional Offices		C	C	C	P	C
Public Service Facility	C	C	C	P	P	C
Radio, Telephone & Television Broadcast, Relay Facilities/Communication Towers	C	C	C	C	C	C
Religious Facilities	P	P	P	P	P	P
Roads & Water Crossing Structures	P	P	P	P	P	P
Sewage Lift Stations	C	C	C	C	C	C



Solid Waste Transfer Sites	C	C	C	C	C	C
Transportation Facilities	C	C	C	P	P	C
Utilities (Overhead)	P	P	P	P	P	P
Utilities (Underground)	P	P	P	P	P	P
Water Storage	C	C	C	C	C	C
Water & Waste Water Treatment Plants	C	C	C	C	C	C
<b>COMMERCIAL AND INDUSTRIAL</b>	<b>A</b>	<b>T-A</b>	<b>R</b>	<b>I</b>	<b>C</b>	<b>S</b>
Advertising Signs	C	C	C	C	C	C
Batch Plants	C			P	C	C
Bulk Storage	C	C		P	C	C
Commercial	C	C	C	C	P	C
Communications Tower	C	C	C	C	C	C
Driver-Ins				C	P	C
Garage	P	C	C	P	P	C
Grain Silo	P	P		C	C	C
Heavy Industrial				P		C
Home Occupations	P	P	P	P	P	P
Industrial Park				P	C	C
Light Industrial	C	C		P	P	C
Parking Lot	C	C	C	P	P	C
Potato Cellar	P	P		P	C	P
Professional Offices	C	C	C	P	P	C
Quarry/Industrial Extraction	C			P	C	C
Research Facility	C			P	P	C
<i>Commercial – Sand, Gravel &amp; Road Fill Extractions (Ordinance 2019-01)</i>	C	C	C	C	C	C
<i>Private – Sand, Gravel &amp; Road Fill Extractions (Ordinance 2019-01)</i>	P	P				C
Self-Storage Facilities	C	C		P	P	C
Service Station	C	C	C		P	C
Wrecking Yards/Junk Yards	C			C	C	C
Contractors Yard	P	C		P	P	C
Chemicals, Pesticides & Fertilizer Storage & Manufacture	P	C		P	C	C
Advertising Signs	C	C	C	C	C	C