PLANNING AND ZONING ORDINANCE 26-1
MCPHERSON COUNTY
SOUTH DAKOTA

FIRST PUBLIC READING:
SECOND PUBLIC READING:
ADOPTED:

EFFECTIVE DATE:

ORDINANCE 2026-1
AN ORDINANCE AMENDING MCPHERSON COUNTY PLANNING AND ZONING ORDINANCE 25-1, AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR DATA PROCESSING CENTERS IN MCPHERSON COUNTY

BE IT ORDAINED BY MCPHERSON COUNTY, SOUTH DAKOTA:

Section 5.33.01. Siting Requirements, shall be amended to include Subsection 2(a) as follows:

Section 5.33.01. Siting Requirements.

1. Data processing centers shall comply with the following requirements:

    a. Fencing: A six (6) foot sight obscuring screening fence shall be required along the entire perimeter of the facility. Such fence shall comply with all other requirements of McPherson County Zoning Ordinance.

    b. All electrical generators shall be enclosed behind a solid wall made of concrete or another equivalent sound absorbing material a minimum of four (4) feet higher than the highest point on the generator. This requirement may be reduced, or eliminated ifa noise mitigation plan is submitted in accordance with all other requirements of McPherson County Zoning Ordinance demonstrating that peak sound levels do not exceed those allowed in this Section.

    c. Yard requirements: The entire perimeter of the facility shall be screened from adjoining properties by a buffer yard. The side and rear buffer yards shall be a minimum of fifty (50) feet and the minimum front buffer yard shall be one-hundred fifty (150) feet.

2. All equipment and structures shall be a minimum of fifty feet from the property boundary of the facility as delineated on the site plan and one mile (5,280 feet) from any church, school, or occupied residence.

a. Setback Waiver: The owner of any church, school, or occupied residence, shall have the right to sign a Setback Waiver waiving the one-mile (5,280 feet) setback. Any Setback Waiver signed hereinunder shall be filed with the McPherson County Register of Deeds at the Data Processing Centers expense. Said agreement shall be binding upon the heirs, successors, and assigns of the title holder and shall pass with the land.

All other portions of MCPHERSON COUNTY PLANNING AND ZONING ORDINANCE 25-1 shall remain unchanged.

Dated this _____ day of _____, 2026.

_____
Mark Opp
Chairman of the McPherson Co. Board of County Commissioners

ATTEST:

_____
Lindley Howard
McPherson County Auditor

FIRST READING:
SECOND READING:
ADOPTED:
PUBLICATION DATE:
EFFECTIVE DATE: