



City of Whitewood

1025 Meade St.

Whitewood, SD 57793

605-269-2247

152.035 GENERAL RESIDENTIAL DISTRICT 1 (GR1)

- (A) *Purpose.* To provide for the protection and future development of residential areas, excluding uses which are not compatible with residential use, but permitting certain nonresidential uses, which are of particular convenience to the residents of the district.
- (B) *Permitted uses.* Property and buildings shall be used only for the following purposes:
- (1) Detached single-family homes, which are of conventional construction and are constructed as per the adopted building code on site, containing a minimum of 700 square feet;
 - (2) Attached single-family homes, which are known as town homes (for the purpose of this section, these homes shall have a separation wall of not less than one-hour rated fire wall which goes from foundation through the roofline which clearly makes them individual single-family dwelling units);
 - (3) Duplexes;
 - (4) Detached single-family modular homes that are built in compliance with the codes adopted by the city and the state;
 - (5) Transportation and utility easements, alleys and rights-of-way;
 - (6) Temporary buildings for uses incidental to construction work which, buildings shall be immediately adjacent to said construction work and which, and buildings shall be removed upon completion or abandonment of the construction work;
 - (7) Accessory uses and structures normally associated with the above listed uses such as shelters for house pets, private garages and carports, children=s play-house and playground equipment, private greenhouses from which no product, are sold and parish houses. Structures, which are less than 120 square feet in area, may be permitted without a building permit and/or being placed on a foundation;
 - (8) Private day nurseries and kindergarten (up to 12 children per household; see ' 152.056(D)).
- (C) *Uses permitted on review.* The Planning Commission and the Common Council may permit the following uses upon review:
- (1) Mobile home parks (see ' 152.056(A));
 - (2) Group care facilities for either children or adults;
 - (3) Libraries, museums and historical monuments or structures;
 - (4) Churches or similar places of worship, with accessory structures, but not including missions, revivals, tents or similar structures. (For the purpose of this section, missions, revivals or similar uses shall be known as any activity which takes place outside the permanent structure which causes more traffic, noise and the like, than the primary use this section is not intended to prohibit activities such as preschool, Sunday School or similar activities which may take place outside the structure);

- (5) Home occupations which are clearly incidental in nature and which no display except for regulated signage will be permitted on the exterior of the building being utilized in part for any purpose other described above or as described in 152.056(E);
 - (6) Signs (see 152.059);
 - (7) Private school;
 - (8) Utility substations;
 - (9) Bed and breakfast facilities; and
- (10) All uses not specifically permitted within this district are subject to review by the Planning Commission and the Common Council.

(D) *Minimum lot requirements.*

- (1) For each single-family dwelling, and buildings accessory thereto, served by a public or community sanitary sewer system, there shall be a lot area of not less than 7,500 square feet. For those single-family dwelling buildings accessory thereto, not served by a public or community sanitary server system, there shall be a minimum lot area of one acre; however, the area may be less than one acre if because of an adequate percolation test the State Department of Environmental Protection sets a lesser minimum acreage, which acreage shall be permitted.
- (2) For churches and other principal and accessory buildings, other than dwellings, the lot area shall be adequate to provide the yard areas required by this section; however, the lot for a church shall not be less than 10,000 square feet.

(E) *Minimum yard requirements (see also 152.057).*

(1) *Front yard.*

- (a) For dwellings there, shall be a minimum front yard setback of 25 feet, and in no case shall an accessory building be located to extend into the front yard setback.
- (b) All other permitted uses shall have a front yard setback of 35 feet.
- (c) Lots having frontage on more than one street shall provide the required front yard along those streets.
- (d) All new dwellings shall be placed parallel to the street.

(2) *Side yard.*

- (a) For dwellings located on interior lots, the side yard shall be not less than eight feet in width.
- (b) For detached buildings of accessory use, which are built to the rear of the dwelling, there shall be a side yard of not less than three feet.
- (c) All uses, other than dwellings and buildings accessory thereto, shall set back from all side lot lines a distance of not less than 25 feet.

(3) *Rear yard.*

- (a) For main buildings, there shall be a rear yard of not less than ten feet
- (b) Detached buildings of accessory use, not used as dwellings, shall not be located closer to any rear lot line than three feet.

(F) *Maximum lot coverage by all structures.* Main and accessory buildings shall cover not more than 40% of the lot area.

(G) *Maximum height of structures.*

- (1) No main building shall exceed two and one-half stories or 35 feet in height, except chimneys, flagpoles, spires, radio and television antennae, ventilators and other similar and necessary mechanical appurtenances pertaining to the permitted use, provided that they are not used for human occupancy.
- (2) Accessory building shall not exceed 15 feet in height.
- (3) Churches, schools and other public and semi-public buildings may exceed the height limitations if the minimum depth of the front, side and rear yards is increased one foot for each two feet by which the height of such structure exceeds the 35 feet height limit.

(Ord. 2004-03, passed 5-17-2004)

152.036 GENERAL RESIDENTIAL 2 (GR2).

(A) *Purpose.* To provide for the protection and future development of residential areas.

(B) *Permitted uses.*

- (1) Detached single-family homes, which are of conventional construction and are constructed as per the adopted Building Code on site, containing a minimum of 700 square feet;
- (2) Attached single-family homes, which are known as town homes. (For the purpose of this section these homes shall have a separation wall of not less than one-hour construction which goes from foundation through the roofline which clearly makes them individual single-family dwelling units);
- (3) Duplexes;
- (4) Detached single-family modular homes that are built in compliance with the codes adopted by the city and the state;
- (5) Transportation and utility easements, alleys and rights-of-way;
- (6) Temporary buildings for uses incidental to construction work which, buildings shall be immediately adjacent to said construction work and which, and buildings shall be removed upon completion or abandonment of the construction work;
- (7) Accessory uses and structures normally associated with the above listed uses such as shelters for house pets, private garages and carports, children=s playhouse and playground equipment, private greenhouses from which no product, are sold and parish houses. Structures, which are less than 120 square feet in area, may be permitted without a building permit and/or being placed on a foundation;
- (8) Private day nurseries and kindergarten (up to 12 children per household, see ' 152.056(D)); and
- (10) Multi-family dwellings, apartments.

(C) *Uses permitted on review.* The Planning Commission and the Common Council may permit the following uses upon review:

- (1) Group care facilities for either children or adults;
- (2) Libraries, museums and historical monuments or structures;
- (3) Churches or similar places of worship, with accessory structures but not including missions, revivals, tents or similar structures. (For the purpose of this section, missions, revivals or similar uses shall be known as any activity which takes place outside the permanent structure which causes more traffic, noise and the like, than the primary use this section is not intended to prohibit activities such as preschool, Sunday School or similar activities which may take place outside the structure);

- (4) Home occupations which are clearly incidental in nature and which no display except for regulated signage will be permitted on the exterior of the building being utilized in part for any purpose other described above or as described in 152.056(E);
- (5) Signs (see 152.059);
- (6) Private schools;
- (7) Utility substations;
- (8) Bed and breakfast facilities; and
- (9) All uses not specifically permitted within this district are subject to review by the Planning Commission and the Common Council.

(D) *Minimum lot requirement.*

- (1) For each single-family dwelling and buildings accessory thereto, served by a public or community sanitary sewer system there shall be a lot area of not less than 7,500 square feet. For those single-family dwelling and buildings accessory thereto, not served by a public or community sanitary sewer system, there shall be a minimum lot area of one acre. If the State Department of Environmental Protection agrees to a lesser area, because of an adequate soil percolation test, then the area, which they agree to, shall be permitted.
- (2) For churches and other principal and accessory buildings, other than dwellings, the lot area shall be adequate to provide the yard areas required by this section, however, the lot for a church shall not be less than 10,000 square feet.
- (3) For multi-family dwellings served by a public or community sanitary sewer system there shall be a lot area of not less than 5,000 square feet, plus an additional 1,000 square feet for each dwelling unit. Multi-family dwellings not served by a public or community sanitary sewer system shall be permitted only on review of the Planning Commission and the Common Council and with approval of the State Department of Environmental Protection.

(E) *Minimum yard requirements (see also ' 152.057).*

(1) *Front yard.*

- (a) For dwellings, there shall be a minimum front yard setback of 25 feet and in no case shall an accessory building be located to extend into the front yard setback.
- (b) All other permitted uses shall have a front yard setback of 35 feet.
- (c) Lots having frontage on more than one street shall provide the required front yard along those streets.
- (d) All new dwellings shall be placed parallel to the street.

(2) *Side yard.*

- (a) For dwellings located on interior lots, the side yard shall not be less than eight feet in width.
- (b) For detached buildings of accessory use, which are built to the rear of the dwelling, there shall be a side yard of not less than three feet.
- (c) All uses, other than dwellings and buildings accessory thereto, shall set back from all side lot lines a distance of not less than 25 feet.

(3) *Rear yard.*

- (a) For main buildings there shall be a rear yard of not less than ten feet.

(b) Detached buildings of accessory use, not used as dwellings, shall not be located closer to any rear lot line than three feet.

(F) *Maximum lot coverage by all structures.* Main and accessory buildings shall cover not more than 40% of the lot area.

(G) *Maximum height of structures.*

(1) No main building shall exceed two and one-half stories or 35 feet in height, except chimneys, flagpoles, spires, radio and television antennas, ventilators and other similar and necessary mechanical appurtenances pertaining to the permitted use, provided that they are not used for human occupancy.

(2) Accessory building shall not exceed 15 feet in height.

(Ord. 2004-03, passed 5-17-2004)

152.037 GENERAL RESIDENTIAL 2A (GR2A).

(A) *Purpose.* To provide for the protection, future development of residential areas and correct inconsistencies with the zoning ordinance and the development of the Twin Parks Subdivision within the city. Zoning GR2A will be limited in use to parcels identified within this section.

(B) *Permitted uses.* Permitted uses in Zone GR2A shall be the same as in GR2.

(C) *Uses permitted on review.* Uses permitted in review in Zone GR2A shall be the same as in GR2.

(D) *Minimum lot requirements.*

(1) For each single-family dwelling and building accessory thereto, served by a public or community sanitary sewer system there shall be a lot area of not less than the lot sizes noted on the preliminary plat of the Riley/Wolff Subdivision Development (a.k.a., Twin Parks Subdivision) dated February, 2005 and on file with the Whitewood Building Official. This lot size requirement is limited to the parcels within the development rezoned by this chapter to Zone GR2A.

(2) All other lot requirements stated in GR2 shall apply to GR2A.

(E) *Minimum yard requirements (see also ' 152.057).*

(1) Front yard requirements shall be the same as in GR2.

(2) Side yard:

(a) For dwellings located on interior lots, the side yard shall not be less than five feet in width. This side yard requirement is limited to the parcels within the development rezoned by this chapter to Zone GR2A; and

(b) All other side yard requirements stated in GR2 shall apply to GR2A.

(3) Rear yard requirements shall be the same as in GR2.

(F) *Maximum lot coverage by all structures.* Maximum lot coverage shall be the same as in GR2.

(G) *Maximum height of structures.*

(1) Maximum height of structures shall be the same as in GR2.

(2) Establishment of Zoning District General Residential 2A shall be limited to the following parcels of the Riley/Wolff Subdivision Development (a.k.a., Twin Parks Subdivision):

(a) Block 1: Lots 2 - 14;

- (b) Block 2: Lots 10 - 16;
 - (c) Block 4: Lots 1 - 28; and
 - (d) Block 5: Lots 1 - 14.
- (3) All other parcels within the development shall comply with adopted zoning requirements in force at the time of final platting.

(Ord. 2004-03, passed 5-17-2004) (D) *Minimum lot requirements.* (1) There shall be no minimum requirement for lot area when the building or use is served by a public or community sanitary sewer system.

- (2) For those main buildings or uses not served by a public or community sanitary sewer system, there shall be a minimum lot area of one acre. If the State Department of Environmental Protection agrees to a lesser area because of an adequate soil percolation test, then the area, which they agree to, shall be permitted.

(E) *Minimum yard requirements (see ' 152.057).*

- (1) *Front yard.* There is no front yard setback requirement.
- (2) *Side yard.* No side yard is required except that the width of a side yard, which abuts a residential district, shall be not less than 25 feet.
- (3) *Rear yard.*
- (a) There shall be no rear yard requirement when a commercial building abuts a rear alley of at least 12 feet in width.
 - (b) Where there is no such alley, there shall be a rear yard of not less than ten feet in depth.
 - (c) The depth of the rear yard, where a commercial district abuts a residential district or where a portion of the commercial building is used for a dwelling, shall be not less than 25 feet.

(F) *Maximum lot coverage by all structures.* Main and accessory buildings shall cover not more than 80% of the lot area.

(G) *Maximum height of structures.* No building or structure shall exceed three stories or 35 feet in height except chimneys, smokestacks, spires, flagpoles, ventilators, cooling towers and other similar and necessary mechanical appurtenances pertaining to the permitted use, provided that they are not used for human occupancy.

(Ord. 2004-03, passed 5-17-2004)