

ORDINANCE NO. 753

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING TITLE IV: R: RESIDENTIAL DISTRICT, CHAPTER 4.02 CONDITIONAL USE; TITLE XII: ADDITIONAL USE REGULATIONS; AND TITLE XX: DEFINITIONS, CHAPTER 20.02: DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

Section 1. That Chapter 4.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following conditional use:

Conditional Use	Applicable Standards
Shouses	12.02, 12.04, 12.06, 12.10, 12.11, 12.16

Section 2. That Title XII of the 2016 Revised Hartford Zoning Regulations is hereby amended to add Chapter 12.17: Shouses written as follows:

12.17 Shouses

- I. Foundation, Required. All shouses must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.
- II. Construction. When a lot is developed with a shouse, construction of the dwelling area and the workshop/garage must be completed at the same time.
- III. Minimum Square Footage, Dwelling. The ground floor of a shouse must contain a minimum of seven hundred twenty (720) square feet for dwelling purposes, exclusive of the ground floor area of the workshop/garage. Additional dwelling space may be contained within a loft above the workshop/garage.

Dwelling areas must have at least one habitable room with not less than one hundred twenty (120) square feet of gross floor area. Other habitable rooms must be more than seventy (70) square feet of floor area.

- IV. Maximum Area. The total floor area of a shouse and any accessory structure or structures must not exceed the maximum lot coverage for the permitting zoning district.
- V. Ceiling Heights. Ceiling heights must be a minimum of seven (7) feet in habitable spaces, hallways, bathrooms, and toilet rooms.
- VI. Dwelling Standards. All shouses shall comply with the Section 12.10 of the city's zoning regulation for site-built single-family and multi-family dwellings.

- VII. Engineer, Required. All modifications needed to convert an existing garage, shed, personal workshop, barn, storage space, or other similar type of structure into a dwelling unit must have all modifications designed and engineered by a licensed architect or engineer. All items requiring the structure to be structurally designed or modified must be sealed by a structural engineer.

Section 3. That Chapter 20.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to add the following definitions:

SHOUSE/SHOME/BARNDOMINIUM - A structure that contains a dwelling unit within or attached to an oversized garage, storage space, or personal workshop.

Adopted this 7th day of August, 2024.

Arden Jones, Mayor

ATTEST:

Karen Wilber, Finance Officer

Seal

First Reading: July 16, 2024
Second Reading & Adoption: August 7, 2024
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