

**ORDINANCE NO. 754**

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
<b>Pocket Neighborhood</b>	12.02, 12.04, 12.06, 12.10, 12.11, 12.17

*Section 2. That Title XII of the 2016 Revised Hartford Zoning Regulations is hereby amended to add Chapter 12.18: Pocket Neighborhood (Tiny Homes) written as follows:*

**12.18 Pocket Neighborhood (Tiny Homes)**

- I. Tiny Homes are only permitted within a pocket neighborhood. A Tiny Home must conform to the following guidelines:
  - a. Must have a minimum gross floor area of not less than two hundred fifty (250) square feet. Excluding loft areas, must not exceed four hundred (400) square feet of gross floor area.
  - b. Must be built on a permanent foundation.
  - c. Must be a permanent dwelling that contains living, cooking, sleeping, and sanitation facilities.
  - d. Must meet the most recent requirements of the International Residential Code adopted by the City of Hartford.
  - e. Must contain a minimum of two (2) off-street parking spaces per Tiny Home.

f. Must be served by City's water and sanitary sewer services.

II. Pocket Neighborhoods must comply with the following guidelines:

a. Must contain a minimum of four (4) Tiny Homes.

b. Must contain at least one common area. Each common area shall include usable public spaces such as lawn, gardens, patios, walkways, plazas, or playgrounds.

c. Must not include detention ponds, wetlands, streams, lakes, major drainage channels, or similar facilities.

d. Must contain at least four hundred (400) square feet of contiguous common area per Tiny Home lot. Setback are not counted towards the common open space calculation for any Tiny Home lot.

e. Each Tiny Home within the Pocket Neighborhood must abut the common area.

f. Must have a homeowner's association or similar entity that is responsible for the maintenance of common areas. Prior to approval of a final plat of the property or division thereof, the applicant must submit covenants, deeds, and homeowner's association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property. The conveyance of land to a homeowner's association may be recorded simultaneously with the filing of the final plat.

g. Lot Requirements.

i. Area. Minimum lot area per dwelling unit shall be one thousand two hundred (1,200) square feet. Maximum lot area per dwelling unit shall be three thousand (3,000) square feet. Maximum lot coverage for structures is 40%. Maximum lot coverage for porches and driveways is 30%.

ii. Width. Minimum width per lot shall be eighteen (18) feet. Maximum width per lot shall be thirty (30) feet.

iii. Height. Maximum height shall not exceed twenty-five (25) feet.

- h. Setback Requirements.
  - i. Front yard setback is twenty (20) feet.
  - ii. Rear yard setback is ten (10) feet.
  - iii. Side yard setback is five (5) feet.

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

TINY HOME – A principal residential detached dwelling unit that has a total floor area less than four hundred (400) square feet. Tiny Homes are only allowed in Pocket Neighborhoods.

Adopted this 7th day of August, 2024.

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Arden Jones, Mayor

ATTEST:

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Karen Wilber, Finance Officer

Seal

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