

**ARTICLE 8.00  
RA-1 RESIDENTIAL DISTRICT**

SECTIONS: 8.01 Intent  
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8.01 INTENT. This district is intended to provide for areas of moderate residential density between ten and seventeen dwelling units per acre. This district provides for single family, two family, townhouse and multiple family residential uses plus support facilities such as schools, parks, community buildings and churches. A central sanitary sewer system must be available to serve these developments.

8.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the RA-1 Residential District:

- (a) Single family dwelling.
- (b) Two family dwelling.
- (c) Up to and including six single family attached units in any one structure.
- (d) Multiple dwelling.
- (e) Elementary and high school.
- (f) Nursing home.
- (g) Church.
- (h) Neighborhood utilities.

8.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RA-1 Residential District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00.

- (a) Churches:
  - (1) The main building shall be set back fifteen feet from the side lot lines.
- (b) Group home subject to:
  - (1) The distance between the proposed use and any existing group home measured from lot line to lot line is not less than 1,000 feet.
  - (2) Such use shall be permitted only so long as the facility continues to be licensed by the State of South Dakota.

- (c) Nursing home subject to:
  - (1) Such use shall be permitted only so long as the facility continues to be licensed by the State of South Dakota.
- (d) Group day care subject to:
  - (1) A four foot high fence shall be constructed between the play area and the street when the play area is adjacent to any arterial or collector street.
  - (2) A safe pick up and drop off area must be provided for the children.
- (e) Antenna support structure, subject to:
  - (1) Stealth design approved by the County Planning Director.

**8.04 CONDITIONAL USES.** A building or premises may be used for the following purposes in the RA-1 Residential District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) Private lake.
- (b) Boarding or rooming house.
- (c) Convent and monastery.
- (d) Day care center.
- (e) Park for mobile homes and manufactured homes in conformance with Article 15.06.
- (f) Electrical substation.
- (g) Public utility facility.
- (h) Telecommunications tower.

**8.05 ACCESSORY USES.** Accessory uses and buildings permitted in the RA-1 Residential District are accessory buildings and uses customarily incident to any permitted uses in the district.

**8.06 PARKING REGULATIONS.** Parking within the RA-1 Residential District shall be regulated in conformance with the provisions of Article 16.00.

**8.07 SIGN REGULATIONS.** Signs within the RA-1 Residential District shall be regulated in conformance with the provisions of Article 17.00.

**8.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The maximum height and minimum lot requirements within the RA-1 Residential District shall be as follows:

(a) General Requirements:

	Density Lot (sq. ft)	Area (sq. ft)	Lot	Front Width	Side Yard	Rear Yard	Maximum Yard Height
Single Family Dwelling	5,000	5,000		50'	25'*	5'***	45'
Two Family Dwelling	2,500	5,000		50'	25'*	5'***	45'
Townhouses	2,400	5,000		16'	25'*	0' or 10' on non-party wall side	45'
Multiple Dwellings							Smaller of 25' or 25% of lot depth
3 to 8 Dwelling Units	2,500	7,500		50'	25'*	7'***	45'
9 to 12 Dwelling Units	2,500	7,500		75'	25'*	15'	45'
Over 12 Dwelling Units	2,500	30,000		100'	25'*	15'	45'
Rooming Houses	200/bed	5,000		50'	25'*	5'***	45'
Other Allowable Uses	---	5,000		50'	25'*	15'***	45'

\* The front yard along the side street side of a corner lot may be reduced to 20 feet.

\*\* The side yard will be required to be increased to 10 feet when the building is three stories in height or more.

(b) There shall be a required front yard on each street side of a double frontage lot.

- (c) Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.