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Deadwood, SD Code of Ordinances

Chapter 17.24

R1 RESIDENTIAL DISTRICT

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17.24.010 Intent.

The R1 residential district is intended to provide locations for medium density, residential development commensurate with an urban area. The primary use is single-family detached residences.

(Ord. 831 § 3.3, 1992)

17.24.020 Uses permitted by right.

Property in the R1 residential district shall be used for the following purposes or any use which the planning commission considers comparable to another use which is directly listed under this section.

1. Day care, small;
2. Dwelling unit, single-family;
3. Parks, recreation land; and
4. Wildlife preserves.

(Ord. 1035 (part), 2005; Ord. 831 § 3.3.1, 1992)

17.24.030 Conditional uses.

The following uses, or any use which the planning commission considers comparable to another use which is directly listed under conditional uses, may be permitted in the R1 residential district under the provisions of Chapter 17.76, Conditional Uses.

1. Accessory housing;
2. Bed and breakfast;
3. Condominium;

4. Country clubs;
5. Day care, large;
6. Duplexes;
7. Dwelling unit, for hired personnel only;
8. Dwelling unit, modular;
9. Dwelling unit, multiple family;
10. Electrical distribution lines - underground (k.v. or less);
11. Fire and police stations;
12. Gas distribution lines;
13. Gas regulator stations;
14. Gas transmission lines;
15. Golf course and associated driving range;
16. Home occupations;
17. House museums;
18. Neighborhood residential parking lot, on vacant lot - three hundred (300) foot distance requirement;
19. Sewer collection lines;
20. Sewer lift stations;
21. Telephone lines;
22. Television cables - only below ground;
23. Townhouses;
24. Utility offices;
25. Water pumping stations;
26. Water storage tanks - above ground either wholly or partially; and
27. Water storage tanks - in ground.

(Ord. 1035 (part), 2005; Ord. 1033, 2005; Ord. 930 (part), 1997; (Ord. 900 (part), 1995 (part), 1995; Ord. 851 (part), 1993; Ord. 831 § 3.3.2, 1992)

17.24.040 Area and bulk requirements.

All buildings shall set back from street right-of-way lines and lot lines to comply with the following requirements.

Where contiguous lots are in single ownership, the setbacks for the structure may be measured from the perimeter of the combined lots.

A. Lot Size.

1. Minimum lot area for nonconforming lots of record: two thousand five hundred (2,500) square feet.
2. Minimum lot area for all new lots: five thousand (5,000) square feet.
3. Minimum lot area per dwelling unit for nonconforming lots of record: two thousand five hundred (2,500) square feet. Minimum lot area per dwelling unit for all new lots: (a) five thousand (5,000) square feet for single-family dwellings and duplexes; (b) for multiple-family structures, there shall be a lot area of not less than three thousand five hundred (3,500) square feet for the first unit, plus an additional one thousand (1,000) square feet for each additional dwelling unit. For those structures which provide off-street parking within the main structure, the lot area requirement per each additional unit may be reduced to two hundred (200) square feet per dwelling unit; (c) four hundred (400) square feet of open space shall be provided for each multi-family unit. A fifty (50) foot frontage on the lot is required for multi-family dwellings.

B. Front Yard Requirements. Minimum front yard setback requirements for all buildings and uses (feet):

1. Minimum front yard, principal buildings and uses: twenty (20) feet.
2. Minimum front yard, accessory buildings and uses: twenty (20) feet.

C. Side Yard Requirements. Minimum side yard setback requirements for all buildings and uses:

1. Minimum side yard, principal buildings and uses: fifteen (15) feet.
2. Minimum side yard, from interior lot line for principal buildings and uses: five feet.
3. Minimum side yard, from interior lot line for accessory buildings and uses: five feet.

D. Rear Yard Requirements. Minimum rear yard setback requirements for all buildings and uses:

1. Minimum rear yard, for principal buildings and uses: ten (10) feet.
2. Minimum rear yard, for accessory buildings and uses: ten (10) feet.

E. Height Requirements. Maximum height:

1. Height for principal buildings and uses: thirty-five (35) feet.
2. Height for accessory buildings and uses: twenty-five (25) feet.
3. Principal building maximum floor area ratio: n/a.

(Ord. 900 (part), 1995; Ord. 831 § 3.3.3, 1992)