

### What is a single family?

A family, as defined by the City Council, is a nonprofit household unit sharing common living, sleeping, cooking, and sanitary facilities which includes a person living alone or certain groups. Groups of people related by blood, marriage, adoption, guardianship, or foster care can occupy a single dwelling unit. Additionally, three unrelated adults or up to seven unrelated adults with disabilities may also occupy a single dwelling.

### What is the maximum number of tenants allowed in a single-family residence (DD and AD forms)?

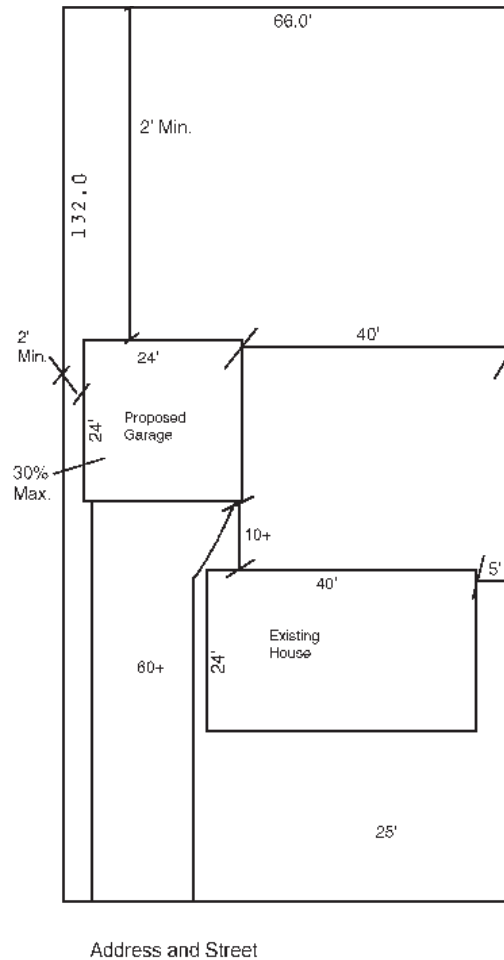
A single dwelling can be occupied by a single family. Certain groups of people can share a household, as explained above.

### What other residential arrangements are allowed?

Neighborhood Residential Facilities (NF2 form) are allowed in medium and high residential density zoning districts. Community residential homes are not allowed in the RS Single-Family Residential—Suburban or the RT-1 Single-Family Residential—Traditional Districts.

### How can I determine the location of a shed or accessory structures?

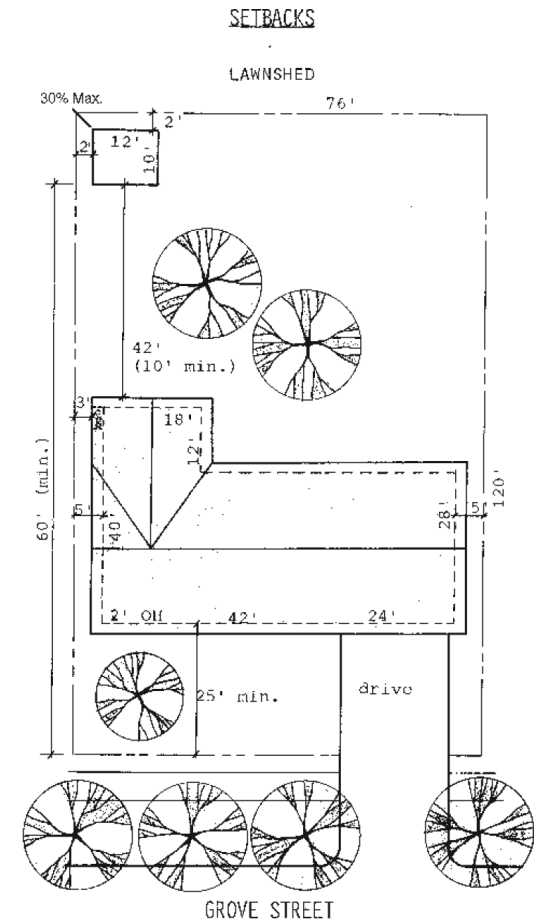
A permit is required prior to a shed or garage being built or moved onto a residential lot. Detached accessory buildings/structures located ten (10) feet or more from your residence and at least sixty (60) feet or more from all front property lines may be erected within two (2) feet of the side and rear property lines.



If the shed is 200 square feet or less, a permit is required, but the construction methods are not subject to residential building codes. The shed must be anchored to the ground.

Special rules apply to accessory structures on corner lots and lots abutting an alley. Please contact the City Zoning Office for these details. In all cases, detached accessory structures shall not occupy more than **thirty (30) percent** of the property's rear-yard area.

Easements are also reviewed and special permission may be required if a shed is proposed in an easement.



### Can I park commercial or service vehicles at my residence?

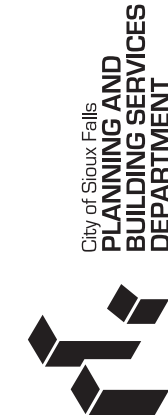
Commercial vehicles adapted, designed, or physically altered to perform a specific commercial function are not allowed to be parked or stored in any residential district. Service vehicles that support services and are built or assembled for personal passenger use with attachments are allowed in a residential district.

### **Can I park my recreational vehicles, including boats, campers, RVs, jet skis, ATVs and travel trailers, anywhere on my property?**

Parking of recreational vehicles, including campers, boats, trailers, etc., is allowed in the **rear yard**, as long as the parking space is hard-surfaced with asphalt or concrete. Gravel or rock is not acceptable. Additionally, the driveway to the parking space in the rear yard needs hard-surfacing. Depending on the size of your lot and the location of the house, you may have other areas to park your recreational vehicle. Contact the Zoning Office for details specific to your lot. Remember, temporary RV parking in the driveway is allowed for one recreational vehicle for a period of less than 48 hours for cleaning and loading. Permits are required to pave areas for parking.

### **What is the required front yard?**

A required front yard is wherever a property line is shared with a public or private street. The property line is not the same as the edge of the street paving. Therefore, corner lots or lots that have streets on two or more sides, have more than one required front yard. The front yard is measured from the property line, inward 20–25 feet depending on the form established.



**City of Sioux Falls  
Zoning Office**

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Sioux Falls, SD 57117-7402  
(605) 367-8254  
TTY/Hearing Impaired (605) 367-7039  
[www.siouxfalls.org](http://www.siouxfalls.org)

### **Can I hook up my recreational vehicles to utilities?**

Recreational vehicles are not dwellings. Recreational vehicles **may not** be occupied unless in a campground. Recreational vehicles may not be provided with utility hookups, except for electricity on a temporary basis while loading and unloading.

### **Can I park on the yard?**

No. All off-street parking spaces and the access drives thereto must be hard-surfaced with concrete or asphalt. Parking is not allowed in the required front or side yard.

### **Additional regulations.**

Please contact the Zoning Office located on Ground Floor of City Hall or call 367-8254 for further information or for copies of the ordinances which may be applicable.



# **Residential Property DD and AD Forms**



- **Residential Parking: Recreational Vehicles**
- **Number of Tenants Allowed in a Single-Family Dwelling**
- **Location of Accessory Sheds/ Garages**
- **Commercial Vehicles**

Prepared by  
City of Sioux Falls  
Planning and Building Services

Revised June 2018

