

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF SHERMAN, SD, AMENDING THE ZONING REGULATIONS OF THE TOWN OF SHERMAN BY AMENDING CHAPTER 3, A: AGRICULTURAL DISTRICT; CHAPTER 3.01, PERMITTED USES; CHAPTER 4, R: RESIDENTIAL DISTRICT; CHAPTER 4.01, PERMITTED USES; CHAPTER 9, ADDITIONAL USE REGULATIONS; AND CHAPTER 17, DEFINITIONS; CHAPTER 17.02, DEFINITIONS.

BE IT ORDAINED BY THE TOWN OF SHERMAN, SD:

Section 1. That Chapter 3.01 of the 2014 Revised Zoning Regulations of Sherman, SD is hereby amended to include the following Permitted Use:

3.01 Permitted Uses

Permitted Use	Applicable Standards
Shouse/Shome/Barndominium	9.02, 9.04, 9.10, 9.11, 9.17

Section 2. That Chapter 4.01 of the 2014 Revised Zoning Regulations of Sherman, SD is hereby amended to include the following Permitted Use:

4.01 Permitted Uses

Permitted Use	Applicable Standards
Shouse/Shome/Barndominium	9.02, 9.04, 9.10, 9.11, 9.17

Section 3. That Chapter 9 of the 2014 Revised Zoning Regulations of Sherman, SD is hereby amended to include the following Chapter:

9.17 Shouses. Shouses shall conform to the following standards:

- A. Foundation Required: All shouses must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.
- B. 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.
- C. 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.

D. 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.

E. Facilities, Required: Each shouse must contain the following facilities:

1. Bathroom which includes a toilet, sink, and bathtub or shower;
2. Kitchen with a sink;
3. Heating and cooling systems as required by local, state, and/or international codes.
4. Electrical systems that comply with all local, state, and/or international electric codes.

F. Ceiling Heights: Ceiling heights must be a minimum of seven (7) feet in habitable spaces, hallways, bathrooms, and toilet rooms.

G. Architectural Standards: Each side of the shouse must incorporate design features such as windows, horizontal and vertical patterns, contrasting colors, or varying wall depths. Architectural design of shouses should be of similar character and nature of nearby residential properties. Architectural metal, defined as factory-fabricated metal that is finished with a durable non-fade surface and corrosion-resistant fasteners, is permitted. Pre-weathered metal is acceptable. Non-painted galvanized finish is prohibited.

H. Engineer, Required: All modifications needed to convert a 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 4. That Chapter 17.02 of the 2014 Revised Zoning Regulations of Sherman, SD is hereby amended to include the following Definition:

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

Section 5. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be in full force and effect from and after its approval, adoption, and publications as provided by law.

Adopted this _____ day of _____, 2025.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: _____

Second Reading & Adoption: _____

Published: _____

Effective Date: _____

Published once at the approximate cost of _____.