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Ordinance 2025 - 05

Accessory Dwelling Units

Whereas, the City of White's Zoning Ordinance "Conditional Uses" Section 2.05.04(2) currently permits "two-family dwellings" as a conditional use, to which the City of White understands to be for construction of "duplex" style housing, and;

Whereas, the changes in family dynamics and availability of long-term health care options have made "aging in place" a desirable way of life, and;

Whereas, Accessory Dwelling Units, also known commonly as "tiny houses", "carriage houses", "granny flats", and "in-law suites" have become a common method of supporting "aging in place", now therefore be it,

Resolved, that Section 2.05.02, "Permitted Uses" of the City of White Zoning Ordinance shall be amended to include the following:

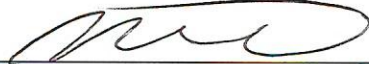
"9. Accessory Dwelling Units." And, be it further,

Resolved, that Section 2.05.06, "Area Regulations" of the City of White Zoning Ordinance shall be amended to include the following:

"5. Accessory Dwelling Units may be constructed for use on a R1 zoned lot only by immediate relatives (children, siblings, parents, grandparents, and "first-degree" aunts, uncles, and cousins) so long as:

- 1) They do not conflict with the other regulations of this zoning class;
- 2) Utilities for the structure are shared with the main house on the property;
- 3) They conform to the general appearance of the existing buildings on the property; and,
- 4) Are less than 750 square feet in finished/livable space."

APPROVED:


Matt Lagerstrom

Mayor, City of White, SD

ATTEST:


Kayla Cooper

Finance Officer, City of White, SD

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