

General Information

All land in the unincorporated portions of Minnehaha County is divided into various zoning districts. These districts allow for a separation between differing and possibly conflicting land uses. Each zoning district has certain uses that are considered permissive and allowed by right in the district, permitted special uses that may be allowed only if certain conditions are met, and conditional uses which must be evaluated on a case-by-case basis by the Planning Commission. Following is a sample of the zoning districts and the permitted uses. Different districts exist for the joint zoning jurisdictional areas around Sioux Falls and Dell Rapids.

- A-1 Agriculture – Farming, Low-density residential to avoid conflicts with agriculture.
- RR Rural Residential – Subdivision of single-family homes with a minimum lot size of one-acre.
- R-1 Residential – Single-family residences on smaller lots when central sewer is available.
- C Commercial – Offices, Retail and Wholesale, Warehousing.
- I-1 Light Industrial – Light manufacturing.
- I-2 General Industrial – Heavier manufacturing with a greater potential for dust, noise or odor.
- RC Recreation/Conservation – Agriculture or park uses in flood plains.
- PD Planned Development - Allows a well-planned mix of compatible land uses (requires a different application form).

Application Requirements

The application fee for a rezoning is \$350. The fee and completed application form must be submitted by the application date 4-1/2 weeks before a Planning Commission meeting. The Planning Commission typically meets the fourth Monday of each month (except December and

holidays). In addition to the application fee, a \$50 refundable sign deposit is required. The sign must be returned following the final decision to receive deposit.

Approval Process

Once the application is received by the Planning Department, the applicant will be provided with a notification sign to be posted five days before the Planning Commission meeting. In addition, certified letters must be mailed to neighboring property owners at least ten days prior to the meeting. At the meeting, the Planning Commission will hear background information from staff, take testimony from both proponents and opponents of the application, and then take action to recommend approval or denial of the application. The Planning Commission's decision is only a recommendation to the County Commission. The County Commission hearing on the item is typically held on the fourth Tuesday of the following month. A new sign must be posted on the property for the hearing. The County Commission hearing will follow a format similar to that of the Planning Commission meeting. After hearing background information from staff and taking testimony from both proponents and opponents, the commission will decide to either approve or deny the rezoning request.

If approved, a notice of the ordinance amendment will be published in the official county newspapers and will become effective 20 days following the final publication.

Contact Information

Please contact the Minnehaha County Planning Department at 605-367-4204 with any questions. All applications may be submitted to our office on the Third Floor of the County Administration Building, 415 N Dakota Avenue, Sioux Falls, SD 57104.



REZONING APPLICATION

I/We, the undersigned, do hereby petition to change the zoning classification on the following described property and authorize representatives of Minnehaha County to enter the property for inspection purposes.

Property Information – Please Fill Out Each of the Following Items

Legal Description: _____

Parcel Size: _____

Address or General Location: _____

Existing Zoning District: _____

Proposed Zoning District: _____

Purpose: _____

Petitioner/Owner Information - Please Fill Out Each of the Following Items

Petitioner Name: _____

Owner Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Phone: _____

Phone: _____

Address: _____

Address: _____

Email: _____

Email: _____

Office Use Only - Please Do Not Fill Out This Section

Petition Number: _____

Jurisdiction: _____

Date: _____

Checked By: _____

Receipt Number: _____

Planning Commission Date: _____