

REZONING PROPERTY APPLICATION PACKET

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 Minnehaha County 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 1 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 slightly different process and 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 office. The applicant will be provided with a notification sign to be posted five days before the Planning Commissions 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 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 taking testimony from both proponents and opponents the commission will make a decision to either approve or deny the rezoning request.

ADDITIONAL CONSIDERATIONS

Once 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.



Administration Building, 3rd Floor
415 N. Dakota Avenue, Sioux Falls, SD 57104

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P: (605)367-4204

F: (605)367-4713

minnehahacounty.org



Minnehaha County Planning & Zoning

**REZONING PROPERTY
APPLICATION CHECKLIST**

- Complete application form.
- A narrative and site plan is helpful in most cases but not required
- \$350 permit application fee.
- \$50 refundable sign deposit.
(One \$400 payment works for both the fee & deposit).



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\$350.00 Minnehaha County _____
Sioux Falls Joint _____
Dell Rapids Joint _____

REZONING APPLICATION

Minnehaha County
Office of Planning and Zoning
Administration Building, 415 N. Dakota Ave.
Sioux Falls, SD 57104
Phone: 605-367-4204
Fax: 605-367-7413
Website: www.minnehahacounty.org/dept/pl/pl.aspx

Petition No: _____
Date: _____
Filing Fee: _____
Receipt No. _____

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

Legal Description: _____

Parcel Size _____ General Address: _____

From the _____ District

To the _____ District

Purpose: _____

Petitioner (Print): _____

Signature: _____

Date: _____ Phone: _____

Address: _____

City _____ State _____ Zip _____

Owner (Print): _____

If different than above

Signature: _____

Date: _____ Phone: _____

Address: _____

City _____ State _____ Zip _____

Office use only
Location _____
Checked by _____
Given Signs _____
Site Plan _____
Add'l Reports _____
PC Date _____
PC Action _____
CC Date _____
CC Action _____
Effective Date _____
Purpose _____

Hearing Date Scheduled: _____ Time: _____

Property must be posted at least 5 days & letters sent at least 7 days prior to hearing.