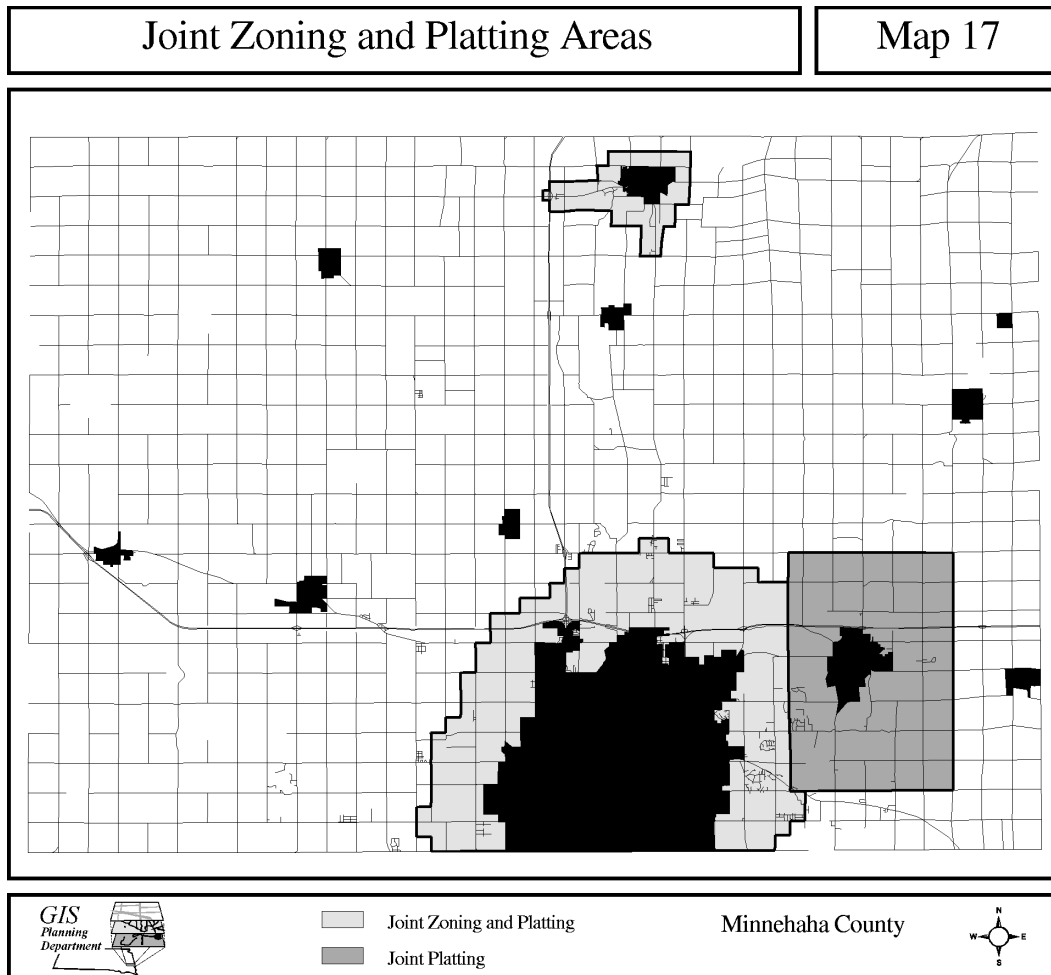


Zoning Ordinance

Zoning is the most commonly used legal mechanism to achieve the goals and policies of a comprehensive plan. The county's zoning ordinance regulates land use activities in the unincorporated area. The county also maintains a joint (extraterritorial) zoning relationship with the cities of Dell



Rapids and Sioux Falls. The joint zoning boundaries for these two cities are shown on Map 17. Although three separate zoning ordinances regulate specific portions of the rural area, the regulations within each ordinance are similarly structured to promote uniformity throughout the county.

The Minnehaha County Zoning Ordinance has undergone several revisions since it was first adopted in 1973. The most significant change occurred in 1988 when density zoning requirements were incorporated into the ordinance to control scattered and haphazard nonfarm residential development in the rural area. In 1990, the zoning ordinance was completely revised in text and format. In the last ten years changes have been made to include a water source protection overlay district and a planned development zoning district. An inventory of off-premise signs was completed and the sign regulations were strengthened. Aesthetic standards are maintained through conditions imposed on permitted special uses or required as part of the conditional use permit process. Density zoning and the planned

development district are more fully discussed later in this chapter.

The county zoning ordinance should be completely revised to reflect recent changes and to streamline the approval process, including regulations for telecommunications facilities and broader application of the permitted special use category within the district regulations to lessen the need for conditional use approval. Further studies should be conducted on the boundaries and characteristics of the water source areas and the regulations which govern uses within these sensitive environmental areas.

A study should evaluate the current and future impact of residential density standards. The results should be used to determine the adequacy of the standards in relation to the policies identified in the plan. Regulations on rock, sand and gravel operations should be reviewed, appropriate changes made to reflect new information and technology, and more workable requirements developed for temporary extraction sites.