

**ARTICLE 14.00  
PD PLANNED DEVELOPMENT DISTRICT**

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14.01 INTENT. It is the intent of this district to provide flexibility from conventional zoning regulations with increased public review for PD Planned Development District projects in order to:

- (a) Encourage well planned, efficient development.
- (b) Allow a planned and coordinated mix of land uses which are compatible and are harmonious, but previously discouraged by conventional zoning procedures.
- (c) Encourage the redevelopment of contiguous large lot parcels into an integrated and orderly subdivision pattern, with particular attention to developing an efficient and coordinated network of internal streets.
- (d) Promote the clustering of residential structures and other uses without increasing overall density of the development area in order to preserve unique and natural features such as woodlands, wetlands, natural drainage systems and scenic areas.
- (e) Protect sensitive areas and areas with restrictive soil conditions within development areas through clustering of uses on land more suited for building.
- (f) Reserve adequate public right-of-way within development areas for the eventual extension of arterial and collector streets, including proper width and spacing of such streets.
- (g) Improve communication and cooperation among the County, townships, land developers, and interested residents in the development of agricultural land and redevelopment of existing areas.

It is not the intent of the PD Planned Development District to accommodate or encourage the development of isolated small tracts where adjoining parcels are not considered within an overall development scheme.

#### 14.02 PROCEDURE

- (a) Initial Development Plan. When a petitioner wants to request a rezoning to the Planned Development District, it shall be submitted to the Minnehaha County Planning Department, showing the information specified in 14.03 below, a minimum of 30 days prior to the joint meeting of the County and City Planning Commissions at which consideration is desired. After the planned development request has been reviewed, the Planning Commissions shall make a recommendation to the Board of County Commissioners and City Council on the requested rezoning. The Board of County Commissioners and City Council shall then act to approve or deny said request.

This request for rezoning is subject to the requirements for amendment of the zoning regulations specified in Article 20.00. No permit shall be issued within the development until the Final Development Plan is approved and the plat is filed.

- (b) Final Development Plan. Prior to construction on any lots in the planned development, the petitioner shall present a Final Development Plan showing the information specified in 14.04 below, to the Planning Commissions, who shall have the sole authority to approve, deny, or amend said plan.

The Final Development Plan may be submitted in conjunction with the Initial Development Plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an Initial and Final Development Plan must be shown for the area submitted for concurrent approval, except that the developer may reference the requirements of one of the traditional zoning districts as the development standard for a particular subarea.

- (c) Amendments.
- (1) Major Amendments. Major amendments to the Initial and/or Final Development Plan shall be required to be approved as an amendment to the zoning regulations, requiring the Planning Commissions' review, and Board of County Commissioners and City Council approval.
  - (2) Minor Amendments. Minor amendments to the Initial and/or Final Development Plan shall be required to be approved by the Planning Commissions at a hearing. Notice of such hearing shall be given by the posting of a sign on the property.

Minor amendments to the Initial Development Plan may also be made by the submission and approval of a Final Development Plan which is changed from the

approved Initial Development Plan. Any such amendments shall be shown as a change from the Initial Development Plan on the Final Development Plan, and further these changes shall be made on the Initial Development Plan.

- (3) Minimal Amendments. Minimal amendments to the Final Development Plan shall be submitted to the Planning Director on a reproducible development plan showing the requested changes. The Planning Director may then approve such change in writing, if he/she deems it appropriate.

14.03 INITIAL DEVELOPMENT PLAN. Upon application for rezoning to the Planned Development District, the petitioner shall present an Initial Development Plan to the Planning Commissions for review, and to Board of County Commissioners and City Council for their approval showing the following information:

- (a) Project name and legal description.
- (b) A preliminary subdivision plan.
- (c) The proposed development scheme showing the following information:
  - (1) The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.
  - (2) The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.
  - (3) The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.
  - (4) The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.
  - (5) Proposed design features illustrating compatibility to the surrounding environment and neighborhood.
  - (6) Anticipated subarea development sequence.

14.04 FINAL DEVELOPMENT PLAN. Prior to construction on any lots in the Planned Development Zoning District, the petitioner shall present a Final Development Plan to the Planning Commissions for their approval. The Final Development Plan shall show the following information:

- (a) The subdivision name, the legal description, and the individual project name (if any).
- (b) Boundaries of the subarea or subareas submitted for approval superimposed on the map

- of the Initial Development Plan.
- (c) A subdivision plat of the subarea or subareas submitted for approval.
  - (d) A scale drawing showing the following information will be required for everything except single-family detached dwelling subareas:
    - (1) Size and location of proposed structures including height and number of units.
    - (2) Calculated floor area for each structure and a generic listing of the uses within said structure.
    - (3) Off-street parking lot arrangement designating all parking spaces, off-street loading spaces, and any outdoor trash container spaces.
    - (4) Any sidewalks, bikeways or other paths.
    - (5) Landscaping plans showing the type and location of any walls or fences, the placement, size and species of any trees or shrubs, and berms in areas that will be sod or seeded.
    - (6) All existing and proposed utilities, drainageways, water courses, and location of above ground existing utilities on adjacent property.
    - (7) Proposed final ground contours.
    - (8) Existing and proposed uses adjacent to the area.
    - (9) Documentation of the ownership and maintenance responsibility of any common open spaces, structures, or facilities including private streets.
    - (10) Any subareas proposed for multiple residential development will be required to provide an open area for recreation. Said open spaces shall not be included in any required yard, but shall be located in the same subarea it is intended to serve.
    - (11) Proposed parking and loading spaces which shall be in conformance with Article 16.00, except where unique physical, environmental or design characteristics make such requirements undesirable.
    - (12) Unless otherwise specified on the Final Development Plan, all development standards shall be the same as those set forth in the traditional zoning districts, which shall be referenced for each subarea as a part of the Final Development Plan. For example: townhouses on Block X shall be developed in conformance with the requirements of the RD Residential District.

#### 14.05 AMENDMENTS.

- (a) Major Amendments. The following changes in an Initial and/or Final Development Plan are considered major amendments:
  - (1) Any change in the proposed land uses.
  - (2) Any major change in the street pattern.
  - (3) An increase in density above that provided for in (B)(5) below.
- (b) Minor Amendments. The following changes in an Initial and/or Final Development Plan are considered minor amendments:
  - (1) Any adjustment in the size or shape of the building envelope (increasing the

- height or reducing the building setback).
- (2) Major decrease in density.
  - (3) Any decrease in the size of required open areas.
  - (4) A minor change in the street pattern.
  - (5) Any increase in density of a subarea:
    - a) Less than 25% for a subarea with less than eight units.
    - b) Less than 15% for a subarea with between nine and twenty units.
    - c) Less than 8% for a subarea with twenty-one units or more.
  - (6) Any change in the number of parking spaces.
- (c) Minimal Amendments. The following changes in an Initial and/or Final Development Plan are considered minimal amendments:
- (1) Any adjustment of a building within a previously established building envelope.
  - (2) A minor reduction in density.

14.06 PLANNED DEVELOPMENT DISTRICTS. Planned development districts shall be as enumerated below:

**(PD-1)**

WILLOW RUN PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Willow Run Planned Development District:

(a) SUBAREA A.

- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:

Up to and including six single family attached units in any one structure.

- (2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
- (3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the RA-1 zoning district.
- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the RA-1 zoning district.
- (5) **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same requirements shall apply as in the RA-1 zoning district.
- (6) **OTHER REGULATIONS.** Other regulations for Subarea A shall be:
- Private roads shall provide access to the development.

(b) Subareas B thru E.

- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:

Single family dwelling

- (2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
- (3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the

provisions of the RR zoning district.

- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the RR zoning district.
- (5) **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same requirements shall apply as in the RR zoning district.
- (6) **OTHER REGULATIONS.** Other regulations of Subareas B thru E shall be:
  - a) A second road access is needed to serve Subarea C and the impact on the township road due to development of the subarea must be addressed.
  - b) Private roads shall provide access to the developments.
  - c) The development of Subareas D and E shall include a road circulation plan that addresses access to abutting property.

(c) **SUBAREA F.**

- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:

Golf course.
- (2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
- (3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of Article 16.00.
- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 17.00.
- (5) **SETBACK AND HEIGHT REGULATIONS.** The setback and height requirements for all structures shall be as follows:

50 feet from all public rights-of-way and 7 feet from all other property lines.  
Maximum height shall be 35 feet.
- (6) **OTHER REGULATIONS.** Other regulations for Subarea F shall be:

None.

**(PD-2)**

THOMAS PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Thomas Planned Development District:

- (1). **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
  - a) Single-family dwelling.
  - b) Agriculture limited to pasture and the production of crops.
- (2). **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district and restricted as follows:
  - a) Accessory buildings limited to a total area of 2500 square feet with each building not to exceed 1250 square feet.
  - b) Livestock not to exceed a total of 10 head.
  - c) Horses not to exceed one horse per family member.
  - d) Dog kennel limited to 10 adult dogs.
- (3). **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the A-1 zoning district.
- (4). **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the A-1 zoning district.
- (5). **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same requirements shall apply as in the A-1 zoning district.
- (6). **OTHER REGULATIONS.** Other regulations shall be:

Driveway access shall not enter onto County Highway 130.

**(PD-3)**

WILLOW RIDGE ESTATES PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Willow Ridge Estates Planned Development District.

(a) **SUBAREA A.**

- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes.

Single-family dwelling.

- (2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district. No accessory building shall exceed 1200 square feet in area.
- (3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the RR zoning district.
- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the RR zoning district.
- (5) **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same requirements shall apply as in the RR zoning district.
- (6) **OTHER REGULATIONS.** Other regulations for Subarea A shall be:  
Subdivision roads shall be hard surfaced.

(b) **SUBAREA B.**

- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes.

Single-family dwelling.

- (2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district. No accessory buildings shall exceed 1200 square feet in area.
- (3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of the RR zoning district.
- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of the RR zoning district.
- (5) **DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The same requirements shall apply as in the RR zoning district.

- (6) OTHER REGULATIONS. Other regulations for Subarea A shall be:
  - a) Subdivision roads shall be hard surfaced.
  - b) Lots within the subarea shall not have driveway approaches directly onto Highway 38.
  
- (c) SUBAREA C
  - (1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes.  
Park and recreation facilities.
  
  - (2) SIGN REGULATIONS. There shall be no on-premise or off-premise signs permitted in the subarea.
  
  - (3) OTHER REGULATIONS. Other regulations for Subarea A shall be:  
Natural features in the subarea shall be retained to the greatest extent possible.

**(PD-4)**

POWDER HOUSE ROAD PLANNED DEVELOPMENT DISTRICT. (ANNEXED)

**PD-5**

WHEATSTEM MEADOWS PLANNED DEVELOPMENT DISTRICT. The regulations set forth herein or elsewhere in these regulations are the district regulations of the Wheatstem Meadows PD Planned Development District.

- (a) SUBAREA A. This Subarea is intended to provide for well designed commercial and general business office / technology, including research and development buildings, and light manufacturing uses accommodating management, research, design, marketing, and production needs of enterprises in the Planned Development District. Uses shall generally be commercial and office, combined with the light manufacturing uses and warehousing of products or materials associated with the primary use. An emphasis will be put on the quality of the development with regard to its landscaping, setbacks, and site arrangements.
  - 1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:
    - a) Those uses allowed as permitted special and conditional uses in the C-4, Planned Commercial District, including on-sale alcohol establishment as an accessory use; and
    - b) General business office / technology uses, including associated research and development buildings, and light manufacturing uses, provided all storage is placed indoors
    - c) Except telecommunications towers are not allowed.
  - 2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district.
  - 3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Chapter 15.55
  - 4) SIGN REGULATIONS. On-premise sign types shall be limited to ground mounted monument style, building identification signs and campus identification signs and be regulated in conformance with Chapter 15.57 On Premise Sign Regulations for the C-4, Planned Commercial District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control. A maximum of one (1) campus identification sign, located along 60<sup>th</sup> Street at Safferon Trail intersection may be allowed and be a maximum of 18' in height and 64 square feet in size.
  - 5) DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

	Lot	Req=d	Req=d	Req=d	Req=d	
	Area	Lot	Front	Side	Rear	Maximum
<u>Density</u>	<u>(Sq Ft)</u>	<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>	<u>Height</u>

All uses same as the C-4, Planned Commercial District.\*

**\*Exceptions:**

Lots abutting Kiwanis Avenue shall have a minimum building setback of 93 feet from the Kiwanis Avenue centerline.

Maximum building height shall be 35 feet.

- 6) **OTHER REGULATIONS.** Other regulations for Subarea A shall be:
- a) Development shall be preceded by annexation and completion of proper municipal street, sanitary sewer, water, and storm water drainage improvements.
  - b) Prior to development, a water and sanitary sewer service and systems improvement plan shall be designed for the entire property and approved by the City of Sioux Falls. The developer shall agree to connect to city water and sewer when available for the property.
  - c) Development shall be coordinated with traffic signalization plans and future street improvements on Kiwanis Avenue and 60th Street North.
  - d) The right-of-way for Reuben Goertz Boulevard be 100= minimum width.
  - e) Curb cuts be limited to three (3) on Kiwanis Avenue and three (3) on 60<sup>th</sup> Street North, as depicted on the initial development plan.
  - f) A 30= wide minimum landscape setback shall be established along Kiwanis Avenue, 60<sup>th</sup> Street East and Reuben Goertz Boulevard.
  - g) An aviation easement, acceptable to the city=s Airport Authority, shall be filed with the County Register of Deeds prior to any building development.
- (b) **SUBAREA B.** This Subarea is intended to provide for well designed business and technology buildings, accommodating management, research, design, marketing, and production needs of enterprises in the Planned Development District. Uses shall generally be office, institutional and light manufacturing uses, combined with warehousing of products or materials associated with the primary use. An emphasis will be put on the quality of the development with regard to its landscaping, setbacks, and site arrangements.
- (1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:
- a) Those uses allowed as permissive, permitted special and conditional uses in the O, Office, and S, Institutional Districts; and
  - b) General business office / technology uses, including associated research and development buildings, and light manufacturing uses, provided all storage is placed indoors.

- c) Except telecommunications towers are not allowed.
- (2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district.
- (3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Chapter 15.55.
- (4) SIGN REGULATIONS. On-premise sign types shall be limited to ground mounted monument style, building identification signs and campus identification signs and be regulated in conformance with Chapter 15.57 On Premise Sign Regulations for the O, Office District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.
- (5) DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

	Lot	Req=d	Req=d	Req=d	Req=d	
	Area	Lot	Front	Side	Rear	Maximum
<u>Density</u>	<u>(Sq Ft)</u>	<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>	<u>Height</u>

Il uses same as the O, Office District.\*

\*Exception: Lots abutting Kiwanis Avenue shall have a minimum building setback of 93 feet from the Kiwanis Avenue centerline.

- (6) OTHER REGULATIONS. Other regulations for Subarea B shall be:
  - a) Development shall be preceded by annexation and completion of proper municipal street, sanitary sewer, water, and storm water drainage improvements.
  - b) Prior to development, a water and sanitary sewer service and systems improvement plan shall be designed for the entire property and approved by the City of Sioux Falls. The developer shall agree to connect to city water and sewer when available for the property.
  - c) Development shall be coordinated with traffic signalization plans and future street improvements on Kiwanis Avenue and 60th Street North.
  - d) The right-of-way for Reuben Goertz Boulevard be 100= minimum width.
  - e) Curb cuts be limited to three (3) Kiwanis Avenue, as depicted on the initial development plan. The proposed Saffron Trail and Kiwanis Avenue intersection, however, shall be aligned with the main roadway for the Redstone Village PD, Planned Development District located to the west, across Kiwanis Avenue.
  - f) A 30= wide minimum landscape setback shall be established along Kiwanis Avenue and Reuben Goertz Boulevard.
  - g) An avigation easement, acceptable to the city=s Airport Authority, shall be filed with the County Register of Deeds prior to any building development.

(c) SUBAREA C. This Subarea is intended to provide for well designed business and technology buildings, accommodating management, research, design, marketing, and production needs of enterprises in the Planned Development District. Uses shall generally be limited commercial, office, institutional and light manufacturing uses, combined with warehousing of products or materials associated with the primary use. An emphasis will be put on the quality of the development with regard to its landscaping, setbacks, and site arrangements.

(4) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- a) Those uses allowed as permissive, permitted special and conditional uses in the O, Office, and S, Institutional Districts, except telecommunications towers are not allowed.
- b) General business office / technology uses, including associated research and development buildings, and light manufacturing uses, provided all storage is placed indoors.
- c) Hotel/motel, including on-sale alcohol establishment as an accessory use;
- d) Light manufacturing, provided all manufacturing and storage takes place indoors;
- e) Warehouse or mini warehouse, provided all storage must be indoors;
- f) Wholesale trade or merchandising;
- g) Antenna support structure, subject to stealth design approved by the Director of Planning and Building Services;
- h) Farm/feed store;
- i) Wind energy conversion systems.

(2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district.

(3) PARKING REGULATIONS. Parking shall be regulated in conformance with the provisions of Chapter 15.55

(4) SIGN REGULATIONS. On-premise sign types shall be limited to ground mounted monument style, building identification signs and campus identification signs and be regulated in conformance with Chapter 15.57 On Premise Sign Regulations for the O, Office District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control. A maximum of two (2) campus identification signs, located along 60<sup>th</sup> Street at Reuben Goertz Boulevard and Thyme Drive intersections may be allowed and each campus id sign being a maximum of 18' in height and 64 square feet in size.

(5) DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

Lot            Req=d        Req=d        Req=d        Req=d

<u>Density</u>	<u>Area (Sq Ft)</u>	<u>Lot Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>	<u>Maximum Height</u>
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All uses same as the O, Office District.

- (6) OTHER REGULATIONS. Other regulations for Subarea C shall be:
- a) Development shall be preceded by annexation and completion of proper municipal street, sanitary sewer, water, and storm water drainage improvements.
  - b) Prior to development, a water and sanitary sewer service and systems improvement plan shall be designed for the entire property and approved by the City of Sioux Falls. The developer shall agree to connect to city water and sewer when available for the property.
  - c) Development shall be coordinated with traffic signalization plans and future street improvements on Kiwanis Avenue and 60th Street North.
  - d) The right-of-way for Reuben Goertz Boulevard be 100= minimum width.
  - e) Curb cuts be limited to three (3) on 60<sup>th</sup> Street North as depicted on the initial development plan.
  - f) A 30= wide minimum landscape setback shall be established along 60<sup>th</sup> Street East and Reuben Goertz Boulevard.
  - g) An avigation easement, acceptable to the city=s Airport Authority, shall be filed with the County Register of Deeds prior to any building development.

**PD-6**

*A major amendment to the Resurrection Planned Development District was approved by the County Commission and City Council on May 17, 2004. The following district regulations reflect such changes:*

**RESURRECTION PLANNED DEVELOPMENT DISTRICT.** The regulations set forth herein or set forth elsewhere in these regulations are the district regulations of the Resurrection Planned Development District.

(e) SUBAREA A.

(1) **USES PERMITTED.** A building or premises shall be permitted to be used for the following purposes:

- a) Mortuary/Funeral home
- b) Crematory
- c) Mausoleum
- d) Columnbarium
- e) Private Lake(s)
- f) Parking Lot
- g) Naturalized tree, prairie and wetland plantings
- h) Service Building
- i) Manager/Caretaker Residence

(2) **ACCESSORY USES.** Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district.

(3) **PARKING REGULATIONS.** Parking shall be regulated in conformance with the provisions of Article 16.00.

(4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 17.00.

Exception: On-premise free-standing signage shall be limited to one monument style building identification sign 48 square feet maximum in size and 6 feet maximum in height. Traffic signs shall be regulated in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.

Concurrent with the first final development plan submittal, a master signage plan for Subarea A shall be submitted for the Planning Commission's review and approval. Directional and building identification wall signs shall be permitted in accordance with the master signage plan adopted as part of the Resurrection Planned Development District subarea regulations.

(5) **DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.**

	Lot	Req=d	Req=d	Req=d	Req=d	Maximum
	Area	Lot	Front	Side	Rear	
<u>Density</u>	<u>(Sq. Ft.)</u>	<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>	<u>Height</u>
-	5,000	-	50=	10=		35=

6) OTHER REGULATIONS. Other regulations for Subarea A shall be:

- a) Prior to development, a water service, system improvement and fire protection plan shall be approved by Minnehaha County and the City of Sioux Falls. The developer shall agree to connect to city water when available for the property.
- b) Prior to development, a sanitary sewer and systems improvement plan shall be approved by Minnehaha County and the City of Sioux Falls. An approved private septic system may be utilized on a temporary basis. Embalming fluids from the funeral home shall be kept in a holding tank and disposed of properly. The developer shall agree to connect to city sanitary sewer service when available for the property.
- c) When possible, natural stormwater drainage shall be preserved. Stormwater shall be retained on site in either existing or new wetlands or retention pond.
- d) A final development plan shall not be required for the naturalized tree, prairie and wetland plantings.
- e) A 50 foot wide landscape setback along 267<sup>th</sup> Street must be established during the initial construction phase. A site landscape improvement plan for subarea A shall be submitted concurrent with the first final development plan and include wetlands, ponds, and plant material selections and locations for trees, shrubs, hedges and fencing for county and city review and approval.
- f) An access control plan for 267<sup>th</sup> Street shall be submitted concurrent with the first final development plan for county and city review and approval. The funeral home may use a temporary approach from the highway until the permanent gated main entrance is developed during the first phase of cemetery construction. The main gated entrance road shall be hard-surfaced.

(b) SUBAREA B.

(1) USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- a) Cemetery
- b) Chapel
- c) Private Lake(s)
- d) Parking Lot
- e) Mausoleum
- f) Columnbarium
- g) Music Tower
- h) Naturalized tree, prairie and wetland plantings
- i) Service Building
- j) Manager/Caretaker Residence

(2) ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district.

(3) PARKING REGULATIONS. Parking shall be regulated in conformance with the

provisions of Article 16.00.

- (4) **SIGN REGULATIONS.** Signs shall be regulated in conformance with the provisions of Article 17.00.

Exception: On-premise free-standing signage shall be limited to one monument style sign along each street frontage, measuring 48 square feet maximum in size and 8 feet maximum in height. Traffic signs shall be regulated in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.

A master signage plan for Subarea B shall be submitted for the Planning Commission's review and approval. Cemetery identification and cemetery directional signs shall be permitted in accordance with the master signage plan adopted as part of the Resurrection Planned Development District subarea regulations.

- (5) **DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.**

		Req=d	Req=d	Req=d	Req=d	
	Lot	Lot	Front	Side	Rear	Maximum
<u>Density</u>	<u>Area</u>	<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>	<u>Height</u>
-	1 acre	150=	50=	15=	25=	35=

- (6) **OTHER REGULATIONS.** Other regulations for Subarea B shall be:

- a) The developer shall agree to connect to city water when available for the property.
- b) The developer shall agree to connect to city sanitary sewer service when available for the property.
- c) When possible, natural stormwater drainage shall be preserved. Stormwater discharge from the site shall be controlled through the use of new or existing wetlands or retention ponds and shall not exceed pre-development rates.
- d) A final development plan shall not be required for the naturalized tree, prairie and wetland plantings.
- e) A 50 foot wide landscape setback along 267<sup>th</sup> Street must be established during the initial construction phase. A site landscape improvement plan for subarea B shall be submitted concurrent with the first phase of cemetery development and include wetlands, ponds, and plant material selections and locations for trees, shrubs, hedges and fencing for county and city review and approval.
- d) An access control plan, including traffic control from 267<sup>th</sup> Street, shall be submitted for county and city review and approval. The main gated entrance road shall be hard-surfaced. The driveway approach onto 468<sup>th</sup> Avenue shall be limited to the caretaker's residence until 468<sup>th</sup> Avenue is hard-surfaced.

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**SDN PLANNED DEVELOPMENT DISTRICT.** The regulations set forth herein or elsewhere in these regulations are the district regulations in the SDN Planned Development District: (11/1/09 MC30-23-09)

**I. SUB-AREA A.**

**a. USES PERMITTED.**

- i. Those uses permitted in the C Commercial District. (Office, Bank or Financial Institution, Personal Services,) Excluding: Group day care, day care center, group home and mortuary.
- ii. Telecommunications Facilities: A self-supporting facility used to store data sent and received by telecommunications which may or may not require onsite staff to operate or maintain the storage of the data.
- iii. Public Telecommunications Utility Facilities
- iv. Communications tower (400' high maximum self support lattice) and associated equipment shelters, cabinets and 6' high security fencing.
- v. Solar and wind generation equipment and apparatus.

b. **ACCESSORY USES.** Accessory uses and buildings permitted in this sub-area are accessory buildings and uses customarily incident to any permitted uses in C, Commercial District.

c. **PARKING REGULATIONS.** Parking/loading shall be regulated in conformance with the provisions of Article 16.00 of the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls. Manufacturing, processing, assembly or industrial establishments, contractor's shop and storage building, research or testing laboratory, bottling plant, telecommunications data storage facility, warehouse, car wash, or other similar establishments: One parking space for each 1,500 square feet of gross floor area or 0.75 spaces for each employee on the maximum shift, whichever is greater. A minimum of two spaces shall be provided for visitor use, and additional space shall be provided to accommodate all trucks and other vehicles used in connection with the proposed use.

d. **SIGN REGULATIONS.** Signs shall be regulated in conformance with Article 17.00 of the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

e. **DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.** All uses, same as C, Commercial District. Maximum Building height to be 45'. There shall be no height limit for wind energy conversion systems (wind turbine, photovoltaic, etc...).

f. OTHER REGULATIONS.

- i. A final development plan shall not be required for accessory uses; including parking lots and areas, and signs; which are in accordance with these sub-area regulations.
- ii. The Flood Plain Administrator is authorized to review and issue permits within the floodplain upon the applicant's submission required in Section 3. Powers and Duties.

II. SUB-AREA B.

a. USES PERMITTED.

- i. Those uses permitted in the RC Recreation/Conservation District.
- ii. Agriculture
- iii. Public park
- iv. Private ponds
- v. Communications tower and associated support structure (400' self support lattice)
- vi. Solar and wind generation equipment and apparatus.

b. ACCESSORY USES.

- i. Accessory uses permitted in the RC Recreation/Conservation District are accessory buildings and uses customarily incident to any permitted uses in this district.

c. PARKING REGULATIONS.

- i. Parking within the RC Recreation/Conservation District shall be regulated in conformance with the provisions of Article 16.00 of the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

d. SIGN REGULATIONS.

- i. Signs within the RC Recreation/Conservation District shall be regulated in conformance with the provisions of Article 17.00 of the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

e. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

- i. The maximum height and minimum lot requirements within the RC Recreation/Conservation District shall be as follows: (A). General requirements:

Lot Area 1 acre

Lot Width 125' Front Yard 30'\*

Side Yard 7' Rear Yard 30' Maximum Height 35'\*\*

\* The front yard on a major arterial street or section line road shall be 50 feet.

\*\* There shall be no height limit for accessory farm structures or wind energy conversion systems (wind turbines, photovoltaic, etc...) except in the airport approach zone.

f. OTHER REGULATIONS.

- i. The Flood Plain Administrator is authorized to review and issue permits within the floodplain upon the applicant's submission required in Section 3. Powers and Duties.