

<p><u>Joint Minnehaha County & City of Sioux Falls Planning Commission Regular Meeting Agenda</u></p>
<p><u>Monday, March 23, 2026 Meeting starts at 7:00 p.m.</u></p>
<p><u>415 N. Dakota Ave. on the 3rd Floor in the Commission Meeting Room</u></p>

**County Planning
Commissioners**
 Bonnie Duffy
 Becky Randall
 Adam Mohrhauser
 Cindy Heiberger
 Mike Ralston
 Ryan VanDerVliet
 Joe Kippley

Planning Staff
 Scott Anderson
 Kevin Hoekman
 Mason Steffen

**Office of the
State’s Attorney**
 Eric Bogue

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the Minnehaha County Planning Office at 367-4204 or TDD 367-4220 by 10:00 am Friday preceding the meeting to make any necessary arrangements.

CONSENT AGENDA ITEMS:

Items on the consent agenda are perceived to be non-controversial and meet all of the requirements of the codes and regulations. The consent agenda will be acted on in one motion with no public hearing on the items, unless a member of the public, the Commission or staff requests the item be removed from the consent agenda. The Chair will read each item and ask if there are any objections from the audience. If so, please raise your hand and ask that the item be placed on the regular agenda. Any items remaining on the Consent Agenda will be approved by the Planning Commission, with the conditions recommended by staff.

REGULAR AGENDA ITEMS:

Members of the public should understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing. The order of business for the regular agenda shall be:

- A) Staff Presentation B) Applicant Presentation C) Public Comments*
- D) Applicant Response E) Public Testimony Closed F) Commission Discussion

INSTRUCTIONS FOR PUBLIC COMMENT:

* Each member of the public will be limited to five minutes of public comment per item and will only be allowed to address the commission once per item, unless they are called upon to answer additional questions from the commissioners.

JOINT CITY OF SIOUX FALLS PLANNING COMMISSIONERS

Bradyn Neises	John Paulson	Janet Kittams	Mike Gray
Dana Fisher	Erica Mullaly	Aaron Norman	Erik Nyberg
Dave Van Nieuwenhuyzen			

JOINT CITY OF SIOUX FALLS PLANNING STAFF

Karla Resendiz

PUBLIC INPUT ON NON-AGENDA ITEMS

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commissions.

REGULAR AGENDA

ITEM 1. Approval of Minutes - February 23, 2026

ITEM 2. ZONING TEXT AMENDMENT #26-04 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update Article 22.00 Fees.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 3. ZONING TEXT AMENDMENT #26-05 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update the sign regulations within Articles 14.00, 15.00, 17.00, 17A.00 & 24.00.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 4. PUBLIC HEARING for the Adoption of the Shape Sioux Falls 2050 Comprehensive Plan.

Petitioner: City Planning Staff

Staff Report: Fletcher Lacock

ITEM 5. Old Business

ITEM 6. New Business

ADJOURN.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

FEBRUARY 23, 2026

**MINUTES OF THE JOINT
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
February 23, 2026**

A joint meeting of the County and City Planning Commissions was held on February 23, 2026, at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Commissioners Bonnie Duffy, Becky Randall, Adam Mohrhauser, Mike Ralston, Cindy Heiberger and Joe Kippley.

CITY PLANNING COMMISSION MEMBERS' PRESENT: Aaron Norman, Mike Gray, Janet Kittams, Bradyn Neises & Erik Nyberg.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, & Mason Steffen – County Planning
Maggie Gillespie – State's Attorney Office
Karla Resendiz – City Planning

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Norman.

Chair Duffy called the Joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 7:00 p.m.

PUBLIC COMMENT

Commissioner Duffy opened the floor for public comment, and nobody moved to speak.

ITEM 1. Approval of Minutes – January 26, 2026

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner Kippley to **approve** the meeting minutes from January 26, 2026. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Neises and seconded by Commissioner Kittams to **approve** the meeting minutes from January 26, 2026. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

FEBRUARY 23, 2026

ITEM 3. REZONING #26-01 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Petitioner: Tad Fiegen

Property Owner: Same

Location: Located approximately ½ mile west of Marion Road on SD Highway 38.

Staff Report: Kevin Hoekman

General Information:

Legal Description – Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township

Present Zoning – A-1 Agricultural

Existing Land Use – Vacant Lot

Parcel Size – 8.00 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The petitioner is applying to change the zoning on two properties directly west of Sioux Falls City limits along SD Highway 38. The property is located approximately 0.4 miles west of the intersection of SD Highway 38 and Marion Road. The applicant did not provide a narrative for the request; however, the described purpose of the rezoning is to use the property for manufactured home sales. A sketch site plan was submitted to provide a general layout of the proposed manufactured home sale lot.

Planning staff visited the property on January 6, 2026. At the site visit, staff observed that work was ongoing on the property to remove some trees and the remaining remnants of the farmstead that once was located on the site.

The property is located within the transition area as depicted in the Envision 2045 Comprehensive Plan for Minnehaha County. The purpose of the transition area is to preserve agricultural land for the eventual annexation within a municipality. Action 4 of Goal 8.2 states that the county should support growth that is compatible with adopted municipal comprehensive plans. County and city staff met with the applicant to discuss the proposed rezoning. City staff explained that land adjacent to city limits should be annexed before development, however this property is located in an area not serviceable by city water and sanitary sewer. A comment letter was prepared for this hearing by city staff as well.

Since the meeting with county and city staff, the applicant has continued to work with city staff to find possible development solutions for the property. City planning staff is recommending deferral of the proposed rezoning while dialog continues. County planning staff agrees that deferral would be the best option. The recommended deferred hearing date is at the May 18th, 2026 Joint Planning Commission Meeting in order to prevent continual month from month meeting dates.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

FEBRUARY 23, 2026

Recommendation: Staff finds that the deferral request is reasonable and recommends deferral of Rezoning #26-01 to the May 18, 2026, Joint Planning Commission Meeting.

Public Testimony

Kevin Hoekman, of county planning staff, presented the staff report and explained that the petitioner has been working with city staff on a resolution for the property. Kevin explained that county staff recommends deferring the item several months in order to give the petitioner more time to work with city staff.

Action

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner Ralston to **defer** Rezoning #26-01 to the May 18, 2026, Planning Commission meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Nyberg and seconded by Commissioner Neises to **defer** Rezoning #26-01 to the May 18, 2026, Planning Commission meeting. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

Rezoning #26-01 – Deferred to the May 18, 2026, Meeting



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

FEBRUARY 23, 2026

Old Business

None.

New Business

None.

Adjourn

A motion was made for the County by Commissioner Mohrhauser and seconded by Commissioner Kippley to **adjourn**. The motion passed unanimously.

The same motion was made for the City by Commissioner Neises and seconded by Commissioner Kittams to **adjourn**. The motion passed unanimously.

The meeting was **adjourned** at 7:04 p.m.



ITEM 2. ZONING TEXT AMENDMENT #26-04 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update Article 22.00 Fees.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

Staff Report: Kevin Hoekman

Staff Analysis:

Minnehaha County utilizes permit fees to offset the cost of processing various permits. Fees vary based on the amount of staff time and the materials that are used to ensure permits meet ordinance requirements and materials are ready to present for public hearing. Article 22.00 of the Revised Joint County and City of Sioux Falls Zoning Ordinance lists all the fees for various permits and zoning requests. The permit fees article has not been updated since 2005.

Planning staff reviewed permit fees charged by other South Dakota Counties and Municipalities, and the proposed fees are similar to Sioux Falls and Pennington County fee structures. The Federal Reserve Bank of Minneapolis inflation calculator indicates an increase in inflation of 65% from 2005 to 2025. None of the proposed fee increases exceed the 65% inflation rate. The proposed fee changes are listed concisely below.

	From	To
Rezoning	\$350	\$500
Rezoning PD	\$350	\$500
PD Subarea Addition	\$50	\$100
PD Text Amendment	NA	\$500
PD Final Development Plan	\$0	\$200
PD Major Amendment	\$100	\$150
PD Minor Amendment	\$50	\$100
CUP	\$250	\$350
Board of Adjustment	\$250	\$350
Zoning Text Amendment	NA	\$600
Appeal of CUP	NA	\$100
Continuation Request	NA	\$100

Several of the above fees have no current listing within the ordinance. These fees are added as part of the ordinance to offset costs related to processes that do not currently have fees listed within the ordinance. Staff is requesting that an additional fee is included for the appeal of a conditional use permit and for a petitioner requesting continuation of a permit, rezoning, or amendment. Appeals and deferrals create additional work and organizing above and beyond a typical permit process.

In addition to fee updates, staff is requesting some clarifying changes within the article through reorganization and additions. The Planned Development District Zoning section is moved



directly after the Change of Zone section of the article. Subsections regarding planned developments are consolidated under the Planned Development District Zoning.

Attached with this staff report is a mark up draft of the ordinance with comments. In addition, there is an ordinance draft prepared in the format for adoption. Finally, a permit fee comparison chart is included for review. This was created for staff to better understand how similar counties and municipalities within South Dakota utilize application fees. The blank spaces within the chart may mean that these petition types do not exist in those local governments, or it also may mean that that petition type is incorporated into another type of fee. The proposed fee updates for Minnehaha County are similar to other local governments in the state.

The Joint Planning Commission decision is a recommendation that will be forwarded to the County Commission and City Council. Any amendments to the proposed ordinance will be incorporated into the ordinance request for the Joint County Commission and City Council Hearing.

Recommendation: Staff recommends **approval** of Zoning Text Amendment #26-04 to amend Article 24.00 of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

Permit Fee Comparisons

Petition Type	Current Minneheha County Fee 2005	Proposed Minnehaha County Fee	City of Sioux Falls 2018	Lincoln County 2009	Pennington County 2024
Rezoning	\$350.00	\$500.00	\$650.00	\$350.00	\$545.00
Planned Development with One Subarea	\$450.00	\$600.00		\$400.00	\$545.00
PD Text Amendment	Currently NA	\$500.00			
PD Concept Plan	Currently NA	NA			\$250.00
PD Final Development Plan	None	\$200.00	\$350.00		
PD Major Amendment	\$100.00	\$150.00	\$175.00	\$100.00	\$345.00
PD Minor Amendment	\$50.00	\$100.00		\$50.00	
Conditional Use Permit	\$250.00	\$350.00	\$375.00	\$250.00	\$545.00
CUP Major Amendment	\$250.00	\$250.00			
CUP Minor Amendment	\$50.00	\$100.00			
Variance Application	\$250.00	\$350.00	\$95.00	\$250.00	\$545.00
Administrative Appeal	\$250.00	\$350.00		\$250.00	
Zoning Permit	\$50.00	\$50.00		\$50.00	
Agricultural Tourism Permit	\$250.00	\$250.00	NA	NA	NA
Zoning Ordinance Text Amendment	\$350.00	\$600.00			
Permitted Special Use Application	NA	NA			\$320.00
Special Meeting	NA	NA		\$500.00	

Note: Color coded lines indicate related permit types.

**ARTICLE 22.00
FEES**

- SECTIONS: 22.01 General Regulations
 22.02 Change of Zone
 22.03 Planned Development District
 22.04 **Reserved**
 22.05 **Reserved**
 22.06 Conditional Use
 22.07 Board of Adjustment
 22.08 Zoning Permits
 22.09 **Zoning Ordinance Text Amendment**

Comment: This Article of the ordinance has had a few additions and updates recently, however, much of the core application fees have not changed in twenty years. The application fees within this article are used to offset costs in implementation including preparing notification materials, writing staff reports, completing on site visits of properties, paying for newspaper notices as required by state law, and conducting hearings at Planning Commission and County Commission Meetings. In addition to fee increases, staff is suggesting several organizational changes to make the article easier to follow and understand. The Federal Reserve Bank of Minneapolis inflation calculator indicates an increase in inflation of 65% from 2005 to 2025.

22.01 GENERAL REGULATIONS. All fees required by this article shall be the property of the County and shall be deposited with the County Treasurer and credited to the general fund. The fees shall be paid at the time of filing the application with the County Planning Department. No action shall be taken on any application until all applicable fees have been paid in full. Under no conditions shall any fee required hereunder be refunded to an applicant who withdraws their application after the application deadline has passed. *(amended MC30-16-07 8/21/07)*

22.02 CHANGE OF ZONE. A fee of \$~~500.00~~ ~~350.00~~ shall be charged for filing an application to change the zoning classification of property, except to the Planned Development District. If any use, for which a rezoning is required, is commenced prior to the application for a rezoning, the application fee shall be double the regular fee. *(amended by MC30-05-04 and MC30-08-05)*

Comment: A change in zoning requires four newspaper printings: a notice before the Planning Commission, a notice before the County Commission, and two printings of the fact of adoption. A long legal description can cause the newspaper publications to cost nearly \$200 by itself. Staff completes a site visit of each rezoning and spends time writing a report and materials for the public hearings. The proposed change is an approximately 43% increase from the fee established in 2005.

- (A). Any request by the applicant for a continuation of the rezoning request shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Comment: There is additional work and cost burden on the country every time an item is continued from one meeting to another. Here have been some requests that were continued several times over the one application request. This provision will allow some additional cost to be covered by the applicant if a continuation is requested by the applicant. Having the fee may also lead to reduced requests for continuation.

22.03 PLANNED DEVELOPMENT DISTRICT. A fee of \$~~500.00~~ ~~350.00~~ plus \$~~100.00~~ ~~50.00~~ for each subarea shall be charged for the filing of an application to change to the Planned Development District. If any use, for which a rezoning is required, is commenced prior to the application for a rezoning, the application fee shall be double the regular fee. *(amended by MC30-05-04 and MC30-08-05)*

Comment: The increased fee matches the rezoning increase plus an increase in each proposed subarea. Planned Developments can get complicated with additional subareas and the added cost for each subarea allows for further review of each sub area. Sections 22.04 and 22.05 were amended to match what is stated in the 1990 Zoning Ordinance for Minnehaha County. They were rewritten as (A) and (B).

- (A). **Planned Development Text Amendment.** A fee of \$500.00 shall be charged for filing an application to change any text or allowed land uses within an approved Planned Development District.

Comment: This is a new subsection, and it should be accompanied by another text amendment within Article 10 for Planned Developments. There have been several applications for new land uses to be placed within an existing Planned Development. The ordinance currently requires such a change to be a major amendment which has a fee of \$100 despite a land use amendment changing the text of the ordinance and requiring notifications and publications in the newspapers. Publications alone cost more than \$100, plus all the other work that staff is required to complete for one amendment. This amendment makes it clear that a text amendment within a Planned Development has the same cost as a regular rezoning.

- (B). **Final Development Plan.** A fee of \$200.00 shall be charged for filing an application for a Final Development Plan within a Planned Development District.
 - (1). **Major Amendment.** A fee of \$150.00 shall be charged for the filing of an application for a major amendment to a Planned Development District.
 - (2). **Minor Amendment.** A fee of \$100.00 shall be charged for the filing of an application for a minor amendment to a Planned Development District.

Comment: Subsection B adds a fee for a Final Development Plan. Processing a Final Development Plan is similar to a preliminary subdivision plan except it only is approved by the Planning Commission. Even a minor amendment requires approval from the Planning Commission.

- (C). **Any request by the applicant for a continuation of a request for rezoning to Planned Development District, a request for a Planned Development Text Amendment, a request for final development plan, a request for a major**

amendment shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Comment: This is a similar request for Planned Development Districts and related requests to offset administrative expense of continuations for these requests.

22.04 Reserved MAJOR AMENDMENT. ~~A fee of \$100.00 shall be charged for the filing of an application for a major amendment to a Planned Development District. (amended by MC30-05-04)~~

22.05 Reserved MINOR AMENDMENT. ~~A fee of \$50.00 shall be charged for the filing of an application for a minor amendment to a Planned Development District. (amended by MC30-05-04)~~

22.06 CONDITIONAL USE. A fee of \$350.00 ~~250.00~~ shall be charged for filing an application for a conditional use permit in any district.

- (A). If any use, for which a conditional use permit, a major amendment, or a minor amendment is required, is commenced prior to the application for a conditional use permit or amendment, the application fee shall be double the regular fee. (amended by MC30-05-04 and MC30-08-05)
- (B). Conditional Use Amendments.
 - (1). Major Amendment. A fee of \$250.00 shall be charged for the filing of an application for a major amendment to a Conditional Use Permit.
 - (2). Minor Amendment. A fee of \$100.00 shall be charged for the filing of an application for a minor amendment to a Conditional Use Permit.

Comment: Conditional use amendments are not part of the fee structure in the ordinance. The Planning and Zoning Department has been charging a \$250 fee for Major Amendment and \$50 for a Minor Amendment. A minor amendment only requires administrative approval, but the ordinance greatly restricts what is allowed as part of a Minor Amendment. This proposal continues the \$250 fee for Major Amendments and raises the Minor Amendment fee from \$50 to \$100.

- (C). Conditional Use Permit Continuations and Appeals.
 - (1). Any request by the applicant for a continuation of a request for a Conditional Use Permit or a Major Amendment to a Conditional Use Permit shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.
 - (2). If any Conditional Use Permit is appealed, the applicant shall pay an additional \$100.00 to offset additional administration costs. This fee shall be paid prior to the hearing before the County Board of Commissioners.

22.07 BOARD OF ADJUSTMENT. A fee of \$350.00 ~~250.00~~ shall be charged for filing a

variance application or an appeal to the Zoning Board of Adjustment. *(amended by MC30-05-04 and MC30-08-05)*

- (A). Any request by the applicant for a continuation of a request for a variance or an appeal shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Comment: Variance requests do require notice publication, but there are no appeals that can go to the County Commission so the number of meetings are limited to the one Board of Adjustment meeting. The cost matches the cost of a conditional use permit and the proposed increase is 40% higher than what was adopted in 2005.

22.08 ZONING PERMITS. A fee of \$50.00 shall be charged for filing an application for a zoning permit. However, this fee shall be waived when the proposed construction is subject to the requirements and fees of the International Building Code as adopted by Minnehaha County. *(amended by MC30-08-05 & by MC30-16-07 8-20-07)*

22.09 ZONING ORDINANCE TEXT AMENDMENT. A fee of \$600.00 shall be charged for the filing of an application to change any text of this zoning ordinance.

Comment: The county has allowed applications to amend the zoning ordinance with a filing fee. The process allows one or more individuals directly request amendments to the ordinance. The process is similar to rezonings and requires publications before and after the process. Staff is suggesting a slightly higher fee than a rezoning because a text amendment request can be complicated and require much review and coordination with various departments including the States Attorney Office.

- (A). Any request by the applicant for a continuation of the Zoning Ordinance Text Amendment request shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Comment: In 2024 and 2025, nine CUPs were appealed out of 123 total requests. About 7%. Staff found one continuation of a Planning Commission hearing for a rezoning, and two items that were continued twice at County Commission hearings.

ORDINANCE MC30-XX-26

AN ORDINANCE OF MINNEHAHA COUNTY, SD, AMENDING THE REVISED JOINT ZONING ORDINANCE FOR MINNEHAHA COUNTY AND THE CITY OF SIOIUX FALLS BY AMENDING ARTICLE 22.00 FEES.

BE IT ORDAINED BY MINNEHAHA COUNTY, SOUTH DAKOTA:

That Ordinance MC30-02, the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls is hereby amended as follows:

Section 1. That Article 22.00 FEES, Section 22.02 CHANGE OF ZONE, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.02 CHANGE OF ZONE. A fee of \$500.00 shall be charged for filing an application to change the zoning classification of property, except to the Planned Development District. If any use, for which a rezoning is required, is commenced prior to the application for a rezoning, the application fee shall be double the regular fee. *(amended by MC30-05-04 and MC30-08-05)*

- (A). Any request by the applicant for a continuation of the rezoning request shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Section 2. That Article 22.00 FEES, Section 22.03 PLANNEND DEVELOPMENT DISTRICT, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.03 PLANNED DEVELOPMENT DISTRICT. A fee of \$500.00 plus \$100.00 for each subarea shall be charged for the filing of an application to change to the Planned Development District. If any use, for which a rezoning is required, is commenced prior to the application for a rezoning, the application fee shall be double the regular fee. *(amended by MC30-05-04 and MC30-08-05)*

- (A). Planned Development Text Amendment. A fee of \$500.00 shall be charged for filing an application to change any text or allowed land uses within an approved Planned Development District.
- (B). Final Development Plan. A fee of \$200.00 shall be charged for filing an application for a Final Development Plan within a Planned Development District.
- 1). Major Amendment. A fee of \$150.00 shall be charged for the filing of an application for a major amendment to a Planned Development District.
 - 2). Minor Amendment. A fee of \$100.00 shall be charged for the filing of an application for a minor amendment to a Planned Development District.
- (C). Any request by the applicant for a continuation of a request for rezoning to Planned Development District, a request for a Planned Development Text Amendment, a request

for final development plan, a request for a major amendment shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Section 3. That Article 22.00 FEES, Section 22.04 MAJOR AMENDMENT, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.04 Reserved. *(amended by MC30-05-04)*

Section 4. That Article 22.00 FEES, Section 22.05 MINOR AMENDMENT, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.05 Reserved. *(amended by MC30-05-04)*

Section 5. That Article 22.00 FEES, Section 22.06 CONDITIONAL USE, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.06 CONDITIONAL USE. A fee of \$350.00 shall be charged for filing an application for a conditional use permit in any district. *(amended by MC30-05-04 and MC30-08-05)*

- (A). If any use, for which a conditional use permit, a major amendment, or a minor amendment is required, is commenced prior to the application for a conditional use permit or amendment, the application fee shall be double the regular fee.
- (B). Conditional Use Amendments.
 - 1). Major Amendment. A fee of \$250.00 shall be charged for the filing of an application for a major amendment to a Conditional Use Permit.
 - 2). Minor Amendment. A fee of \$100.00 shall be charged for the filing of an application for a minor amendment to a Conditional Use Permit.
- (C). Conditional Use Permit Continuations and Appeals.
 - (1). Any request by the applicant for a continuation of a request for a Conditional Use Permit or a Major Amendment to a Conditional Use Permit shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.
 - (2). If any Conditional Use Permit is appealed, the applicant shall pay an additional \$100.00 to offset additional administration costs. This fee shall be paid prior to the hearing before the County Board of Commissioners.

Section 6. That Article 22.00 FEES, Section 22.07 BOARD OF ADJUSTMENT, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

22.07 BOARD OF ADJUSTMENT. A fee of \$350.00 shall be charged for filing a variance application or an appeal to the Zoning Board of Adjustment. *(amended by MC30-05-04 and MC30-08-05)*

- (A). Any request by the applicant for a continuation of a request for a variance or an appeal shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Section 7. That Article 22.00 FEES, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended adding a new Section 22.09 ZONING ORDINANCE TEXT AMENDMENT as follows:

22.09 ZONING ORDINANCE TEXT AMENDMENT. A fee of \$600.00 shall be charged for the filing of an application to change any text of this zoning ordinance.

- (A). Any request by the applicant for a continuation of the Zoning Ordinance Text Amendment request shall result in an additional fee of \$100.00 to offset additional administration costs. This fee shall be paid prior to the date of the continued hearing.

Adopted this 28 day of April, 2026.

MINNEHAHA COUNTY

Chair, Board of County Commissioners

ATTEST:

County Auditor

1 st Reading	March 31, 2026
Legal Ad. – Dakota Scout, Brandon Valley Journal, Garretson Gazette, Minnehaha Messenger	April 3, 2026 April 8, 2026 April 9, 2026 April 10, 2026
2 nd Reading & Final Adoption	April 28, 2026
Fact of Adoption – Dakota Scout, Brandon Valley Journal, Garretson Gazette, and Minnehaha Messenger	May 1, 2026 & May 8, 2026 May 6, 2026 & May 13, 2026 May 7, 2026 & May 14, 2026 May 8, 2026 & May 15, 2026
Effective Date	June 3, 2026



ITEM 3. ZONING TEXT AMENDMENT #26-05 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update the sign regulations within Articles 14.00, 15.00, 17.00 & 17A.00 & 24.00.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

Staff Report: Kevin Hoekman

Staff Analysis:

The Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls includes regulations for when and where signs can be located within the County. Two full articles of the Zoning Ordinance are dedicated to on-premise signs and off-premise signs. In addition, the Additional Use article has a sign requirement within the Home Occupation section of the article, and the Red Rock Corridor Overlay District article regulates signs for the area along SD Highway 42 from Sioux Falls to the Iowa border. Finally, the Definitions article contains many sign related definitions which assist in providing a base of the terms used in the rest of the ordinance. Collectively, these Zoning Ordinance articles and sections will be referred to as the Sign Ordinance.

The proposed revisions to the Joint Sign Ordinance are modeled from revisions already adopted within the County Zoning Ordinance. Attached with this staff report are two copies of the proposed sign ordinance. One copy has changes highlighted for additional text, struck through for text to be removed, and in italics for comments regarding changes. Below is an overview of changes. More detail can be found within the comments on the attached draft sign ordinance. The general structure of the Sign Ordinance will remain the same.

The Red Rock Corridor Overlay District has special development standards which pertain to signs. The limitations for off-premise signs (currently not allowed) within the Corridor have been adjusted to match what is planned for off-premise signs within the A1-Agricultural zoning district throughout the county. Sign spacing and permitting requirements remain the same.

Within the Additional Use Regulations article, the allowable sign area of home occupations were increased to reflect that many homes within the county are located far off fast paced roads, and the current two square feet area max for a home occupation is too small for drivers to effectively locate a business.

The on-premise sign article is proposed to have several changes. Several changes are made regarding what is allowed within the agricultural and residential zoning districts. A section is added to regulate electronic message signs. Changes are also proposed for special situations and exemptions to clarify what signs are permitted during specific situations. Finally, a new section is proposed to clarify when a building permit is required for a sign and when one is not required.

The off-premise sign article is proposed to have changes to off-premise signs which are allowed within the A1 Agricultural and RC Recreational/Conservation districts. Other minor changes in the off-premise sign article are also proposed.



The definitions article includes changes and additions of terms based on changes proposed to the ordinance. In addition, many terms pertaining to signs are proposed to be consolidated into one area of the definitions article around the definition of 'sign.'

Attached Materials:

Attached with this staff report are two copies of the proposed ordinance. One copy has proposed additions to the ordinance highlighted and proposed deletions to the ordinance marked with a strike through and highlighted. Comments are added throughout this copy and are visible with italics. The second copy has no marks on it, and it includes all the new items as they are proposed to be written in the ordinance.

Recommendation: Staff recommends **approval** of Zoning Text Amendment #26-05 to amend Articles 14.00, 15.00, 17.00, 17A.00 & 24.00 of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls.

ARTICLE 14B.00
RRCO RED ROCK CORRIDOR OVERLAY DISTRICT
(adopted 11/21/2011 MC30-28-11)

- SECTIONS: 14B.01 Intent
14B.02 Boundaries of District
14B.03 Development Standards
14B.04 Variance

14B.03 DEVELOPMENT STANDARDS. The requirements set forth in this section shall apply to any development or redevelopment of property located within the Red Rock Corridor:

(C). Signs

(1). On-premise signage within the Red Rock Corridor shall be regulated in conformance with the provisions of Article 17.00, except for ~~all signs shall have a maximum height of 10 feet or as regulated, whichever is less. :~~

~~(a). Only monument signs shall be allowed as freestanding signs when:~~

~~(i). The sign area shall not exceed 200 square feet.~~

~~(ii). The maximum height shall be 10 feet.~~

(2). Off-premise signage within the A1 Agricultural, RC Recreational, C Commercial, and Industrial zoning districts within the Red Rock Corridor shall be regulated in conformance with the following: ~~is prohibited in all cases except for:~~

~~(a). Multi-Tenant Signs in Commercial Centers:~~

~~(i). One multi-tenant sign shall be allowed within a commercial center to act as a directory for the businesses located within the commercial center.~~

~~a. The sign area shall not exceed 200 square feet.~~

~~b. The maximum height shall be 30 feet.~~

~~c. No part of the sign face or structure shall be located in or overlap into the required side or rear yard setbacks or public right-of-way.~~

~~d. The light from any illuminated sign shall be so shielded, shaded or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.~~

~~(b). Directional Sign~~

~~(i). In conformance with the provisions of Article 17.02 (A),~~

~~(a). A maximum sign area of 32 square feet on County and State Highways, and 16 square feet on all other roads.~~

~~(b). There shall be no more than one sign face per direction of facing.~~

~~(c). Spacing requirements.~~

~~(i). A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.~~

~~(ii). The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.~~

~~(iii). No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.~~

(iv). All spacing measurements in this subsection shall refer to a measurement made along the edge of the right-of-way and shall apply only to structures located on the same side of the highway.
(v). These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of-way at any one time.

(d). A maximum height of 10 feet.

(e). A sign shall not be illuminated nor shall blinking or flashing lights be used.

(f). Signs shall not have moving parts or have the illusion of motion as part of the sign.

Comment: This is changed to mirror and add greater restrictions the proposed ordinance for agricultural areas of the county. The existing ordinance allows 'directional signage' in A1 zoned areas but no signs in commercial or industrial areas. That seems a little odd to allow more in less developed areas. The proposal would allow small signs throughout the whole district.

(3). Maintenance and Removal. Every sign shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owner's expense.

(4). Permit Fees. Every applicant, before being granted a permit, shall pay a building permit fee as required within Article 17.10 of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls. For any sign erected or placed without a permit, the fee shall be double the established fee.

ARTICLE 15.00
ADDITIONAL USE REGULATIONS

- SECTIONS:
- 15.01 Fences
 - 15.02 Adult Uses
 - 15.03 Wind Energy Conversion Systems
 - 15.04 Home Occupations
 - 15.05 Mineral Exploration and Development
 - 15.06 Mobile Homes/Manufactured Homes
 - 15.07 Accessory Building and Uses
 - 15.08 Salvage Operation or Junkyard
 - 15.09 Solar Energy Conversion System
 - 15.10 Intersection Safety Zone
 - 15.11 Additional Yard Regulations
 - 15.12 Additional Height Regulations
 - 15.13 Airport Approach Zones
 - 15.14 Rock, Sand and Gravel Extraction
 - 15.15 Telecommunications Towers, Antenna Support Structures and Wireless Communications Facilities
 - 15.15-1 Broadcast Tower
 - 15.16 Temporary Uses
 - 15.17 Vehicle & Equipment Restrictions
 - 15.18 Vacation Home Rental/Short Term Rental
 - 15.19 Long Term Lease or Rental
 - 15.20 Accessory Dwelling Units (ADU)

15.04 HOME OCCUPATIONS. The regulations regarding home occupations shall be as follows:

- (a) The occupation must be conducted within a dwelling.
- (b) The occupation must be clearly incidental and secondary to the principal use of the dwelling for dwelling purposes.
- (c) Only members of the immediate family residing on the premises may be employed by or participate in the home occupation.
- (d) The entrance to the space devoted to such occupation must be from within the building.
- (e) There shall be no display of products visible in any manner when viewed from outside the dwelling.
- (f) ~~No advertising or display signs shall be permitted other than a name plate attached to the dwelling. The nameplate shall not be illuminated and shall not be more than two square feet in area. No off premise signs shall be used. No more than one freestanding and one~~

wall sign is allowed per minor home occupation. The total sign area of all signs on the property is limited to 16 square feet.

Comment: in an environment where vehicles are traveling 55 mph such as most of the county, a two square feet sign is too small to see and react when traveling fast. This provides some additional sign area and options for free standing signs for minor home occupations.

- (g) Such occupations shall not required substantial internal or external alterations or involve construction features not customary in a dwelling.
- (h) No merchandise, including samples, can be sold on the premises.
- (i) The occupation shall not generate more than four (4) visits per day from clients, customers and delivery vehicles. Delivery vehicles shall be limited to auto, pick up, or service truck.
- (j) The occupation shall not result in additional off-street parking spaces for clients or customers.
- (k) Toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted materials are prohibited.
- (l) No equipment or process shall be used in the occupation which creates, noise, vibration, glare, fumes, or odor detectable to the normal senses off the property.
- (m) No equipment or process shall be used in the occupation which creates visual or audible electrical interference in any radio or television receiver or causes fluctuation in line voltage off the property.
- (n) A zoning permit shall be secured for all home occupations in conformance with the procedure outlined in Article 23.00.

**ARTICLE 17.00
ON-PREMISE SIGNS**

- SECTIONS: 17.01 Intent
17.02 Permitted Signs and Sign Area
17.03 Regulations and Limitations of Permitted Signs
17.04 Special Situations
17.05 Exemptions
17.06 Illumination
17.07 Temporary and Portable Signs
17.08 Prohibited Signs
17.09 Maintenance and Removal

17.01 INTENT. These regulations provide standards for the erection and maintenance of private signs. The principal feature of this section is the restriction on the total sign area permissible per site. All private signs shall be erected and maintained in accordance with the following standards. The general objectives of these standards are to promote health, safety, welfare and in part to achieve the following:

- (a) Safety. To promote the safety of persons and property by providing that signs:
- (1) Do not create a hazard due to collapse, fire, collision, decay, or abandonment;
 - (2) Do not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to see and interpret any official traffic sign, signal or device.
 - (3) **Aid the traveling public in navigation to the locations of businesses and services.**
- (b) Communications Efficiency. To promote the efficient transfer of information by providing that:
- (1) Businesses and services may identify themselves;
 - (2) Customers and persons may locate a business or service;
 - (3) No person or group is arbitrarily denied the use of the sight line from public rights-of-way for communication purposes.
- (c) Landscape Quality and Preservation. To protect the public welfare and to enhance the appearance and economic value of the landscape by providing that signs:
- (1) Do not create a nuisance to persons using the public rights-of-way;
 - (2) Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height or movement.
 - (3) **Protect and preserve the aesthetic quality and physical appearance of the county.**

17.02 PERMITTED SIGNS AND SIGN AREA. In the following districts, the sign area and height set forth shall apply to all signs on the premises except as provided in Sections **17.04 and 17.05**:

- (a) A-1 Agricultural and RC Recreation/Conservation Districts.
- (1) ~~Signs advertising the use of a particular breed, type, variety, hybrid, or brand of plant, chemical or tillage. No one sign shall exceed 16 square feet in area per~~

~~face.~~ Freestanding signs: one or more freestanding signs with the total combined area of one square foot for every 100 linear feet of road frontage.

- (a) The total area of any one sign shall not exceed 16 square feet.
- (b) The maximum height shall not exceed 10 feet.

Comment: The intent of the change is to allow for agricultural related signs such as seed signs and signs depicting the name of a particular farm while not singling out a specific type of content that is allowed on the sign. The result of this ordinance has the potential to allow non-agricultural signs within the agricultural zoning district and within some residential subdivisions within the agricultural zoning district.

- ~~(2) Uses which are governed by conditional use may have signs on the premise in accordance with the stipulations of the permit.~~

Comment: This was removed and placed in Section 17.04 of the ordinance

- (2) Wall signs: On buildings or structures not used as a single family dwelling, a wall sign with the area of one square foot for every 2 linear feet of building frontage with a maximum of 16 square feet of sign area.

Comment: Many agricultural buildings and grain bins have the logo of the builder located on the outside of the building. Some farms also have miscellaneous signs on building. This regulation would allow such practice and provide regulations for future signage.

- (3) ~~No hunting, no trespassing and similar signs.~~ Reserved

Comment: This is removed and placed within the Exemptions portion of the ordinance.

(b) RR Rural Residential and RS-1, RS-2, RD, and RA-1 Residential.

- (1) ~~[Reserved]~~- Wall signs:

- (a) On buildings or structures not used as a single family dwelling, a wall sign with the area of one square foot for every 2 linear feet of building frontage with a maximum of 16 square feet of sign area.

- (b) As allowed by section 17.04 (h) Special Use Signs

Comment: This language mirrors what is allowed for Agriculture zoning district.

- (2) Freestanding signs:

- (a) Multi family structures and apartments may have one freestanding sign per street frontage not to exceed 16 square feet in size per sign.

- (b) Single family dwellings may have one freestanding sign in conjunction with a Home Occupation or Conditional Use Permit as allowed by section 17.04 (h) Special Use Signs.

(c) C Commercial, I-1 and I-2 Industrial.

- (1) Wall, roof, or projecting signs:

- (a) The total sign area on structures which are two stories or less in height shall not exceed two square feet for each linear foot of building frontage.

- (b) The total sign area on structures which are greater than two stories in height shall not exceed either two square feet for each linear foot of building frontage, or 15% of the area of the frontage wall, whichever is greater.

- (2) Freestanding signs having a total sign area not to exceed one square foot for each

linear foot of road frontage or 200 square feet, whichever is less.

(a) ~~(3)~~ The maximum sign height shall be 30 feet.

17.03 REGULATIONS AND LIMITATIONS OF PERMITTED SIGNS. The Regulations and Limitations of Permitted Signs shall be as follows ~~spelled out below~~:

- (a) Wall Signs. Wall signs may be located anywhere on the wall of a building.
- (b) Projecting Signs.
 - (1) Projecting signs may project no more than five feet from the building face.
 - (2) Projecting signs shall have a minimum clearance of ten feet above grade level about any yard or sidewalk and 16 feet above any road or drive.
 - (3) Projecting signs may project no more than five feet above the top of a parapet or roof line including the framework or support.
- (c) Roof Signs. Roof signs shall rise no higher than five feet above the top of a parapet or roof line and shall not exceed the height limits for the zoning district.
- (d) Freestanding Signs.
 - (1) Freestanding signs **within C Commercial, I-1, and I-2 Industrial zoning districts** shall be limited to one **sign structure** per street frontage except that businesses on frontages of 300 feet, or more, may erect two freestanding signs; however, the total sign area for both signs may not exceed that allowed for the street frontage.
 - (2) Freestanding signs shall be located only in the front or side yard.
 - (3) Freestanding signs shall not project over public property.
 - (4) Freestanding signs shall not be erected within the **intersection safety zone triangle area-of-a-corner** of two intersecting streets or a street and railroad. **The Intersection safety zone triangle Area-of-a-corner**, in this case, shall be the triangular area formed by measuring 40 feet from the intersection along both roads and connecting these two points with a straight line.

Exceptions: Freestanding signs may be located in the **intersection safety zone triangle area-of-a-corner** when the sign and sign structure comply with the following:

 - (a) The sign face is located 12 feet above **the grade level of the street**; and
 - (b) The sign structure is of such a size and spacing as to not obstruct the view of said intersection.
- (e) Electronic Message Signs.
 - (1) **Electronic message signs placement:**
 - (a) Any permitted sign within a commercial or industrial zoning district may be an electronic message sign.
 - (b) In the A1 agricultural, RC Recreational, and all Residential Zoning Districts, electronic message signs are allowed for signs which require a building permit.
 - (c) Electronic message signs must be setback a minimum 300 feet from any residential structure.

- (2) Message hold time: Electronic message signs shall display a static message which may not change or be changed for a period of 6 seconds.
- (3) Message transitions: The transition from one static display message to the next shall be limited to gradual movements including, but not limited to, dissolve, fade, or traveling; however, sudden movement is prohibited, including, but not limited to blinking and flashing.

Comment: This section is to address a growing popularity in electronic message signs. Setback requirements to reduce nuisance, and display requirements to reduce distraction.

17.04 SPECIAL SITUATIONS. This section contains the sign regulations for the following special situations:

- ~~(a) **Shopping Centers.** A freestanding sign shall be allowed on each street frontage stating the name of the center and the major tenants provided no other freestanding signs are erected. The sign area shall be determined independently from the sign area allowed under 17.02 and 17.03. A sign area of one square foot for each one lineal feet of street frontage or 200 square feet per frontage, whichever is smaller, shall be allowed. The height shall not exceed 40 feet.~~

Comment: This regulation is very specific and unlikely to be used in the county with the few commercial areas within the county. It also says a lot without doing much more than allowing an exception for a sign to be 40 feet tall. Staff does not feel that this exception is necessary within the ordinance.

- (a) **Construction Signs.** Additional signage may be placed on a property during the time a property has an active building permit. The total sign area shall not exceed 100 square feet or 20 feet in height and shall be removed within one week after final inspection or upon the expiration of the building permit, whichever comes first.

Comment: This was moved from Exempt signs and edited. The edit removes the content based portion that dictates what the sign reads, but there still may be issues with allowing one industry greater amount of speech than another. The amount of signage is also different than most signs in the sign proposal because that is what was allowed in the original ordinance. The commission can consider reducing the allowed amount to reflect other parts of the ordinance.

- (b) **Interstate Highway Interchange.** In the C, I-1, and I-2 Districts, businesses which are adjacent to both the interstate and the intersecting cross street may by conditional use permit erect one additional on-premise freestanding sign not to exceed 200 square feet or 60 feet in height.

- (c) **Neighborhood Identification Signs.** In any zone, a masonry wall, landscaping and other similar material or feature may be combined to form a display for neighborhood or tract identification, provided that the legend of such signs or display shall consist only of the neighborhood or tract name, and the sign area shall not exceed 32 square feet.

- (d) **Institutional Signs.** Churches, cemeteries, schools, day care centers, institutional and public uses in the agricultural and residential districts may have an on-premise sign not exceeding 32 square feet in area per frontage. Institutional signs require a building permit

prior to construction/placement of the sign.

Comment: This is a sign allowed in the area outside of the joint jurisdiction. There are churches and cemeteries in the joint jurisdiction and this may benefit them by allowing a sign on a quasi-commercial land use.

- (e) Integral Signs. Names of buildings, dates of erection, monumental citations, commemorable tablets, and the like, of permanent type construction and made an integral part of the building structure shall be permitted not to exceed 16 square feet per building.
- (f) Private Traffic Directional Signs. Signs directing traffic movement into, out of or within the commercial premise. Such signs shall not exceed an area of four square feet per sign face and four feet in height. Only two private directional signs are allowed per legal driveway.
- (g). Real Estate Signs. Temporary signs shall be permitted while a property is actively listed for sale. The total sign area of such signs shall not exceed 32 square feet for each street frontage.
- (h). Special Use Signs. In the A-1 Agricultural, RC Recreation/Conservation, RR Rural Residential, and R-1 Residential zoning districts, uses which are governed by a Conditional Use Permit, Major Home Occupation, or Agricultural Tourism Permit may have freestanding, wall, roof, or projecting signs on the premise in accordance with the stipulations of the permit. The total sign area of each sign shall not exceed 32 square feet. Special use signs require a building permit prior to construction/placement
Comment: This revision would allow larger sign area in conjunction with a Home Occupation or Conditional Use Permit. It also provides an upper limit to the area of signage which is allowable. Portions of this regulation were originally under (2).
- (i). Banners. Each commercial and industrial zoned property may have one banner no larger than 32 square feet at all times. Additional banners within commercial or industrial zoned property can be placed for a maximum of 21 days during any calendar year. Banners shall be securely mounted or affixed with rigid posts, frame, structure, or building.
Comment: This regulation has been moved from section 17.08 as it is not a prohibited use. It also has been expanded to all zoning districts and to allow essentially allow a permanent banner for commercial properties.

17.05 EXEMPTIONS. ~~The following signs may be allowed in addition to the signs permitted in Section 17.02, but signs must be in conformance with all other state and local laws. The following signs and devices are exempt from all aspects of this article, including permit requirements and limitations on size, location, and number:~~

Comment: again there has been some reorganization to better align special situations and exemptions. The Exemptions signs are now signage which the county will not regulate.

- ~~(a) Construction Signs. Building contractors, lending institutions and professional firms may post temporary signs on site under construction. The total sign area shall not exceed 100 square feet or 20 feet in height and shall be removed upon completion of the project.~~

Comment: moved and edited to 17.04

- ~~(b) Neighborhood Identification Signs. In any zone, a masonry wall, landscaping and other similar material or feature may be combined to form a display for neighborhood or tract identification, provided that the legend of such signs or display shall consist only of the neighborhood or tract name.~~

Comment: moved and edited to 17.04

- (a-e) Public Signs. Signs of a noncommercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his duty shall be permitted.

- ~~(d) Integral Signs. Name. Names of building, dates of erection, monumental citations, commemorable tablets, and the like, of permanent type construction and made an integral part of the building structure shall be permitted.~~

Comment: moved and edited to 17.04

- ~~(e) Private Traffic Directional Signs. Signs directing traffic movement onto and out of a commercial premise may be located at each vehicular entrance onto a public street.~~

Comment: moved and edited to 17.04

- ~~(f) Real Estate Signs. Temporary real estate signs shall be permitted.~~

Comment: moved and edited to 17.04

- (b) Property Rights Signs. A property owner may post a sign that indicates a property owner's right of exclusion. These signs include no hunting, no trespassing, no soliciting, and similar signs.

Comment: This section is a new language to allow no hunting and similar signs on properties in all zoning districts.

- (c) Spectator Signs. A sign that is physically oriented toward spectators of an event and not physically oriented so as to attract the motoring public, such as a sign located on the fence of a baseball field, football field, racetrack, or outdoor stadium.

Comment: This is to cover the scoreboards as removed from the sign definition. The definition came from Fargo ND sign ordinance.

- (d) Window Signs. A sign affixed to a window of an enclosed building, including the window or glass area of a door.

Comment: We currently do not regulate window signs and we feel it should be denoted that window signs are exempt to avoid potential issues with complaints or concerns.

- (e) Art. Art as defined as an artistic painting, image, or sculpture created on an individual basis which contains no commercial message, image, trademark, or logo can be created within any zoning district.

Comment. It may be useful to have a definition of Art for when an individual wants to paint the entire side of a barn to advertise Corn Flakes vs. if the painting may be a replica Mona Lisa.

17.06 ILLUMINATION. All illuminated signs shall comply with the following regulations
~~Regulations regarding the illumination of signs shall be as follows:~~

- (a) **Shading.** The light from any illuminated sign or billboard shall be so shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or safe vision of operators of vehicles on public or private roads.
- (b) **Blinking and Flashing.** ~~Blinking, flashing, pulsating, or fluttering lights are prohibited. ; or other illuminated devices which have a changing light shall not be located closer than 300 feet from any residential district. This restriction shall not apply to signs displaying the date, time and temperature exclusively.~~
- (c) **Residential Districts.** No illuminated sign or electronic message sign is allowed within any residential zoning district, unless the sign is classified as an institutional sign or neighborhood identification sign.
Comment: since Residential signage is not addressed in the ordinance now, this regulation will assist in prohibiting nuisances of lighting within residential districts.
- (d) **Sign Brightness.** No illuminated or electronic message sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, measured as follows:

Area of Sign (sq. ft.)	Measurement Distance (ft.)
10-14	32
15-19	39
20-24	45
25-29	50
30-34	55
35-39	59
40-44	63
45-49	67
50-54	71
55-59	74
60-64	77
65-69	81
70-74	84
75-79	87
80-84	89
85-89	92
90-94	95
95-99	97
100-150	100
More than 150	150

Comment: This section is a way to begin regulating illumination of signs. It is patterned directly from the City of Sioux Falls requirements.

17.07 TEMPORARY AND PORTABLE SIGNS. Temporary and portable signs shall not exceed

32 square feet and may be displayed for 60 days per calendar year ~~in the C and I Districts~~. It shall be the duty of the user of the sign to:

Comment: temporary signs are often used within agricultural zoning districts for events and messaging.

- (a) Notify **in writing** and obtain approval from the County Planning Director prior to placement of said sign.
- (b) Notify **in writing** the County Planning Director upon removal of said sign. The County Planning Director shall continue to deduct one day from the 60 days allowed per calendar year until notice of removal is received or a total of 60 days has elapsed.
- (c) Place the signs in locations so that the provisions of this article and all other applicable codes and ordinances are complied with.

~~Temporary and portable signs in the A-1 District, when used in conjunction with roadside stands and fireworks stands, shall be authorized as part of the conditional use permit granted to such uses.~~

Comment: this has been addressed with regulation 17.05 (h).

17.08 PROHIBITED SIGNS. The following signs are prohibited:

- (a) Parking of Advertising Vehicles Prohibited. No person shall park any vehicle or trailer on a public right-of-way, or public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon, any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same premises or any other premise. This is not intended to prohibit any form of vehicular signage such as a sign attached to a bus or lettering on a motor vehicle.

Comment: This is not changed from what is currently adopted. The language for parking of advertising vehicles is identical to what is used by the City of Sioux Falls. This language may lead to confusion as to the intent of the ordinance and what vehicles are regulated or not.

- (b) Nuisance Signs. Signs which imitate an official traffic sign or signal or which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic, street sign or signal shall be removed upon notice.

- ~~(e) Banners. Banners shall be prohibited except on a temporary basis for a maximum of 21 days during any calendar year.~~

Comment: This regulation has been moved to section 17.05 as it is not a prohibited use and obviously never was.

- ~~(c) Beacons, Searchlights, And Flashing Signs. Beacons, searchlights, and flashing signs shall be prohibited.~~

- (d) Signs On Public Property. Except where required by law or permitted by the County, any sign installed or placed within any right-of-way or public property shall be deemed illegal and shall be forfeited to the public and subject to immediate confiscation.
Comment: This section of ordinance is patterned off the City of Brandon ordinance. It would allow staff to remove signs that are illegally placed within the right-of-way.
- (e) Movement. Signs shall not have moving parts or have the illusion of motion as part of the sign, except banner, pennants and similar lightweight signs which move with the atmosphere.

17.09 MAINTENANCE AND REMOVAL. Every on-premise sign, including any exempt from this code in respect to permits and permit fees, shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owner's expense.

17.10 PERMIT REQUIREMENTS.

- (a) Permitted Signs. The following on-premise sign types require a separate building permit to be obtained prior to the construction or placement of a sign.
- (1) All permanent signs within a Commercial or Industrial zoning district.
 - (2) All permanent signs allowed with a Major Home Occupation, Conditional Use Permit, or Agricultural Tourism Permit.
 - (3) All projecting signs and roof signs that extend beyond the face of the wall or roof.
- (b) Permissive Signs. All on-premise signs types which are not listed in Section 17.10 (a) may be placed when all other requirements are met for this ordinance.

Comment: This section is added to clarify when a permit is required for a sign. All signs not listed will be allowed to be placed as long as the ordinance requirements are met in a similar manner as we treat fencing requirements.

**ARTICLE 17A.00
OFF-PREMISE SIGNS**

- SECTIONS: 17A.01 Purpose and Intent
17A.02 General Regulations
17A.03 Conditional Uses
17A.04 Exceptions
17A.05 Prohibited Signs
17A.06 Maintenance and Removal

17A.01 PURPOSE AND INTENT. The purpose of this article is to prevent the uncontrolled use of off-premise signs so as to promote the health, safety and general welfare of those persons using the public rights-of-way. These regulations are intended to preserve the overall landscape quality of the County while allowing the reasonable use of signs to inform the traveling public. This is accomplished through the application of standards for size, illumination and separation.

This article is not intended to regulate objects that traditionally are not considered signs for purposes of governmental regulations.

Comment: The added phrase is copied from the City of Brandon sign ordinance. The phrase may be helpful in the even that someone complains about things not covered in the ordinance such as vending machines, gas pumps, Christmas displays, or even campaign signs.

17A.02 GENERAL REGULATIONS.

(a) In the A-1 and RC Districts, off-premise signs shall be limited to those which provide direction to a business or use and shall be constructed in accordance with the following:

- (1) A maximum sign area of **9 32** square feet **on County and State Highways, and 16 square feet on all other roads.**

Comment: Requests for rural off-premise signage is not very common, but when a sign is desired, the allowable size of signage is often too small for recognition. A sign that is too small risks losing the efficiency of the driver to notice the sign and take action based on the sign.

- (2) ~~The sign shall contain the business name and directional information only.~~
Reserved.

Comment: This section of the ordinance is content based. If it is still wanted the commission may discuss if the requirement is considered a compelling government interest to allow off-premise signs for the purpose of divers to locate businesses.

- (3) There shall be no more than one sign face per direction of facing.

- (4) ~~A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right of way. The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right of way. All spacing measurements in this subsection shall refer to a measurement made along the edge of the right of way and shall apply only to structures located on the same side of the highway. These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right of~~

way at any one time.

Spacing requirements.

- (a) A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.
- (b) The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.
- (c) No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.
- (d) All spacing measurements in this subsection shall refer to a measurement made along the edge of the right-of-way and shall apply only to structures located on the same side of the highway.
- (e) These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of-way at any one time.

Comment: these requirements are the same and have been changed into bulleted points rather than paragraph for clarity.

- (f) No off-premise signs are allowed within 500 feet of a public park, school, church, or designated historic site.

Comment: instead of allowing off-premise signs by conditional use permit, this would establish a buffer zone around the listed uses.

- (5) A sign shall not be illuminated nor shall blinking or flashing lights be used.
- (6) A maximum height of 16 feet.
- (7) Off-premise electronic message signs are prohibited.

- (b) The following regulations shall apply to off-premise signs in the C, I-1 and I-2 Districts except as permitted in Section 17A.03:

- (1) A maximum sign area of 288 square feet.
- (2) There shall be no more than one sign face per direction of facing.
- (3) The maximum height shall be 40 feet. *(amended by MC30-05-04)*
- (4) No part of the sign face or structure shall be located in or overlap into the required side or rear yard setbacks or public right-of-way.
- (5) ~~A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way. The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way. All spacing measurements in this subsection shall refer to a measurement made along the right-of-way and shall apply only to structures located on the same side of the highway. These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of-way at any one time.~~

Spacing requirements.

- (a) A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.

- (b) The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.
- (c) No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.
- (d) All spacing measurements in this subsection shall refer to a measurement made along the edge of the right- of-way and shall apply only to structures located on the same side of the highway.
- (e) These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of- way at any one time.

Comment: these requirements are the same and have been changed into bulleted points rather than paragraph for clarity.

- (f) No off-premise signs are allowed within 500 feet of a public park, school, church, or designated historic site.

Comment: instead of allowing off-premise signs by conditional use permit, this would establish a buffer zone around the listed uses.

- (6) The light from any illuminated sign shall be so shielded, shaded or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.
- (7) Electronic message signs.
 - (a) All new permitted off-premise signs may be an electronic message sign subject to requirements listed in Article 17.03 (e). Electronic Message Signs.
 - (b) All existing off-premise signs within the C, I-1, and I-2 zoning districts may obtain a permit to become an electronic message sign subject to requirements listed in Article 17.03 (e). Electronic Message Signs.

17A.03 Reserved. ~~CONDITIONAL USES.~~ A conditional use permit in conformance with Article 19.00 shall be obtained for the following off-premise signs: (amended by MC30-05-04)

- (a) ~~Reserved. Off-premise signs over 288 square feet to a maximum of 672 square feet and signs with more than one sign face per direction of facing in the C and I Districts.~~
Comment: This seems to be a bad idea to have a mechanism to allow larger signs. When would it be ok to allow it or deny it? There are no known signs that have been approved to be larger. This section is not located within the County Zoning Ordinance.
- (b) ~~Reserved. A conditional use permit shall be required for off-premise signs within 500 feet of a park, school, church, or designated historic site.~~
Comment: Allowing a sign in an area only with a Conditional use permit may be problematic. The 500 foot buffer is moved to simply prohibited under the sign spacing requirements.

17A.04 EXCEPTIONS.

- (a) ~~Reserved. Directional signs for nonprofit organizations not to exceed four square feet per~~

sign face.

Comment: This section is no longer needed as directional signs are allowed everywhere.

- (b) Political campaign signs provided the signs are removed within five days after the election.
- (c) Directional signs, street name signs, or other signs which have been authorized and directed by a governmental unit.

17A.05 PROHIBITED SIGNS. The following signs are prohibited:

- (a) Parking of Advertising Vehicles Prohibited. No person shall park any vehicle or trailer on a public right-of-way, or public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon, any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same premises or any other premise. This is not intended to prohibit any form of vehicular signage such as a sign attached to a bus or lettering on a motor vehicle.
- (b) Nuisance Signs. Signs which imitate an official traffic sign or signal or which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic, street sign or signal shall be removed upon notice.

- (c) Beacons, Searchlights, And Flashing Signs. Beacons, searchlights, and flashing signs shall be prohibited.

Comment: Blinking and flashing signs can be a nuisance. The language is the same as on-premise signs.

- (d) Signs On Public Property. Except where required by law or permitted by the County, any sign installed or placed within any right-of-way or public property shall be deemed illegal and shall be forfeited to the public and subject to immediate confiscation.

- (e) Movement. Signs shall not have moving parts or have the illusion of motion as part of the sign, except banner, pennants and similar lightweight signs which move with the atmosphere.

Comment: Signs with moving parts can cause distraction. This includes electronic message signs as to not become giant roadside television screens which also distract drivers from the road.

17A.06. MAINTENANCE AND REMOVAL. Every off-premise sign shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owners expense.

17.07 PERMIT REQUIREMENTS. All off-premise signs require a building permit to be obtained prior to the construction or placement of each sign, except temporary political campaign signs and signs which were authorized and directed by a governmental unit.

Comment: This section is added to clarify when a permit is required for a sign. This is similar to what is used in version one of the on-premise sign ordinance.

ARTICLE 24.00
DEFINITIONS

SECTIONS: 24.01 Purpose
24.02 Definitions

24.02 DEFINITIONS.

1. ~~Reserved. **ABANDONED SIGN.** A sign or sign structure which contains no sign copy, contains obliterated or obsolete sign copy, or is maintained in an unsafe or unsightly condition for a period of three months shall be considered an abandoned sign.~~
Comment: this definition was moved to consolidate sign definitions in one area of the definition ordinance
85. **BILLBOARD.** A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
118. **BUILDING FRONTAGE.** The full area of exterior walls of a building which can be visible at one time excluding projections such as eaves, canopies, and awnings and excluding any visible roof above the eaves or parapet.
Comment: This definition was included in the County Ordinance in order to give direction as to what area of the building gets counted for sign area.
- 615 **A. SIGN.** Any object, device, or structure, or part thereof, ~~situated outdoors or~~ visible from ~~the right-of-way or public property outdoors~~, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. This definition does not include national or state flags or their emblem or insignia, ~~interior window displays, athletic scoreboards,~~ or the official announcements or signs of government.
Comment: This definition is identical to the sign definition for Sioux Falls. Changes to the definition make it clear that the county will not regulate signs that are not visible to the public, such as those around a race track or on the roof top of a building visible only by google. With the minor changes for where a sign is visible, references to interior window displays and scoreboards are no longer needed.
- 615 B. SIGN, ABANDONED.** A sign or sign structure which contains no sign copy, contains obliterated or obsolete sign copy, or is maintained in an unsafe or unsightly condition for a period of three months shall be considered an abandoned sign.

- 615 C. SIGN BANNER. A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame secured or mounted so as to allow movement of the sign caused by movement of the atmosphere; i.e. pennants, twirling signs, balloons, or other gas-filled figures, ribbons, or other similar moving devices.
- 615 D. SIGN, ELECTRONIC MESSAGE. Signs containing a computer or digital software generated message or other automated, remote, or electronic method of changing copy.
- 615 E. SIGN, FREESTANDING (Ground Sign). A sign supported by one or more uprights, poles, or braces in or upon the ground and not attached to any building.
- 615 F. SIGN, MONUMENT. A ground-mounted, freestanding sign which is attached to the ground or to its base on grade by a solid structure and which structure extends from the ground or base to the sign face at the same or greater width as the sign face and no taller than 10 feet.
- 615 G. SIGN, PORTABLE. Any sign not permanently attached to the ground or building.
- 615 H. SIGN, TEMPORARY. A device, display, structure, or pennant that acts as a sign and is intended to be displayed for a limited time period.
- 615 I. SIGN, UNSAFE. A sign on which the display area or structure has deteriorated due to rust, rotting, or physical damage to the point where any portion of the sign has the potential to fall shall be considered unsafe.
- 615 J. SIGN, UNSIGHTLY. A sign which has deteriorated to the point where at least one-fourth of the display area is no longer clearly recognizable at a distance of twenty feet; or where the paint is peeling, chipping or flaking from the structure shall be considered an unsightly sign.
616. SIGN AREA. The area of the largest single face of the sign within the perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled. Sign faces that are erected back to back and do not exceed a forty-five degree (45°) angle are considered one sign for calculating the area. Sign faces which exceed a forty-five-degree (45°) angle are considered two signs for calculating the area.
- Comment: The change in this definition is an attempt to clarify in the definition that the area of a double faced sign is calculated by one sign face. The County shares the same definition of sign area as the City of Sioux Falls, and the additional portion of the definition comes from the City's measurement standards section of the sign ordinance.*

617. **SIGN FACE.** The portion of a sign structure upon which advertising is affixed or painted and visible in one direction of a time.
Comment: This definition was taken from Pennington County. Having a definition for the sign face will help in the event that someone wanted to put up sign faces which are not back to back and therefore not calculated as one sign face in the sign area.
620. **SIGN (OFF PREMISE).** A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
625. **SIGN (ON PREMISE).** A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an entertainment offered on the premises where the sign is located.
626. **SIGN STRUCTURE.** Any structure which supports or has supported a sign.
725. ~~Reserved **UNSAFE SIGN.** A sign on which the display area or structure has deteriorated due to rust, rotting, or physical damage to the point where any portion of the sign has the potential to fall shall be considered unsafe.~~
Comment: this definition was moved to consolidate sign definitions in one area of the definition ordinance
730. ~~Reserved **UNSIGHTLY SIGN.** A sign which has deteriorated to the point where at least one-fourth of the display area is no longer clearly recognizable at a distance of twenty feet; or where the paint is peeling, chipping or flaking from the structure shall be considered an unsightly sign.~~
Comment: this definition was moved to consolidate sign definitions in one area of the definition ordinance
733. **INTERSECTION SAFETY ZONE TRIANGLE.** A triangular area on corner properties within which the placement of certain structures, materials and the like are imposed under the provisions of this ordinance. (amended MC30-15-07 07-18-07)

ORDINANCE MC30-XX-26

AN ORDINANCE OF MINNEHAHA COUNTY, SD, AMENDING THE REVISED JOINT ZONING ORDINANCE FOR MINNEHAHA COUNTY AND THE CITY OF SIOUX FALLS BY AMENDING ARTICLES 14B.00 RRCO RED ROCK CORRIDOR OVERLAY DISTRICT, 15.00 ADDITIONAL USE REGULATIONS, 17.00 ON-PREMISE SIGNS, 17A.00 OFF-PREMISE SIGNS, AND 24.00 DEFINITIONS.

BE IT ORDAINED BY MINNEHAHA COUNTY, SOUTH DAKOTA:

That Ordinance MC30-02, the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls is hereby amended as follows:

Section 1. That Article 14.00 RRCO RED ROCK CORRIDOR OVERLAY DISTRICT, Section 14B.03 DEVELOPMENT STANDARDS, Subsection (C). Signs, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

(C). Signs

- (1). On-premise signage within the Red Rock Corridor shall be regulated in conformance with the provisions of Article 17.00, except for all signs shall have a maximum height of 10 feet or as regulated, whichever is less.
- (2). Off-premise signage within the A1 Agricultural, RC Recreational, C Commercial, and Industrial zoning districts within the Red Rock Corridor shall be regulated in conformance with the following:
 - (a). A maximum sign area of 32 square feet on County and State Highways, and 16 square feet on all other roads.
 - (b). There shall be no more than one sign face per direction of facing.
 - (c). Spacing requirements.
 - (i). A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.
 - (ii). The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.
 - (iii). No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.
 - (iv). All spacing measurements in this subsection shall refer to a measurement made along the edge of the right- of-way and shall apply only to structures located on the same side of the highway.
 - (v). These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of-way at any one time.
 - (d). A maximum height of 10 feet.
 - (e). A sign shall not be illuminated nor shall blinking or flashing lights be used.

- (f). Signs shall not have moving parts or have the illusion of motion as part of the sign.
- (3). Maintenance and Removal. Every sign shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owner's expense.
- (4). Permit Fees. Every applicant, before being granted a permit, shall pay a building permit fee as required within Article 17.10 of the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls. For any sign erected or placed without a permit, the fee shall be double the established fee.

Section 2. That Article 15.00 ADDITIONAL USE REGULATIONS, Section 15.04 HOME OCCUPATIONS, Subsection (f), of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

- (f) No more than one freestanding and one wall sign is allowed per minor home occupation. The total sign area of all signs on the property is limited to 16 square feet.

Section 3. That Article 17.00 ON-PREMISE SIGNS, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

17.01 INTENT. These regulations provide standards for the erection and maintenance of private signs. The principal feature of this section is the restriction on the total sign area permissible per site. All private signs shall be erected and maintained in accordance with the following standards. The general objectives of these standards are to promote health, safety, welfare and in part to achieve the following:

- (a) Safety. To promote the safety of persons and property by providing that signs:
 - (1) Do not create a hazard due to collapse, fire, collision, decay, or abandonment;
 - (2) Do not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to see and interpret any official traffic sign, signal or device.
 - (3) Aid the traveling public in navigation to the locations of businesses and services.
- (b) Communications Efficiency. To promote the efficient transfer of information by providing that:
 - (1) Businesses and services may identify themselves;
 - (2) Customers and persons may locate a business or service;
 - (3) No person or group is arbitrarily denied the use of the sight line from public rights-of-way for communication purposes.
- (c) Landscape Quality and Preservation. To protect the public welfare and to enhance the appearance and economic value of the landscape by providing that signs:
 - (1) Do not create a nuisance to persons using the public rights-of-way;

- (2) Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height or movement.
- (3) Protect and preserve the aesthetic quality and physical appearance of the county.

17.02 PERMITTED SIGNS AND SIGN AREA. In the following districts, the sign area and height set forth shall apply to all signs on the premises except as provided in Sections 17.04 and 17.05:

(a) A-1 Agricultural and RC Recreation/Conservation Districts.

- (1) Freestanding signs: one or more freestanding signs with the total combined area of one square foot for every 100 linear feet of road frontage.
 - (a) The total area of any one sign shall not exceed 16 square feet.
 - (b) The maximum height shall not exceed 10 feet.
- (2) Wall signs: On buildings or structures not used as a single family dwelling, a wall sign with the area of one square foot for every 2 linear feet of building frontage with a maximum of 16 square feet of sign area.
- (3) Reserved

(b) RR Rural Residential and RS-1, RS-2, RD, and RA-1 Residential.

- (1) Wall signs:
 - (a) On buildings or structures not used as a single family dwelling, a wall sign with the area of one square foot for every 2 linear feet of building frontage with a maximum of 16 square feet of sign area.
 - (b) As allowed by section 17.04 (h) Special Use Signs
- (2) Freestanding signs:
 - (a) Multi family structures and apartments may have one freestanding sign per street frontage not to exceed 16 square feet in size per sign.
 - (b) Single family dwellings may have one freestanding sign in conjunction with a Home Occupation or Conditional Use Permit as allowed by section 17.04 (h) Special Use Signs.

(c) C Commercial, I-1 and I-2 Industrial.

- (1) Wall, roof, or projecting signs:
 - (a) The total sign area on structures which are two stories or less in height shall not exceed two square feet for each linear foot of building frontage.
 - (b) The total sign area on structures which are greater than two stories in height shall not exceed either two square feet for each linear foot of building frontage, or 15% of the area of the frontage wall, whichever is greater.
- (2) Freestanding signs having a total sign area not to exceed one square foot for each linear foot of road frontage or 200 square feet, whichever is less.
 - (a) The maximum sign height shall be 30 feet.

17.03 REGULATIONS AND LIMITATIONS OF PERMITTED SIGNS. The Regulations and Limitations of Permitted Signs shall be as follows:

- (a) Wall Signs. Wall signs may be located anywhere on the wall of a building.
- (b) Projecting Signs.
 - (1) Projecting signs may project no more than five feet from the building face.
 - (2) Projecting signs shall have a minimum clearance of ten feet above grade level about any yard or sidewalk and 16 feet above any road or drive.
 - (3) Projecting signs may project no more than five feet above the top of a parapet or roof line including the framework or support.
- (c) Roof Signs. Roof signs shall rise no higher than five feet above the top of a parapet or roof line and shall not exceed the height limits for the zoning district.
- (d) Freestanding Signs.
 - (1) Freestanding signs within C Commercial, I-1, and I-2 Industrial zoning districts shall be limited to one sign structure per street frontage except that businesses on frontages of 300 feet, or more, may erect two freestanding signs; however, the total sign area for both signs may not exceed that allowed for the street frontage.
 - (2) Freestanding signs shall be located only in the front or side yard.
 - (3) Freestanding signs shall not project over public property.
 - (4) Freestanding signs shall not be erected within the intersection safety zone triangle of two intersecting streets or a street and railroad. The Intersection safety zone triangle, in this case, shall be the triangular area formed by measuring 40 feet from the intersection along both roads and connecting these two points with a straight line.

Exceptions: Freestanding signs may be located in the intersection safety zone triangle when the sign and sign structure comply with the following:

- (a) The sign face is located 12 feet above the grade level of the street; and
- (b) The sign structure is of such a size and spacing as to not obstruct the view of said intersection.

- (e) Electronic Message Signs.
 - (1) Electronic message signs placement:
 - (a) Any permitted sign within a commercial or industrial zoning district may be an electronic message sign.
 - (b) In the A1 agricultural, RC Recreational, and all Residential Zoning Districts, electronic message signs are allowed for signs which require a building permit.
 - (c) Electronic message signs must be setback a minimum 300 feet from any residential structure.
 - (2) Message hold time: Electronic message signs shall display a static message which may not change or be changed for a period of 6 seconds.
 - (3) Message transitions: The transition from one static display message to the next shall be limited to gradual movements including, but not limited to, dissolve, fade, or traveling; however, sudden movement is prohibited, including, but not limited to blinking and flashing.

17.04 SPECIAL SITUATIONS. This section contains the sign regulations for the following special situations:

- (a) Construction Signs. Additional signage may be placed on a property during the time a property has an active building permit. The total sign area shall not exceed 100 square feet or 20 feet in height and shall be removed within one week after final inspection or upon the expiration of the building permit, whichever comes first.
- (b) Interstate Highway Interchange. In the C, I-1, and I-2 Districts, businesses which are adjacent to both the interstate and the intersecting cross street may by conditional use permit erect one additional on-premise freestanding sign not to exceed 200 square feet or 60 feet in height.
- (c) Neighborhood Identification Signs. In any zone, a masonry wall, landscaping and other similar material or feature may be combined to form a display for neighborhood or tract identification, provided that the legend of such signs or display shall consist only of the neighborhood or tract name, and the sign area shall not exceed 32 square feet.
- (d) Institutional Signs. Churches, cemeteries, schools, day care centers, institutional and public uses in the agricultural and residential districts may have an on-premise sign not exceeding 32 square feet in area per frontage. Institutional signs require a building permit prior to construction/placement of the sign.
- (e) Integral Signs. Names of buildings, dates of erection, monumental citations, commemorable tablets, and the like, of permanent type construction and made an integral part of the building structure shall be permitted not to exceed 16 square feet per building.
- (f) Private Traffic Directional Signs. Signs directing traffic movement into, out of or within the commercial premise. Such signs shall not exceed an area of four square feet per sign face and four feet in height. Only two private directional signs are allowed per legal driveway.
- (g) Real Estate Signs. Temporary signs shall be permitted while a property is actively listed for sale. The total sign area of such signs shall not exceed 32 square feet for each street frontage.
- (h) Special Use Signs. In the A-1 Agricultural, RC Recreation/Conservation, RR Rural Residential, and R-1 Residential zoning districts, uses which are governed by a Conditional Use Permit, Major Home Occupation, or Agricultural Tourism Permit may have freestanding, wall, roof, or projecting signs on the premise in accordance with the stipulations of the permit. The total sign area of each sign shall not exceed 32 square feet. Special use signs require a building permit prior to construction/placement
- (i) Banners. Each commercial and industrial zoned property may have one banner no larger than 32 square feet at all times. Additional banners within commercial or industrial

zoned property can be placed for a maximum of 21 days during any calendar year. Banners shall be securely mounted or affixed with rigid posts, frame, structure, or building.

17.05 EXEMPTIONS. The following signs and devices are exempt from all aspects of this article, including permit requirements and limitations on size, location, and number:

- (a) **Public Signs.** Signs of a noncommercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his duty shall be permitted.
- (b) **Property Rights Signs.** A property owner may post a sign that indicates a property owner's right of exclusion. These signs include no hunting, no trespassing, no soliciting, and similar signs.
- (c) **Spectator Signs.** A sign that is physically oriented toward spectators of an event and not physically oriented so as to attract the motoring public, such as a sign located on the fence of a baseball field, football field, racetrack, or outdoor stadium.
- (d) **Window Signs.** A sign affixed to a window of an enclosed building, including the window or glass area of a door.
- (e) **Art.** Art as defined as an artistic painting, image, or sculpture created on an individual basis which contains no commercial message, image, trademark, or logo can be created within any zoning district.

17.06 ILLUMINATION. All illuminated signs shall comply with the following regulations:

- (a) **Shading.** The light from any illuminated sign or billboard shall be so shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or safe vision of operators of vehicles on public or private roads.
- (b) **Blinking and Flashing.** Blinking, flashing, pulsating, or fluttering lights are prohibited.
- (c) **Residential Districts.** No illuminated sign or electronic message sign is allowed within any residential zoning district, unless the sign is classified as an institutional sign or neighborhood identification sign.
- (d) **Sign Brightness.** No illuminated or electronic message sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, measured as follows:

Area of Sign (sq. ft.)	Measurement Distance (ft.)
10-14	32
15-19	39
20-24	45
25-29	50

30-34	55
35-39	59
40-44	63
45-49	67
50-54	71
55-59	74
60-64	77
65-69	81
70-74	84
75-79	87
80-84	89
85-89	92
90-94	95
95-99	97
100-150	100
More than 150	150

17.07 TEMPORARY AND PORTABLE SIGNS. Temporary and portable signs shall not exceed 32 square feet and may be displayed for 60 days per calendar year. It shall be the duty of the user of the sign to:

- (a) Notify in writing and obtain approval from the County Planning Director prior to placement of said sign.
- (b) Notify in writing the County Planning Director upon removal of said sign. The County Planning Director shall continue to deduct one day from the 60 days allowed per calendar year until notice of removal is received or a total of 60 days has elapsed.
- (c) Place the signs in locations so that the provisions of this article and all other applicable codes and ordinances are complied with.

17.08 PROHIBITED SIGNS. The following signs are prohibited:

- (a) Parking of Advertising Vehicles Prohibited. No person shall park any vehicle or trailer on a public right-of-way, or public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon, any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same premises or any other premise. This is not intended to prohibit any form of vehicular signage such as a sign attached to a bus or lettering on a motor vehicle.
- (b) Nuisance Signs. Signs which imitate an official traffic sign or signal or which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic, street sign or signal shall be removed upon notice.

- (c) Beacons, Searchlights, And Flashing Signs. Beacons, searchlights, and flashing signs shall be prohibited.
- (d) Signs On Public Property. Except where required by law or permitted by the County, any sign installed or placed within any right-of-way or public property shall be deemed illegal and shall be forfeited to the public and subject to immediate confiscation.
- (e) Movement. Signs shall not have moving parts or have the illusion of motion as part of the sign, except banner, pennants and similar lightweight signs which move with the atmosphere.

17.09 MAINTENANCE AND REMOVAL. Every on-premise sign, including any exempt from this code in respect to permits and permit fees, shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owner's expense.

17.10 PERMIT REQUIREMENTS.

- (a) Permitted Signs. The following on-premise sign types require a separate building permit to be obtained prior to the construction or placement of a sign.
 - (1) All permanent signs within a Commercial or Industrial zoning district.
 - (2) All permanent signs allowed with a Major Home Occupation, Conditional Use Permit, or Agricultural Tourism Permit.
 - (3) All projecting signs and roof signs that extend beyond the face of the wall or roof.
- (b) Permissive Signs. All on-premise signs types which are not listed in Section 17.10 (a) may be placed when all other requirements are met for this ordinance.

Section 4. That Article 17A.00 OFF-PREMISE SIGNS, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended to read as follows:

17A.01 PURPOSE AND INTENT. The purpose of this article is to prevent the uncontrolled use of off-premise signs so as to promote the health, safety and general welfare of those persons using the public rights-of-way. These regulations are intended to preserve the overall landscape quality of the County while allowing the reasonable use of signs to inform the traveling public. This is accomplished through the application of standards for size, illumination and separation. This article is not intended to regulate objects that traditionally are not considered signs for purposes of governmental regulations.

17A.02 GENERAL REGULATIONS.

- (a) In the A-1 and RC Districts, off-premise signs shall be limited to those which provide direction to a business or use and shall be constructed in accordance with the following:

- (1) A maximum sign area of 32 square feet on County and State Highways, and 16 square feet on all other roads.
 - (2) Reserved.
 - (3) There shall be no more than one sign face per direction of facing.
 - (4) Spacing requirements.
 - (a) A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.
 - (b) The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.
 - (c) No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.
 - (d) All spacing measurements in this subsection shall refer to a measurement made along the edge of the right- of-way and shall apply only to structures located on the same side of the highway.
 - (e) These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of- way at any one time.
 - (f) No off-premise signs are allowed within 500 feet of a public park, school, church, or designated historic site.
 - (5) A sign shall not be illuminated nor shall blinking or flashing lights be used.
 - (6) A maximum height of 16 feet.
 - (7) Off-premise electronic message signs are prohibited.
- (b) The following regulations shall apply to off-premise signs in the C, I-1 and I-2 Districts except as permitted in Section 17A.03:
- (1) A maximum sign area of 288 square feet.
 - (2) There shall be no more than one sign face per direction of facing.
 - (3) The maximum height shall be 40 feet. *(amended by MC30-05-04)*
 - (4) No part of the sign face or structure shall be located in or overlap into the required side or rear yard setbacks or public right-of-way.
 - (5) Spacing requirements.
 - (a) A sign shall not be within a 500 foot radius of any other off-premise sign intended to be read from the same right-of-way.
 - (b) The sign shall not be within a 300 foot radius of any other off-premise sign intended to be read from a different right-of-way.
 - (c) No off-premise sign shall be located within 500 feet of a residential dwelling located on a different parcel.
 - (d) All spacing measurements in this subsection shall refer to a measurement made along the edge of the right- of-way and shall apply only to structures located on the same side of the highway.
 - (e) These spacing provisions do not apply to signs separated by buildings or other obstructions in such a manner that only one sign facing located within the above spacing distance is visible from the road right-of- way at any one time.

- (f) No off-premise signs are allowed within 500 feet of a public park, school, church, or designated historic site.
- (6) The light from any illuminated sign shall be so shielded, shaded or directed so that the light intensity shall not adversely affect surrounding or facing premises or the safe vision of operators of vehicles on public roads.
- (7) Electronic message signs.
 - (a) All new permitted off-premise signs may be an electronic message sign subject to requirements listed in Article 17.03 (e) Electronic Message Signs.
 - (b) All existing off-premise signs within the C, I-1, and I-2 zoning districts may obtain a permit to become an electronic message sign subject to requirements listed in Article 17.03 (e) Electronic Message Signs.

17A.03 Reserved.

- (a) Reserved.
- (b) Reserved.

17A.04 EXCEPTIONS.

- (a) Reserved.
- (b) Political campaign signs provided the signs are removed within five days after the election.
- (c) Directional signs, street name signs, or other signs which have been authorized and directed by a governmental unit.

17A.05 PROHIBITED SIGNS. The following signs are prohibited:

- (a) Parking of Advertising Vehicles Prohibited. No person shall park any vehicle or trailer on a public right-of-way, or public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon, any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same premises or any other premise. This is not intended to prohibit any form of vehicular signage such as a sign attached to a bus or lettering on a motor vehicle.
- (b) Nuisance Signs. Signs which imitate an official traffic sign or signal or which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic, street sign or signal shall be removed upon notice.
- (c) Beacons, Searchlights, And Flashing Signs. Beacons, searchlights, and flashing signs shall be prohibited.

- (d) Signs On Public Property. Except where required by law or permitted by the County, any sign installed or placed within any right-of-way or public property shall be deemed illegal and shall be forfeited to the public and subject to immediate confiscation.
- (e) Movement. Signs shall not have moving parts or have the illusion of motion as part of the sign, except banner, pennants and similar lightweight signs which move with the atmosphere.

17A.06. MAINTENANCE AND REMOVAL. Every off-premise sign shall be maintained in good structural and aesthetic condition at all times. Any abandoned, unsafe or unsightly sign shall be removed or renovated within 60 days upon written notice. If the owner fails to remove or renovate the sign within the required time period the County may remove such sign at the owner's expense.

17.07 PERMIT REQUIREMENTS. All off-premise signs require a building permit to be obtained prior to the construction or placement of each sign, except temporary political campaign signs and signs which were authorized and directed by a governmental unit.

Section 5. That Article 24.00 DEFINITIONS, Section 24.02 DEFINITIONS, of the Revised Joint Zoning Ordinance for Minnehaha County and City of Sioux Falls, is hereby amended by adding and amending the following terms and definitions in alphabetical order:

1. Reserved.

118. BUILDING FRONTAGE. The full area of exterior walls of a building which can be visible at one time excluding projections such as eaves, canopies, and awnings and excluding any visible roof above the eaves or parapet.

615 A. SIGN. Any object, device, or structure, or part thereof, visible from the right-of-way or public property, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. This definition does not include national or state flags or their emblem or insignia, or the official announcements or signs of government.

615 B. SIGN, ABANDONED. A sign or sign structure which contains no sign copy, contains obliterated or obsolete sign copy, or is maintained in an unsafe or unsightly condition for a period of three months shall be considered an abandoned sign.

615 C. SIGN BANNER. A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame secured or mounted so as to allow movement of the sign caused by movement of the atmosphere; i.e. pennants, twirling signs, balloons, or other gas-filled figures, ribbons, or other similar moving devices.

- 615 D. SIGN, ELECTRONIC MESSAGE. Signs containing a computer or digital software generated message or other automated, remote, or electronic method of changing copy.
- 615 E. SIGN, FREESTANDING (Ground Sign). A sign supported by one or more uprights, poles, or braces in or upon the ground and not attached to any building.
- 615 F. SIGN, MONUMENT. A ground-mounted, freestanding sign which is attached to the ground or to its base on grade by a solid structure and which structure extends from the ground or base to the sign face at the same or greater width as the sign face and no taller than 10 feet.
- 615 G. SIGN, PORTABLE. Any sign not permanently attached to the ground or building.
- 615 H. SIGN, TEMPORARY. A device, display, structure, or pennant that acts as a sign and is intended to be displayed for a limited time period.
- 615 I. SIGN, UNSAFE. A sign on which the display area or structure has deteriorated due to rust, rotting, or physical damage to the point where any portion of the sign has the potential to fall shall be considered unsafe.
- 615 J. SIGN, UNSIGHTLY. A sign which has deteriorated to the point where at least one-fourth of the display area is no longer clearly recognizable at a distance of twenty feet; or where the paint is peeling, chipping or flaking from the structure shall be considered an unsightly sign.
616. SIGN AREA. The area of the largest single face of the sign within the perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled. Sign faces that are erected back to back and do not exceed a forty-five degree (45°) angle are considered one sign for calculating the area. Sign faces which exceed a forty-five-degree (45°) angle are considered two signs for calculating the area.
- 617 SIGN FACE. The portion of a sign structure upon which advertising is affixed or painted and visible in one direction of a time.
626. SIGN STRUCTURE. Any structure which supports or has supported a sign.
725. Reserved
730. Reserved

Adopted this 28 day of April, 2026.

MINNEHAHA COUNTY

Chair, Board of County Commissioners

ATTEST:

County Auditor

1 st Reading	March 31, 2026
Legal Ad. – Dakota Scout, Brandon Valley Journal, Garretson Gazette, Minnehaha Messenger	April 3, 2026 April 8, 2026 April 9, 2026 April 10, 2026
2 nd Reading & Final Adoption	April 28, 2026
Fact of Adoption – Dakota Scout, Brandon Valley Journal, Garretson Gazette, and Minnehaha Messenger	May 1, 2026 & May 8, 2026 May 6, 2026 & May 13, 2026 May 7, 2026 & May 14, 2026 May 8, 2026 & May 15, 2026
Effective Date	June 3, 2026

PLANNING COMMISSION

Staff Report

Meeting Date: January 7th, 2026	Agenda Item: 5A
Staff: Fletcher Lacock	Staff Recommendation: Approval

Project Name:	Shape Sioux Falls 2050
Type of Application:	Comprehensive Plan amendment
Applicant:	Planning and Development Services
Request:	Amend the Shape Sioux Falls Comprehensive Plan
Purpose:	Update the Shape Sioux Falls 2040 Comprehensive Plan with new data and trends and amend to be the Shape Sioux Falls 2050 plan.
Attachments:	1. Shape Sioux Falls 2050
City Council Meeting:	1st Reading: February 10, 2026

PURPOSE AND HISTORY:

The Shape Sioux Falls 2040 Comprehensive Plan is the current comprehensive plan in place for the City of Sioux Falls. This plan was adopted in October of 2016 as a minor amendment to the Shape Sioux Falls 2035 Plan that was originally adopted in December of 2009.

Comprehensive plans are essential tools for communities to help prioritize improvements and programs, establish a unified vision for the future, and identify potential patterns and opportunities for land development. Regular updates to the comprehensive plan are considered best practice.

The process to update the comprehensive took 18 months to complete and kicked off in the Spring of 2024. The initial public engagement phase took place from Q3 of 2024 to Q1 of 2025. After reviewing and analyzing community feedback, Confluence and City staff have developed the updated plan.

The Shape Sioux Falls 2050 Plan is divided into eleven chapters:

- | | |
|-----------------------------------|---------------------------------------|
| Chapter 1: Introduction | Chapter 7: Transitions |
| Chapter 2: Community Demographics | Chapter 8: Trends and Recommendations |
| Chapter 3: Natural Resources | Chapter 9: Sub-Areas |
| Chapter 4: Facilities | Chapter 10: Neighborhoods |
| Chapter 5: Growth Management | Chapter 11: Implementation |
| Chapter 6: Land Use | |

For review of the Plan, please visit: <https://www.siouxfalls.gov/business-permits/development-projects/future-planning/shapesf2050>

RECOMMENDATION:

Because the subject application provides a 25-year framework for land use and growth management policies and incorporated public advice and comments over an 18-month period, staff recommends **approval** of the Shape Sioux Falls 2050 Comprehensive Plan

Notice of Hearing: _____
Date of Hearing: _____
Date Adopted: _____
Date Published: _____
Date Effective: _____

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE JOINT CITY OF SIOUX FALLS/MINNEHAHA COUNTY AND JOINT CITY OF SIOUX FALLS/LINCOLN COUNTY 2035 COMPREHENSIVE PLAN.

WHEREAS, the Joint City of Sioux Falls and Minnehaha County Planning Commissions and Joint City of Sioux Falls/Lincoln County Planning Commissions have proposed a plan for the physical development of the joint jurisdictional area within the approved joint planning jurisdictions.

WHEREAS, the Joint Minnehaha County and Sioux Falls Planning Commissions held a public hearing on January 25, 2010, to gain input from the public.

WHEREAS, the Joint Lincoln County and Sioux Falls Planning Commission held a public hearing on January 13, 2010, to gain input from the public.

WHEREAS, the Joint Sioux Falls City Council and Minnehaha County Commission and the Joint Sioux Falls City Council and Lincoln County Commission held a public hearing on February 16, 2010, to gain input from the public.

WHEREAS, the comprehensive plan shows the Joint Sioux Falls and Minnehaha County Planning Commission's and Joint Sioux Falls and Lincoln County Planning Commission's recommendations of guiding and accomplishing a coordinated, adjusted, and harmonious development of each joint planning jurisdictional areas, which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT CITY OF SIOUX FALLS AND MINNEHAHA COUNTY GOVERNING BODIES AND JOINT CITY OF SIOUX FALLS AND LINCOLN COUNTY GOVERNING BODIES, SD:

That the Shape Sioux Falls 2035 Comprehensive Plan is hereby adopted along with the accompanying maps and descriptive matter, for the Joint City of Sioux Falls and Minnehaha County planning area and for the Joint City of Sioux Falls and Lincoln County planning area, with said plan to supersede the 2003 Sioux Falls Growth Management Plan. Said plan shall be on file in the office of the City Clerk, the City Planning Office, Minnehaha County Planning Office, Lincoln County Planning Office, and City website and is available for public inspection by any interested person.

Date adopted: _____.

Mayor of Sioux Falls

ATTEST:

City Clerk



SHAPE 

 **SIOUX**

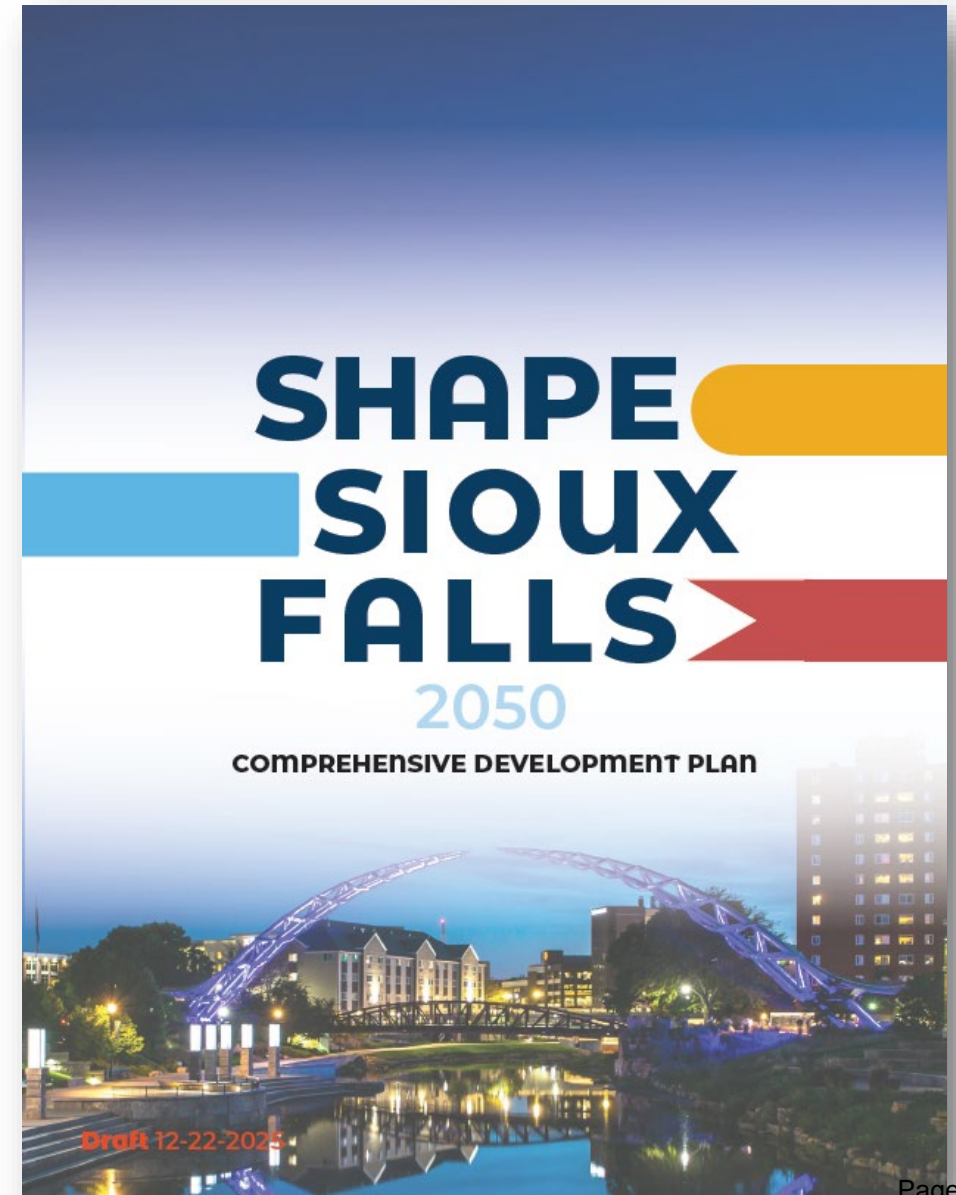
FALLS 

2050



Presentation Outline

- Public Input Recap
- Highlights of What's New in the Plan
- Approval Process



Public Input Recap

Key Themes – *What We Heard*

- Housing and Neighborhoods
- Transportation and Mobility
- Conservation and Resiliency
- Economic Development
- Community Services and Public Health
- Infrastructure and Public Spaces



Highlight of Draft Chapters

Shape Sioux Falls 2050 Overview

- **Chapter 1: Introduction**
- Chapter 2: Community Demographics
- Chapter 3: Natural Resources
- Chapter 4: Facilities
- **Chapter 5: Growth Management**
- **Chapter 6: Land Use**
- Chapter 7: Transitions
- Chapter 8: Trends and Recommendations
- **Chapter 9: Sub-Areas**
- **Chapter 10: Neighborhoods**
- Chapter 11: Implementation

Chapter 1: Introduction

Chapter 1: Introduction

- Presents **six key trends and priorities** for the rest of the plan:
 1. Housing and Neighborhoods
 2. Transportation + Mobility
 3. Conservation + Resiliency
 4. Economic + Cultural Development
 5. Community Health + Services
 6. Infrastructure + Public Spaces
- Identifies three main goals for the Plan with a series of supporting objectives and strategies

3 MAIN GOALS

GOAL 1: Effectively Manage Growth

GOAL 2: Plan Neighborhoods, Land Use, and Urban Form

GOAL 3: Improve the Resilience of the Community

Chapter 5: Growth Management



Chapter 5: Growth Management

- Identifies the City’s **Growth Management Strategy** for how the city will grow over the lifetime of this plan
- Presents a snapshot of **growth rates today and projected growth rates**
- **Growth Areas Map** + associated management policies to support implementation
- Additional considerations for:
 - Water and arterial streets
 - Stormwater management
 - Flood hazard areas
 - Park and school sites
 - Fire stations
 - Rural developments + townships

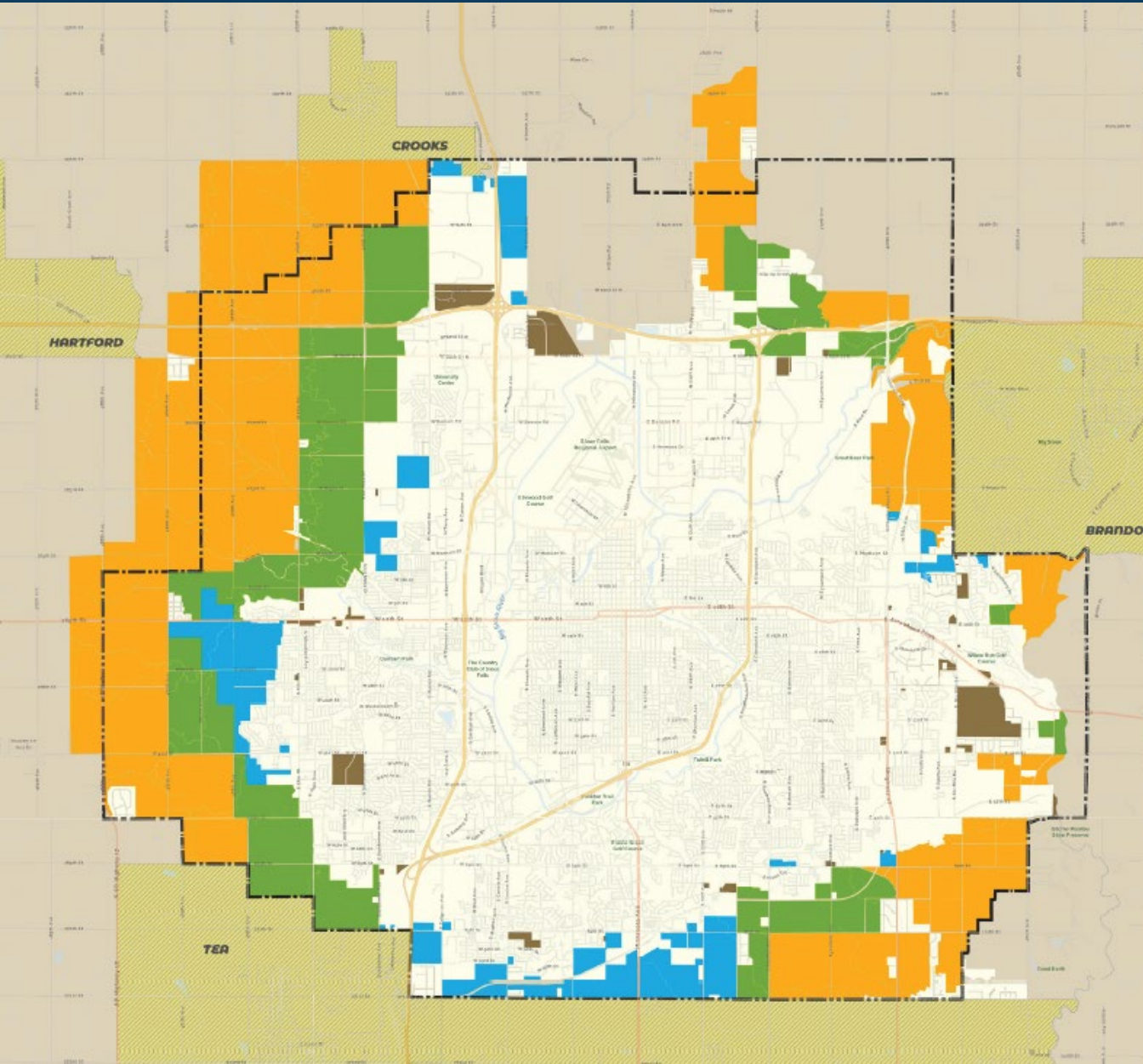
Exhibit 5.E: Land Use Demand (2025-2050)

2050 Projections					
2025-2050				/ 26 years	/ 26 years
Land Uses		High (acres)	Low (acres)	High (acres)	Low (acres)
Single Family Residential	43,261 units at 2.7 /acre + 50% multiplier	24,034	16,023	924.4	616.3
Multiple-Family Residential	25,407 units at 18 / acre + 50% multiplier	2,117	1,412	81.4	54.3
Public / Semi-Public*	1,450 acres of parks + 300 acres of other	1,750	1,450	67.3	55.8
Industrial	100 acres per year + 100% multiplier	5,200	2,600	200.0	100.0
Commercial	35 acres per year + 100% multiplier	1,820	910	70.0	35.0
Office	50 acres per year + 100% multiplier	2,600	1,300	100.0	50.0
Total Acres		37,521	23,694	1,443.1	911.3
Total Sq. Miles		58.6	37.0	-	-

* Not including agriculture or public lands

*Policy has been to show high demand in growth area boundary, not supply needed, therefore, Tier Maps show 38,000 units boundary

Map 5A Development Areas



Tier 1: Annexation advised within five years. All city services are available within the five-year CIP period.

Tier 2: Annexation not advised. City services are projected to be available for development within 6 to 15 years (additional monetary resources may be needed).

Tier 3: Annexation not advised. City services are projected to be available for development within 16 to 25 years (additional monetary resources needed).

LEGEND


 Joint Jurisdiction Boundary

 Neighboring Growth Areas

Land Use

 Urban

 Planned / Future

 Rural

Development Areas

 Tier 1

 Tier 2

 Tier 3

Chapter 6: Land Use

Chapter 6: Land Use

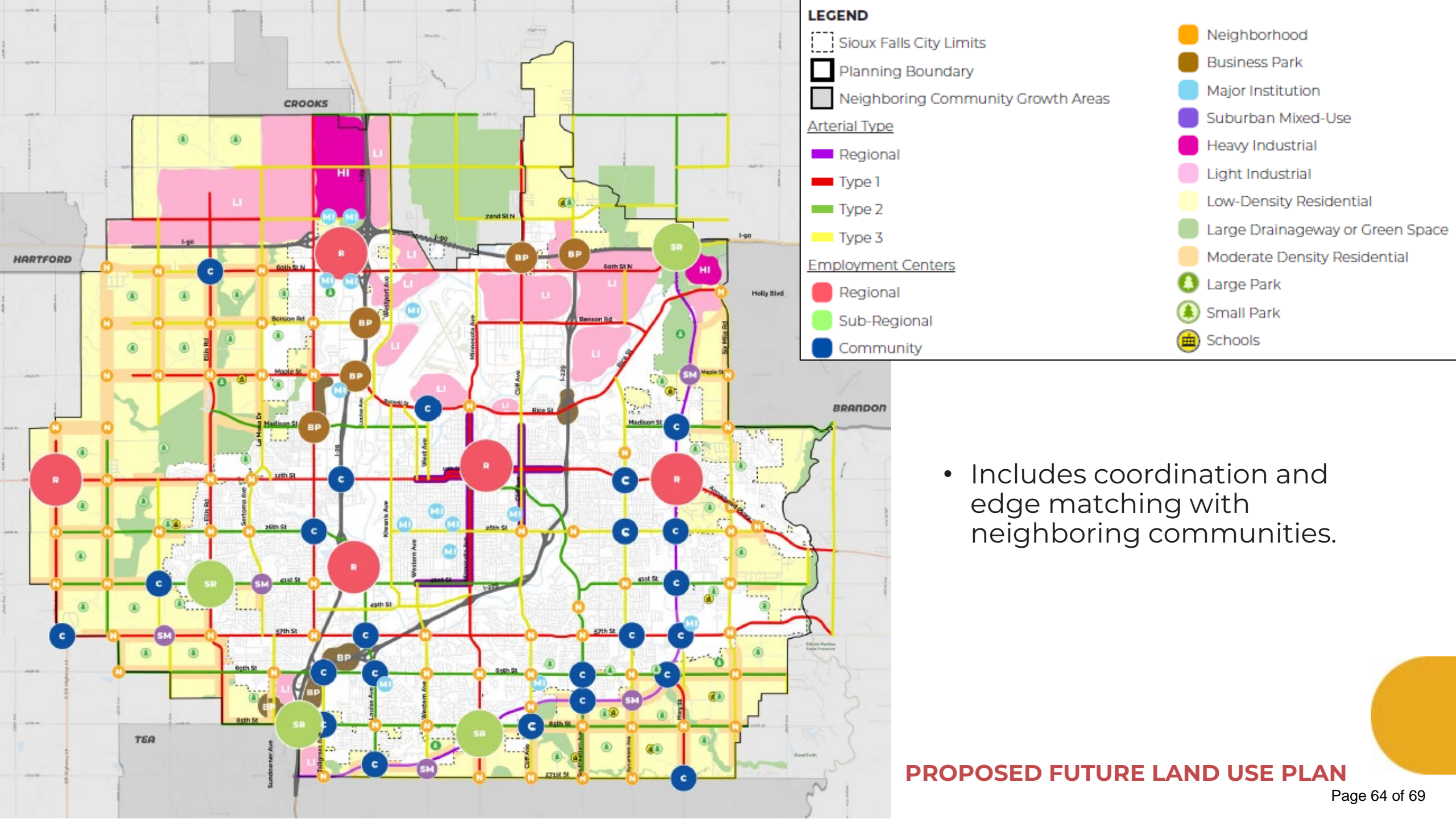
- Fundamental element to the Comprehensive Development Plan as it **depicts the general arrangement of land uses** which the city should seek to achieve over the planning period.
- Serves more as a **forecast** for what might be needed for development and typologies over the planning period
- The Future Land Use Plan should be **reviewed and updated as needed on an annual basis**

Future Land Use Strategy

Overall Intent: To guide the arrangement of future neighborhoods and employment centers within the 2050 growth area.

Strategy: Ensure that the overall objectives, intensities, and impacts of land uses are consistent with the Future Land Use map.

Implementation Method: Future Land Use Map and Subarea Plans.



LEGEND

- Sioux Falls City Limits
- Planning Boundary
- Neighboring Community Growth Areas

Arterial Type

- Regional
- Type 1
- Type 2
- Type 3

Employment Centers

- Regional
- Sub-Regional
- Community

- Neighborhood
- Business Park
- Major Institution
- Suburban Mixed-Use
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Large Drainageway or Green Space
- Moderate Density Residential
- Large Park
- Small Park
- Schools

- Includes coordination and edge matching with neighboring communities.

PROPOSED FUTURE LAND USE PLAN

Chapter 9: Sub-Areas

Sub-Area Planning

Implementation Method:

Focus on land uses, transportation networks, housing, parks, public facilities, and economic development.

4 basic requirements:

1. Analysis of existing conditions (SWOT Analysis)
2. Vision, goals and objectives (community engagement)
3. Focus elements
4. Implementation strategies and resources

Analyze

Phase 1- Analyze

(Existing conditions analysis, community engagement plan, SWOT investigation, visioning, and focus)

Strategize

Phase 2- Strategize

(Develop ideas and create recommendations)

Realize

Phase 3- Realize

(Finalize plan, evaluate plan, adopt and implement)

Chapter 9: Sub-Areas

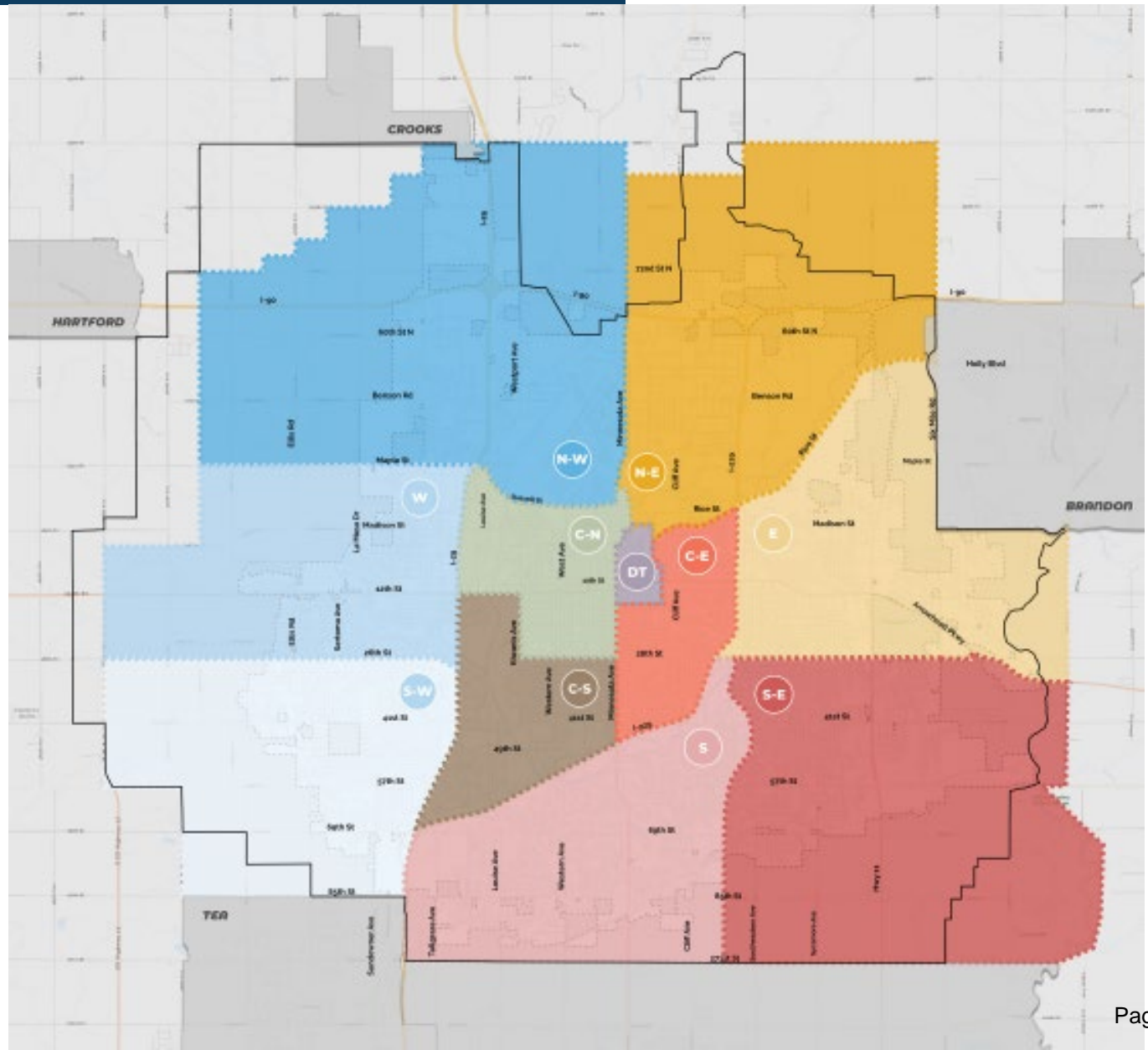
Future Sub-Areas Map

LEGEND

- Sioux Falls City Limits
- Planning Boundary
- Neighboring Community Growth Areas

Sub-Area

- Central-East
- Central-North
- Downtown
- East
- North-East
- North-West
- South
- South-East
- South-West
- West



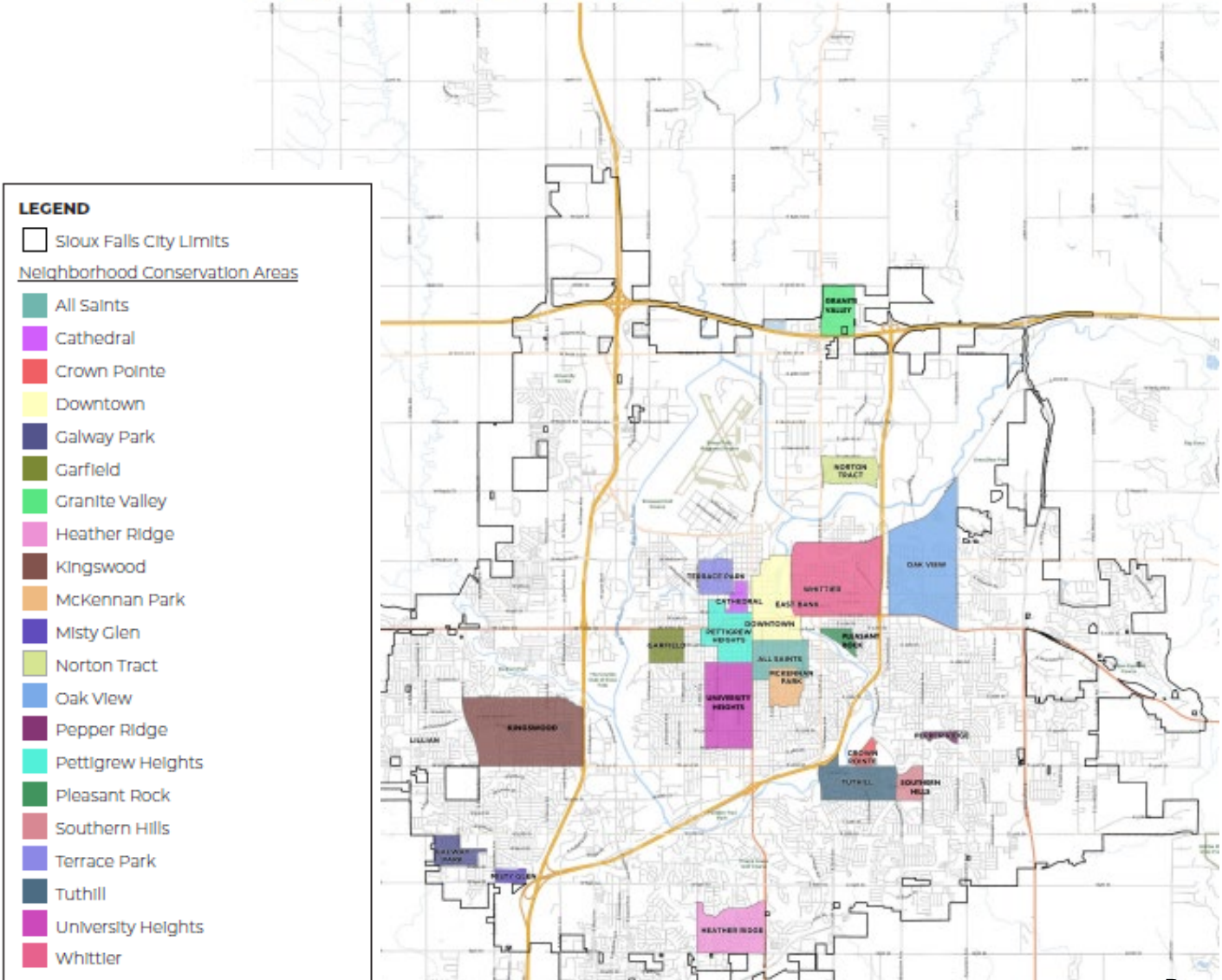
Chapter 10: Neighborhoods



Neighborhood Action Plans

- Neighborhood Profile: demographics, housing, schools, land use, transportation.
- Neighborhood Engagement Plan
- Goals and Objectives
- Implementation Plan

Map 10B: Neighborhood Associations



Approval Process

- **Planning Commission Meeting - January 7th (Planning Commission recommends approval)**
- **February 10th - City Council**
- **March 16th - Lincoln County Planning Commission**
- **March 23rd - Minnehaha County Planning Commission**
- **April 28th - Lincoln County / Minnehaha County / Sioux Falls Joint elected officials**



SHAPE 

 SIOUX

FALLS 

2050

SiouxFalls.gov/ShapeSF2050

