



What is zoning?

All land in the unincorporated portions of Minnehaha County is divided into various zoning districts. These districts allow for a separation between differing and possibly conflicting land uses. Each zoning district has certain uses that are considered permissive (allowed by right), permitted special (allowed if certain conditions are met), and conditional uses (allowed after public hearing and conditions). Areas of the same or similar zoning districts are often grouped together to prevent conflicting land uses from locating next to one another without proper considerations.

Minnehaha County Zoning Districts include:

- **RC** **Recreational/Conservation**
- **A-1** **Agriculture**
- **RR** **Rural Residential**
- **R-1** **Residential**
- **C** **Commercial**
- **I-1** **Light Industrial**
- **I-2** **General Industrial**
- **PD** **Planned Development***

* A Planned Development requires additional meetings with planning staff to discuss compatibility and desired regulations.



Strong Foundation. Strong Future.

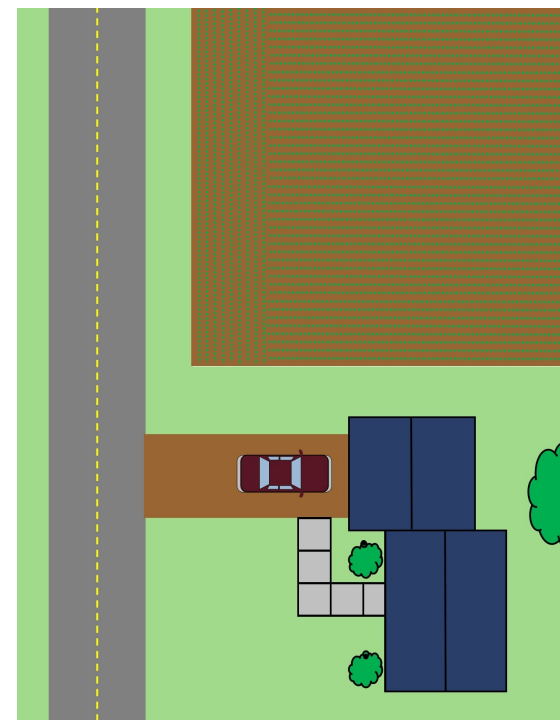
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REZONING YOUR PROPERTY

**Minnehaha County
Planning & Zoning**



Rezoning Application

If a proposed land use is not permitted under the existing zoning district, you may petition the Board of County Commissioners to change the zoning on your property. An application is available at the County Planning Office or on the county website. Staff can assist in determining whether a change in zoning is needed to support your goals or suitable for the area in question. A non-refundable filing fee is required at the time of application.

Rezoning Process

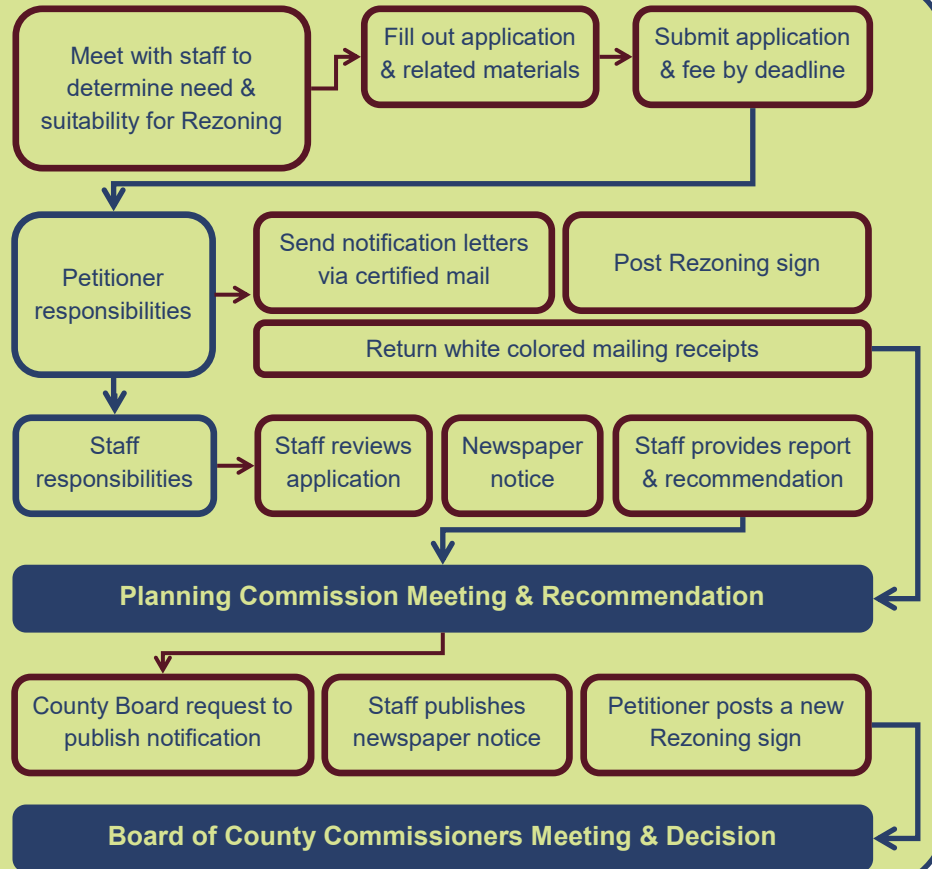
Once you apply to rezone a property, a process of review and notification begins. This process is modeled in the flow chart below. The petitioner is required to notify adjacent landowners and post a rezoning sign on the property. Staff will publish notice in the paper for a hearing before the Planning Commission. The Planning Commission will make a recommendation based on the comprehensive plan and adjacent zoning districts.

...Rezoning Process Continued

Notice is published in the paper again before a final hearing by the Board of County Commissioners. The Board is directed to consider the allowed land uses in the district and not the petitioner's proposed land use. The public is invited to speak in support or opposition of the proposal. If the change in zoning is approved, a fact of adoption will be published in the legal newspapers, and the rezoning will be in effect 20 days after final publication. The complete rezoning process can take up to three months to complete.

Process Flow Chart

Typical Rezoning Application



Overlay Districts

In addition to zoning district regulations, some areas of the county may be affected by an overlay district. An overlay district is a mapped area that provides additional regulations to all zoning districts located within the boundary. These overlay districts include:

- WS Water Source Protection Overlay District
- RRCO Red Rock Overlay District
- EO EROS Overlay District

Zoning districts may change within these overlay districts, but the rules of the overlay district will remain on the property regardless of how the property is zoned.