

Extraterritorial Zoning

South Dakota Codified Laws allow counties and cities of the state to enter into joint planning and zoning agreements. Extraterritorial zoning has existed in the county since completion of the Greater Sioux Falls Regional Comprehensive Plan in 1968. A major revision occurred with the adoption of the 1983 Comprehensive Extraterritorial Zoning Regulations based on the Sioux Falls 2000 Comprehensive Plan. With this revision came a major change which moved administrative and enforcement authority to the county. This move reduced the complaints coming from rural residents who objected to the city's influence on zoning matters.

Another significant issue at the time was the way in which the extraterritorial zoning boundary was unilaterally moved when the city annexed land. This issue was resolved by requiring county approval prior to a boundary change. Several revisions have been made in the 1983 extraterritorial regulations consistent with changes in the county zoning ordinance. The extraterritorial ordinance should be completely updated to maintain uniformity with the county ordinance and incorporate changes based on the adopted Sioux Falls 2015 Growth Management Plan.

A joint zoning relationship has been maintained between the county and the city of Dell Rapids since the early 1970's. A complete revision to the zoning regulations was completed in 1992, including a reduction in the extraterritorial area to more accurately reflect the city's future growth pattern.

The following **Policy Statement on Extraterritorial Zoning in Minnehaha County** was adopted by the Planning Commission on May 20, 1991 to guide decisions involving joint zoning activities with the municipalities.