

MAJOR HOME OCCUPATION APPLICATION PACKET COUNTY AND DELL RAPIDS JOINT AREA

General Information

Home occupations which are located in the unincorporated area and outside of the Sioux Falls joint jurisdictional area are divided into 'major' and 'minor' categories. Major home occupations are allowed in the low density zoning districts of A-1-Agricultural and RC-Recreational. A Major Home Occupation is defined as a business, profession, occupation, or trade conducted for gain or support and located entirely within a dwelling, or accessory building thereto, which use is accessory, incidental, and secondary to the use of the property for residential or agricultural purposes and does not change the essential residential or agricultural character or appearance of such property.

Major Home Occupations are further divided into two categories. Class 1 occupations may be allowed as incidental uses to any residences in the A-1 or RC Districts. Class 2 occupations can only be approved in conjunction with an ongoing agricultural operation on a property of at least 80 acres in size. Each class has specific requirements and restrictions that must be met in order to minimize undesirable effects for neighboring residences.

Application Requirements

An application packet for a Major Home Occupation must include the following:

- A complete application form.
- A clear and legible site plan of the property which, at a minimum, shows the entire site to scale, with the location of all buildings, outdoor storage areas, signs and the building setbacks from property lines. The location and dimensions of all driveways and of all parking and loading areas, showing that required setbacks will be met. Applicable topography, site limitations, and utility or wastewater information.

- A typed narrative describing all aspects of the proposed use. Include hours of operation, number of employees, any proposed sales, any proposed storage, types of delivery trucks that will visit the site, and the location of any proposed signs.
- The required \$350 non-refundable application fee and a \$50 refundable sign deposit.

Approval Process

Once an application is received by the Planning Department, the applicant will be provided with a notification sign to be posted according to the ordinance and notice letters to be sent according to the ordinance. A reminder of the hearing date and time, along with the staff report on the item, will be mailed to the applicant prior to the meeting. Either the applicant or their representative must attend the Planning Commission meeting. The Planning Commission must review the application at a public hearing, and the commission may place conditions on a permit to help mitigate possible impacts.

Additional Considerations

All home occupations must be operated by a resident of the property. Both classes may be allowed to have a single sign of up to two square feet in size on either the home or the building, and one sign along the driveway up to four square feet in size. Review the appropriate ordinance sections for specific requirements and regulations. A similar application packet is available for home occupations within the joint jurisdictional area of Sioux Falls.

Contact Information

Please contact the Minnehaha County Planning Department at 605-367-4204 with any questions. All applications may be submitted to our office on the Third Floor of the County Administration Building, 415 N Dakota Avenue, Sioux Falls, SD 57104.



MAJOR HOME OCCUPATION PERMIT APPLICATION COUNTY AND DELL RAPIDS JOINT AREA

I/We, the undersigned, do hereby petition for approval of a conditional use permit on the below described property and authorize representatives of Minnehaha County to enter the property now and in the future for inspection purposes. I/We affirm that the below answers and attached information are true and accurate and agree to operate the home occupation as approved and in full compliance with the applicable zoning ordinances for Minnehaha County. It is also understood that if any of these actions should be proven inaccurate at a later date, then the approval of this permit will be considered invalid.

Property Information – Please Fill Out Each of the Following Items

Legal Description: _____

Address or General Location: _____

Parcel Size: _____ Parcel ID Numbers: _____

Existing Zoning District: _____

Purpose: _____

Petitioner/Owner Information - Please Fill Out Each of the Following Items

Petitioner Name: _____

Owner Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Phone: _____

Phone: _____

Address: _____

Address: _____

City, State, Zip Code: _____

City, State, Zip Code: _____

Email: _____

Email: _____

Office Use Only - Please Do Not Fill Out This Section

Petition Number: _____

Jurisdiction: _____

Date: _____

Checked By: _____

Receipt Number: _____

Planning Commission Date: _____