

**City of Sisseton
Comprehensive Land Use Plan
Table of Contents**

INTRODUCTION 1

LAND USE PLANNING POLICIES..... 3

Definitions..... 3

General Community Goal:..... 5

Residential Use Goal:..... 7

Objectives:..... 7

Commercial Use Goal:..... 7

Objectives:..... 8

Mixed Use Goal: 8

Objectives:..... 8

Public Utilities Goals: 9

Stormwater Management and Flood Control Goal:10

Objectives:..... 10

STRATEGIES:..... 11

Transportation Goal:.....11

STRATEGIES:..... 12

Objectives:..... 14

STRATEGIES:..... 14

Population15

Racial Characteristics..... 19

Age Distribution 20

Household and Family Characteristics 21

Source: US Census Bureau, Census of the Population 2000, 2010, 2020,22

Socio-Economic Conditions.....22

Educational Characteristics 22

Income 23

Family Household Median Income 24

Total Household Median Income 25

Employment..... 25

PROJECTIONS	26
DEVELOPMENT ELEMENTS	27
Recommendations	28
<i>Sanitary Sewer System</i>	28
Recommendations	29
<i>Stormwater Drainage</i>	29
<i>Transportation</i>	30
EXISTING LAND USE	35
FUTURE LAND USE	39
Single-Family	41
Multiple-Family	41
Manufactured Housing	41
Mixed-Use	43
Public/Quasi-Public/Institutional	44
Open Space.....	45
Agricultural	45
LAND USE CONSUMPTION AND PROJECTIONS	45
Phased Development	47
IMPLEMENTATION TOOLS.....	49
Zoning Ordinance.....	50
Joint Jurisdictional (Extraterritorial Zoning)	50
Subdivision Ordinance.....	50
Building Code	51
Permitting	51
APPENDIX A	56
GENERAL POLICIES FOR SPECIFIC RESIDENTIAL USES IN RURAL DEVELOPMENT AREAS	56
GENERAL POLICIES FOR SPECIFIC COMMERCIAL/INDUSTRIAL USES.....	58

LIST OF MAPS

Map 1. Population Density Map	16
Map 2. Population Change Map (2010–2020)	17
Map 3. Major Street Plan Map	33
Map 4. FAA Part 77 Airport Surface Map.....	34
Map 5. FAA Part 77 Surface Elevation / Heat Map.....	34
Map 6. Occupancy Status Map (2025)	36
Map 7. Residential Lot Area Map (2025)	37
Map 8. Unique Planning Areas Map.....	44
Map 9. Future Land Use Map (Phased Growth)	48
Map 10. Future Land Use Map (By Land Use Type)	49

LIST OF TABLES

Table 1. Definitions of Planning Terms	5
Table 2. Percent Change in Population (1970–2020)	18
Table 3. Roberts County Population Analysis	19
Table 4. Population by Race (2010–2020).....	19
Table 5. Hispanic / Non-Hispanic Population	20
Table 6. Family Household Median Income	24
Table 7. Total Household Median Income	25
Table 8. Roberts County Labor Force	26
Table 9. Minimum Street / Road Right-of-Way	31
Table 10. Existing Land Use Summary	38
Table 11. Land Use Location & Design Criteria	40
Table 12. Land Use Consumption Projections.....	46
Table 13. Future Development Land Supply & Demand.....	46

INTRODUCTION

Change is a constant which will affect every individual throughout his or her life. Individuals need to make plans which will accommodate the changes they will encounter in the future. A plan can provide valuable insight into the possible solutions to the problems which typically accompany change. Planning for change is not limited to individuals. Rather, it also applies to communities. The development of a quality community does not occur haphazardly or without insight to a plan for expansion. For without a well-prescribed plan for future expansion, community leaders will be left unguided to make decisions which could impact the community's ability to progressively develop.

This comprehensive land use plan is comprised of common characteristics. The first characteristic is that it is long-term in nature. Hopefully, this plan will assist in the shaping of Sisseton's future by providing the means necessary to attain a prescribed future. Second, this plan is comprehensive. It will be directed towards the entire community with an emphasis on the functions and services provided by the City. Third, it is a guide to the physical development of the community. It addresses the why, how, where, and when to develop various areas of the community. Finally, this plan is a statement of policy which will guide the decisions made by the City Planning Commission, Board of Adjustment, City Council and various other City officials. This document offers a prescription which will assist in answering future questions concerning budgeting, capital improvements, land use, zoning and subdivision regulations.

One concern of comprehensive land use planning is determining how land is used within the corporate and planning boundaries of a municipality. There are numerous land uses which when combined create the character of a community. There are also competing demands for land use such as residential, commercial, office, industrial, open space, and public institutions such as schools, hospitals, and religious uses. How these various land uses are balanced and the intensity to which each land use is developed will determine the future character of a community. The guiding principle or objective behind the comprehensive land use plan is creating a balanced community where current and future residents have a wide range of housing choices, employment opportunities, consumer opportunities, and a full range of government and quasi-public services.

This comprehensive land use plan depicts a pattern of land uses reflective of the City's historical endeavor to achieve a balance of uses that provide for the needs of the community. The City has been successful in the past, through its application of the Zoning Ordinance, Subdivision Ordinance and other regulations; to ensure land uses on the ground are consistent with those shown on the City's Comprehensive Plans. While the comprehensive land use plan is not a prescription for specific development uses and forms, the City will continue to control the location and density of general categories of land use through its continued adherence to the policies and land use maps contained herein unless there are demonstrable and overriding reasons for not doing so.

The City of Sisseton's 2022 Comprehensive Land Use Plan (hereafter referred to as the Plan) is intended to replace the existing land use plan. The Plan is the official policy document of the Sisseton City Council, Sisseton Planning Commission, and Sisseton Board of Adjustment. The Plan provides a consistent statement of the City's plans and policies for future development within the City and in future growth areas and is meant to be a dynamic document which can evolve and respond to changing conditions. The Plan strives to integrate and balance the various plans and policies so as to promote the most beneficial physical development and community welfare possible in the next 20 years.

The most beneficial future portrait of the City requires that the Plan incorporate the vital input of two major civic forces: (1) governmental agencies which administer critical phases of building development, such as infrastructure provision and important public resources such as parks and schools; and (2) private sector investment and enterprise which provide the capital and energy necessary to construct homes, businesses, services, and industry. The Plan seeks to incorporate the best visions and ideals of the citizens along with realistic needs and aspirations of private development in order to capitalize upon the City's ongoing productivity and potential.

Furthermore, the Plan promotes managed growth that is cost-effective and logical. The City hopes to prevent leapfrog development or urban sprawl, as well as minimize conflict between incompatible uses that locate next to each other. In addition, the Plan establishes a circular process of implementation, review, and amendment for itself.

Finally, the Plan is designed to meet the statutory requirements of the State of South Dakota. The ability of the City to plan and regulate land use within its borders is granted through South Dakota Codified Law Chapters 11-3, 11-4 and 11-6. Also, this Plan is intended to meet planning requirements for its implementation tools, chief among those being the community's zoning and subdivision ordinances.

Scope of Report

There are many individual land use activities within Sisseton. Some are quite small, such as individual residences. Likewise, others are quite large, such as commercial and industrial areas or parks. The common denominator for all land use activities in Sisseton is the amount of land area needed to support a particular land use activity. Although Sisseton is not landlocked, there is a limited amount of land available in which the City can reasonably be expected to grow.

The objective of this study is to identify where and how this growth can best take place. This required the documentation of existing land uses and the identification of opportunities and constraints that will affect future land development.

The development of community land use planning policies was required to establish the basis on which future land development would take place. By integrating the community's growth objectives with the available land resources, a preferred direction and pattern for future land development was determined, and thus, became the basis for the future land use plan as presented in this report.

One concern of comprehensive land use planning is determining how land is used within the corporate and planning boundaries of a municipality. There are numerous land uses which when combined create the character of a community. There are also competing demands for land use such as residential, commercial, office, industrial, open space, and public institutions such as schools, hospitals, and religious uses. How these various land uses are balanced and the intensity to which each land use is developed will determine the future character of a community. The guiding principle or objective behind the comprehensive land use plan is creating a balanced community where current and future residents have a wide range of housing choices, employment opportunities, consumer opportunities, and a full range of government and quasi-public services.

Implementation

The Comprehensive Land Use Plan for the City of Sisseton has been designed to provide guidance for future growth over the next twenty (20) years. With any plan of this nature, it needs to be reviewed periodically to ensure that conditions and circumstances affecting land development are occurring as originally anticipated.

It should be noted that the completion of a comprehensive land use plan is only the first step in the implementation of a planning program. The plan itself is merely a guide for achieving an orderly and attractive community. The City will need to take a number of steps in order for the plan to be successful. The first is the identification and prioritization of public improvements required to support and serve the future development areas. Second, is the adoption or modification of applicable regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. Finally, the Sisseton Planning and Zoning Commission should continue to review all matters affecting physical development and remain active in promoting the plan with other planning agencies in the area.

The Sisseton Planning and Zoning Commission recommends that this document be reviewed on an annual basis and that a comprehensive update to this plan occur in ten years or as deemed necessary by the Sisseton Planning and Zoning Commission.

LAND USE PLANNING POLICIES

The purpose of this Plan is to outline what is to be produced or accomplished in the City relative to the physical environment. The Plan shall consist of land use planning policies and a future land use map(s). The land use planning policies contain numerous goals and objectives. These policies and maps should all be used collectively as they set a comprehensive framework for a review and evaluation process upon which plans, developments, and programs can be formulated and instituted.

The development of land use planning policies was required to establish the basis on which future development would take place. By integrating the City's vision and growth objectives with the available resources, a preferred direction and pattern for future development was determined, and thus, became the basis for the recommendations and future land use plan as presented in this report.

The following are the goals, objectives, policies, and strategies which have an application to the development of the Plan.

Definitions

This section contains the development "vision" for the City of Sisseton. It is expressed through goals and policies. A definition for each term is presented below.

Goal: A general statement that reflects ideals, ambitions or hopes.

Objective: A more specific component of a goal, which is usually quantifiable. An objective generally measures progress toward a goal.

Policy: A statement concerning a specific, measurable target or purpose or an action or position that will be taken to achieve the goal.

Strategy: A general or specific action intended to complete an objective or goal.

The following goals, objectives, policies and strategies spell out various roles and responsibilities for the City. To better understand the City's role for each goal, objective, policy and strategy, a number of the key terms are defined below.

Create: Bring about the desired goal, usually with City staff and Planning Commission involved in all levels from planning to implementation.

Continue: Follow past and present procedures to maintain desired goal, usually from City staff and Planning Commission involved in all levels from planning to implementation.

Encourage: Foster the desired goal through City policies.

Endorse: Subscribe to the desired goal by supportive City policies.

Enhance: Improve current goal to a desired state through the use of policies and City staff and Planning Commission at all levels of planning.

Identify: Catalog and confirm resource or desired item(s) through the use of City staff and actions.

Maintain: Keep in good condition the desired state of affairs through the use of City policies, staff and Planning Commission.

Recognize: Acknowledge the identified state of affairs and take actions or implement policies to preserve or change them.

Prevent: Stop described event through the use of appropriate City policies, staff or Planning Commission action.

Promote: Advance the desired state through the use of City policies and staff/Planning Commission activity at all levels of planning.

Protect: Guard against a deterioration of the desired state through the use of City policies, staff and Planning Commission.

Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal.

Strengthen: Improve and reinforce the desired goal through the use of City policies, staff and financial assistance, if needed.

Support: Supply the needed staff support, policies, etc. at all levels to achieve the desired goal.

Sustain: Uphold the desired state through City policies and staff/Planning Commission action to achieve desired goal.

Work: Cooperate and act in a manner through the use of City staff/Planning Commission actions, policies, etc. to create the desired goal.

The goals, objectives, policies, and strategies spell out various roles and responsibilities for the City of Sisseton. The following statements will direct the implementation of the Plan. They are being presented under the following eleven (11) headings:

1. General Community Goal
2. Land Use Goal
3. Residential Goal
4. Commercial Use Goal
5. Industrial Use Goal
6. Public Utilities Goal
7. Stormwater Management and Flood Control Goal
8. Transportation Goal
9. Human Services Goal
10. Park and Recreation Goal
11. Environmental Protection Goal

General Community Goal:

The general community goals of the City, as listed below are intended to result in the type of future living and working conditions desired by the majority of the citizens in the City of Sisseton and the immediate surrounding area:

- To promote and protect the health, safety, and welfare of area residents and to promote the economy, convenience, and general appearance of the City by guiding physical developments through the comprehensive planning process, thus using the limited tax dollars to the maximum.
- To provide for the orderly arrangement and growth of the City and surrounding area enabling each different land use to perform its function economically and with minimum conflict to other uses.
- To promote the economic growth and social development of the City and the surrounding area as a partner in cooperation with the private sector.
- To promote cooperation and coordination between Sisseton, Roberts County, and the Sisseton Wahpeton Sioux Tribe in the development of land and utilities within three miles of the City limits.
- To provide ample opportunities for public participation at all stages of the planning and implementation process, including annual reviews of the plan and public awareness campaigns.
- To retain flexibility within the planning and zoning process so as to readily cope with changing social and economic conditions.

- To encourage redevelopment efforts, specifically in areas which currently are or have the potential to be unsightly or blighted.
- To ensure environmentally safe use and development of the City and surrounding area through appropriate planning and zoning.
- To strengthen sense of community by providing aesthetic gateways to the City through landscaping, screening, and/or building design of all development located along arterial roadways leading into the City.
- To preserve and enhance the existing character that defines Sisseton's quality of life by promoting the positive image of the community as a safe and secure place to live, work, and visit.

General Land Use Goal:

To provide opportunity for various land uses in a manner compatible with existing and planned development within the developed area of the City of Sisseton which may be most efficiently provided municipal services.

Objectives:

- Encourage compact, contiguous growth along the city's fringe, along with redevelopment opportunities in the city's interior.
- Discourage leapfrog development on land which cannot be economically provided with public services and facilities.
- Encourage annexation of the land adjacent to the city limits prior to development.
- Discourage the practice of spot zoning within the city limits.
- Provide suitable transition zones between low density residential areas and more intensive non-residential uses.
- Allow conveniently located neighborhood commercial centers in locations that will not create land use conflicts or traffic problems.
- Maintain an adequate supply of developable land within the City at all times.
- Preclude the development of stream corridors, the aquifer, natural floodplains, and drainageways and other significant natural areas which are unsuitable for construction.
- Require that new development be compatible with existing development.

Strategies:

- Establish performance standards to ensure compatibility of new development with existing adjacent development.

- Establish performance standards consistent with the future land use plan which improve compatibility of changes of uses in cases of redevelopment.

Residential Use Goal:

To encourage the planning and construction of a wide range of housing unit types that provide comfortable and creative living and permits both privacy and sociability for all socio-economic levels living in the area.

Objectives:

- Preserve and maintain the community's existing and useable housing stock.
- Preserve and protect historic dwellings, neighborhoods, and other architecturally significant buildings from incompatible development.
- Promote the planning, design, and construction of a wide range of housing types for all income levels and age groups that integrate different socio-economic levels in a neighborhood setting.
- Encourage upgrades to substandard housing units.
- Provide suitable transition zone between low density residential areas from more intensive, non-residential uses through natural and manmade barriers.
- Provide for sufficient multiple-family housing around commercial and industrial areas.
- Integrate parks and open space areas into residential neighborhoods where feasible.
- Discourage scattered residential developments.
- Protect and enhance residential property values by precluding development, which may have a negative impact on the value of the developing and adjacent residential properties.

Strategies:

- Apply the appropriate building codes, uniformly, to the new construction and substantial rehabilitation of housing throughout the community.

Commercial Use Goal:

To locate areas of commercial development within the context of the overall plan so that it is economically feasible to operate a business and provide goods and services in a clean, attractive, safe and convenient manner. Such locations for commercial activity will best suit the public interest, serve residents of the area, and protect the general welfare of the community.

Objectives:

- Encourage the retention and strengthening of the Downtown central business district as a commercial center and encourage future retail growth of appropriate commercial and mixed-use development.
- Discourage strip development and encourage more compact and higher quality development.
- Provide and support employment areas at sites which are convenient to existing and proposed residential areas and accessible from the existing or proposed transportation system.
- Allow neighborhood and convenience commercial uses to be clustered at accessible locations that do not create land use conflicts or traffic problems.
- Discourage commercial development in the rural area unless the uses are consistent with the adopted Land Use Plans of the City of Sisseton and Roberts County.
- Provide for sufficient buffering or transition areas around commercial areas.
- Strategically maintain and promote the construction of well-designed clusters but allow strip commercial development with careful regard to safety, attractiveness and public interest.
- Limit commercial development in the rural area to those uses which are directly supportive of, or similar to agricultural operations.

Mixed Use Goal:

Establish areas for residential development with commercial uses which provide neighborhood commercial services, and local sources of employment in close proximity to residential uses which are approved with due consideration to public health and safety.

Objectives:

- 1) Encourage the development of commercial and compatible residential growth within this area.
- 2) Strategically promote the construction of well-designed clusters of residential and commercial uses with careful regard to safety, attractiveness, and public interest.

Industrial Use Goal:

To promote and encourage industrial, warehousing, and wholesaling development at appropriate locations within the area to provide a stable economic base, and to provide adequate land for the expansion of present area industries and the attraction of new industrial activities.

Objectives:

- Encourage the establishment of industrial parks, designed with adequate facilities, service roads, and other necessary supporting facilities and maintain a reserve of available and serviced industrial land to produce a flexible and competitive market for a variety of industrial sites.

- Encourage the diversification of area industries to promote economic stability.
- Encourage industrial development to occur in the designated industrial parks.
- Discourage industrial development in the rural area unless the uses are consistent with the adopted Land Use Plans of the City of Sisseton and Roberts County.
- Provide for sufficient buffering or transition areas around industrial use properties.
- Plan for the future development of industrial areas based on expected community growth.

Public Utilities Goals:

- Maintain and enhance existing infrastructure and increase the life cycle of future infrastructure development in order to meet current and projected needs consistent with sound municipal development standards.
- Protect the quantity and quality of ground and surface water.
- Develop, implement, and monitor an aggressive program for the treatment of sewage.
- Assure that Sisseton grows, electric and natural gas utility services are adequately provided.
- Create, implement, and monitor an integrated, efficient, environmentally safe and conservation-oriented recycling and waste management system.

Objectives:

- Maintain and enhance existing infrastructure and increase life cycle of future infrastructure development.
- Provide proper supply, collection, and distribution facilities.
- Utilize water and sewer main extensions from existing systems to structure growth and development in an orderly fashion.
- Employ an area-wide approach in planning utility systems.
- Encourage county-approved developments within the three-mile study area and beyond to require utilities compatible with city requirements.
- Establish an anticipatory approach to the community's long-term need for replacement landfill.
- Provide for adequate refuse disposal through the appropriate location of sanitary landfills and/or incinerators; also, study and implement, where feasible, alternatives to landfills for disposal of solid waste.

- Promote community-wide recycling and waste reduction programs, including the location of sites for material collection, and handling/processing at strategic locations.

STRATEGIES:

- Maintain the policy of not providing water service beyond City limits of Sisseton.
- Establish formal policy for provision of public funding for projects that provide community-wide benefits, programming these expenditures through the capital improvement process.
- Continue to monitor development with respect to system capacities, and schedule improvements accordingly.
- Coordinate utility improvements with street improvements when possible.
- The City needs to determine means of cost recover for acquiring existing rural water distribution systems prior to the annexation of those customers presently served with rural water if necessary.
- Maintain the policy of not providing sanitary sewer service beyond the City limits of Sisseton.
- Continue to monitor development with respect to system capacities, and schedule improvements accordingly.
- Regarding the future development of areas outside the current City limits, it is recommended that prior to annexation and development of property, it should be considered whether a master sewer collection plan/capacity impact study be completed.
- Continue the policy of minimizing the use of private septic tanks within the City.
- Encourage construction of major interceptor lines prior to development so that lift station construction to reach existing lines can be avoided.
- Provide for the prohibition and removal of abandoned vehicles and other types of junk.

Stormwater Management and Flood Control Goal:

To minimize off-site and on-site flooding and soil erosion from growth and development.

Objectives:

- Continue to enhance and strengthen regulations regarding development in stream corridors, floodplains, floodways, and other natural areas which are unsuitable for construction.
- Maintain a regional approach to Federal storm water mandates, involving, City, County, and South Dakota Department of Environment and Natural Resources.
- Develop an area-wide project approach which views storm water as an asset, utilizing natural drainage patterns, retention and detention facilities, wetlands, and drainage corridors as natural ways to manage run-off.

- Minimize soil erosion and downstream sedimentation through appropriate design.
- Employ an area wide approach in planning drainage systems.

STRATEGIES:

- Regarding the future development of areas outside the current City limits, it is recommended that prior to annexation and development of property, a master storm water drainage plan/ impact study be completed.
- On-site management of storm water for positive use such as retention and detention for landscaping or recreational use, and the multiple use of storm water drainageways for open space amenities should be incorporated with land use regulations and project design.
- In order to protect surface water quality, unique natural areas such as lakes, streams, wetlands, riparian areas, and storm water conveyance and storage areas should be identified and protected from any ill effects of development.
- Support the installation of stormwater facilities which may exceed the short-term needs of a proposed development but will be necessary for future development outside the proposed development, with the developer responsible for only the cost necessary to serve the proposed development.

Transportation Goal:

To provide an efficient, safe, and economical system of transportation for vehicle, pedestrian, bicycle and other public or recreational purposes within Sisseton and the three-mile study area outside city limits.

Objectives:

- Maintain a transportation (grid) system of major streets throughout the City to relieve central area traffic, while allowing the use of innovative designs, which best utilize existing topography for drainage, reducing development costs, and creating neighborhood settings.
- Secure sufficient rights-of-way to accommodate Sisseton's future arterial/collector street system and pedestrian access to walking and trail systems.
- Promote strategic use of the existing right-of-way to minimize needs for acquisition of property for collector and arterial streets.
- Provide safe, direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers, and recreation areas through the use of sidewalks and/or bicycle trails.
- Develop a balanced transportation system that meets the mobility needs of the community and supports the City of Sisseton's land use projections.

- Encourage the use of alternate means of transportation, including public transportation and bicycle and pedestrian movement, by improving and expanding facilities and services and encouraging compact “walkable” land use patterns and project designs.
- Continue Sisseton’s sidewalk and trails network into developing areas.
- Design a street and road improvement program that is both physically attractive and sensitive to the environs of urban neighborhoods.
- Limit access (driveway/curbcut) on arterial and major collector streets.
- Discourage through traffic on local streets within established neighborhoods.
- Require continuity of collector streets between adjacent subdivisions.
- Develop sufficient off-street parking to meet existing and future demands.
- Provide convenient access to residential areas with a minimum of traffic hazards.
- Ensure connectivity of the roadway network by providing at least two access points within each development to adjoining roadways.
- Ensure appropriate roadway extensions by providing at least one east-west and one north-south collector road within each Section.
- Upgrade waterway crossings to contain 100-year flood events to improve emergency access throughout the City.
- Design transportation systems to account for a minimum of twenty years traffic growth to limit significant maintenance.
- Maximize the safe and efficient movement of railroad traffic, while minimizing street conflicts and reducing the creation of barriers created by rail corridors.
- Enhance and protect aviation facilities, while minimizing their effects on surrounding land uses.

STRATEGIES:

- Develop and adhere to Engineering Design Standards for the City of Sisseton.
- Boulevard strips are located between curb and sidewalk or right-of-way line. These strips should be wide enough to provide adequate pedestrian safety and space for snow storage and landscape plantings. To minimize the undesirable impact of traffic on abutting properties, the width of the boulevard plantings strip should be increased in relation to speed of traffic.
- View all street projects as elements of community design and the public environment, and incorporate this perspective into project design.

- It is recommended that as the City continues to grow, the City should plan for and develop minor and major collector streets. The extension of existing north-south and east-west collectors combined with the development of collectors on section and half-section lines will aid in transporting traffic from local streets to arterial and major collectors unless otherwise provided for within a development proposal.
- Support the construction of streets at a level of service which may exceed the short-term needs of a proposed development but will be necessary for future development outside the proposed development, with the developer responsible for only the cost necessary to serve the proposed development.
- Local streets perform a basic and vital function of providing access to private properties. Generally, these local streets may be revised, as needed, to accommodate through traffic and reduce traffic hazards in residential areas.
- Regarding the extension of existing streets into new undeveloped areas of the community. The Planning and Zoning Commission recommends that the streets identified on the Major Street Plan Map should be extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern. The Major Street Plan Map designates approximate locations where proposed streets should be extended to accommodate future development. Exact location of some streets may depend on traffic projections and topographic conditions upon development.
- When sections of streets are planned for reconstruction, the city should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.

Human Services Goal:

Coordinate development of essential public services and institutions in harmony with development of the City of Sisseton.

Objectives:

- Plan for school sites in advance of new residential development ensuring ample, uncrowded facilities at a reasonable cost.
- Encourage libraries and community cultural facilities to expand as necessary to adequately serve the needs of the population.
- Plan for continued development of police and fire protection throughout the city.

Parks and Recreation Use Goal:

To plan and construct park and recreation facilities to meet the wide range needs of a diverse population and developed areas.

Objectives:

- Provide and maintain parks, public facilities and recreation sites at a uniformly high standard in all neighborhoods of the city.
- Secure suitable park sites within designated growth areas.
- Provide for the preservation of open spaces wherever possible.
- Encourage the establishment of parks adjacent to and in conjunction with any new public schools to make the best use of public funds to develop appropriate joint-use park/school amenities.
- Provide an interconnected multi-use path system as an integral part of future development and redevelopment that is consistent with this comprehensive plan.
- Encourage development of neighborhood parks, larger public parks, and recreational facilities by securing suitable park sites within designated growth areas.
- Coordinate and integrate pedestrian and bicycle ways with parks and recreation areas.

Environmental Protection Goal:

It is the goal of the City of Sisseton to avoid development in areas that:

1. Are environmentally fragile or unique.
2. Present health and safety hazards to city residents.
3. Could degrade or otherwise negatively impact neighboring property.

Objectives:

- Soil characteristics, depth to aquifer, topography and other construction limitations should be carefully considered in project site planning.
- Development shall be limited within areas that are known to experience regular and/or severe flooding.
- Drainage, air quality, noise, and other environmental factors will be considered for their impacts on neighboring property.

STRATEGIES:

- The City shall be provided assurances of environmental protection measures, prior to the approval of any required permit or legal document, in areas having obvious or documented development limitations.
- The development of stream corridors, the aquifer, natural floodplains and drainageways and other significant natural areas that are unsuitable for construction shall be precluded.

- The City shall strive to protect surface water and groundwater, especially in those areas what are designated wellhead and shallow aquifer protection areas.
- Soil erosion and downstream sedimentation shall be minimized through appropriate design.
- Proposed developments in flood hazard areas shall comply with the National Flood Insurance Program and the City of Sisseton Ordinances.

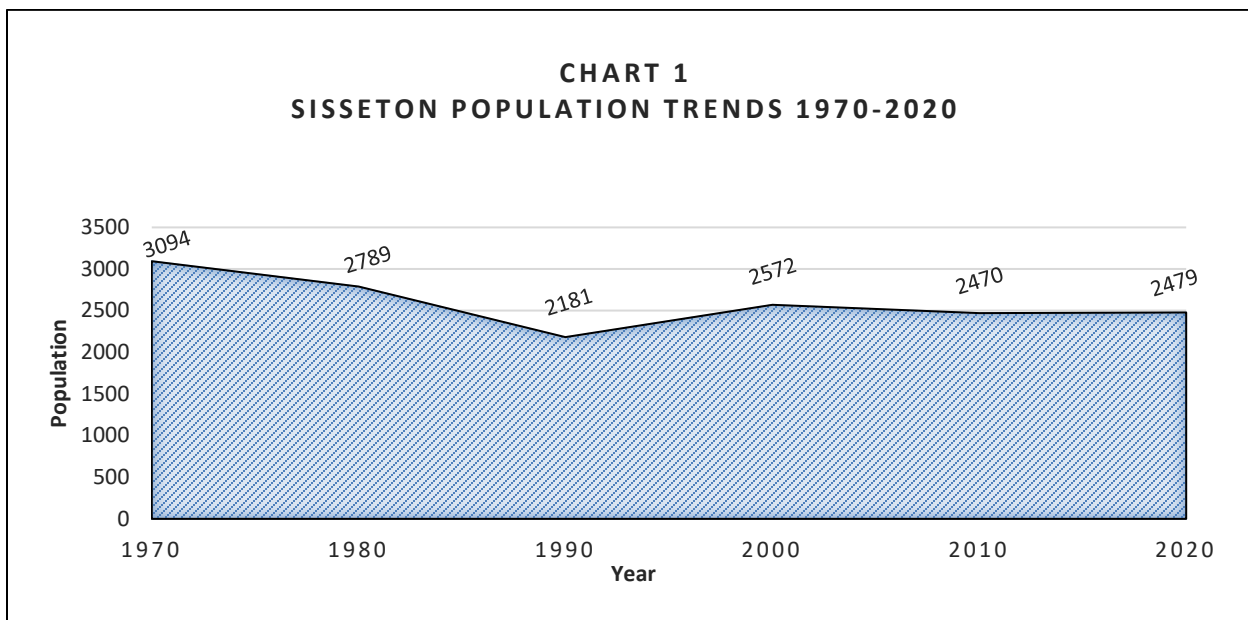
DEMOGRAPHICS

Population

The study of a community's population is an essential component in the development of a comprehensive land use plan. By understanding the makeup of its population, a community is then better prepared to plan for the future needs of its citizenry. The first section examines the population of Sisseton with respect to such factors as population growth, migration trends and age structure. The analysis of these trends and patterns will make possible a realistic projection for future growth of Sisseton's population.

Chart 1 provides information on the population trends of Sisseton from 1970 to 2020. During the past several decades the population growth has experienced ebbs and flows, with a 19.9% decrease over the last 50 years.

The City decreased in sized by 3.6% over the past 20 years, yet increased by 9 individuals over the past decade.

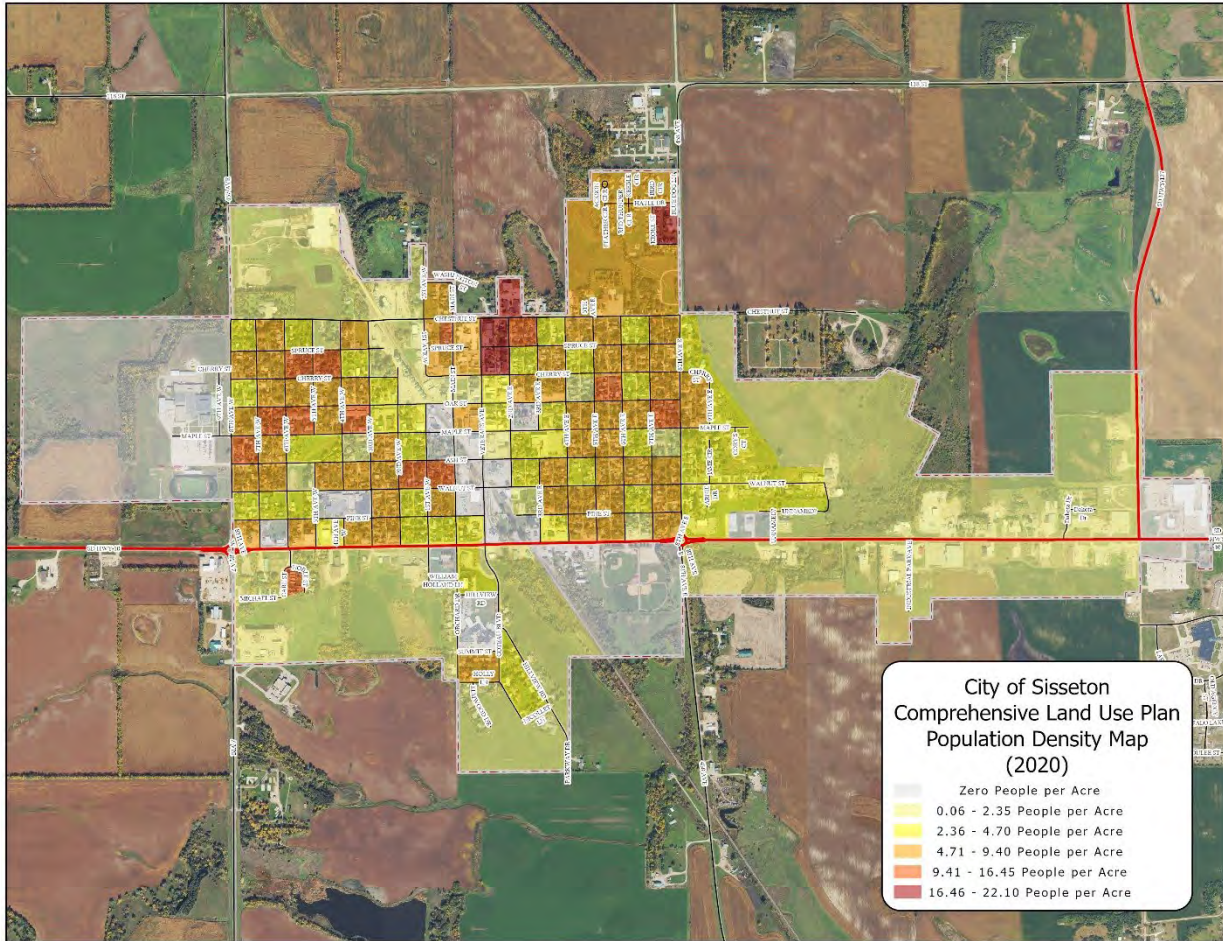


Sources: US Bureau of the Census, Census of Population 1970, 1980, 1990, 2000, 2010, and 2020.

Map 1 illustrates the distribution of population according to census blocks in the community. The population density breaks reflect multiples of household units based on average household size for Sisseton. Though more houses may be located in a given block, based on average household

size a population of 9.40 people per acre could be accommodated in the least dense zoning district used in the City of Sisseton, based upon minimum lot area. Areas with densities exceeding 9.40 people per acre typically include multiple family residences in Sisseton. Higher densities are clustered in close proximity to the high school on the west end of Sisseton, and in the north central part of town near the intersection of Veterans Avenue and Chestnut Street.

MAP 1 – POPULATION DENSITY



With average household size at 2.35 persons per household, the colors represent a losses categorized as equivalent to more than 10 dwelling units and between 2 and 10 dwelling units; gains of 2 to 10 dwelling units and more than 10 dwelling units; and those census blocks that were within two dwelling units of unchanged between 2010 and 2020. While this may not reflect actual construction in the community, it does reflect commensurate population growth and/or migration within the city. It should be noted that some census blocks were split between 2010 and 2020 so the growth within that specific block could not be tracked. Those tracts are shown in brown in Map 2. Significant growth occurred in the “brown” census blocks along 8th Avenue East, despite the actual growth not being reflected in the map. Map 2 illustrates new development and expansion of population in the north, east and south portions of the city; while redevelopment is causing population growth in areas near the school on the west side of Sisseton.

MAP 2 – POPULATION CHANGE MAP (2010 – 2020)

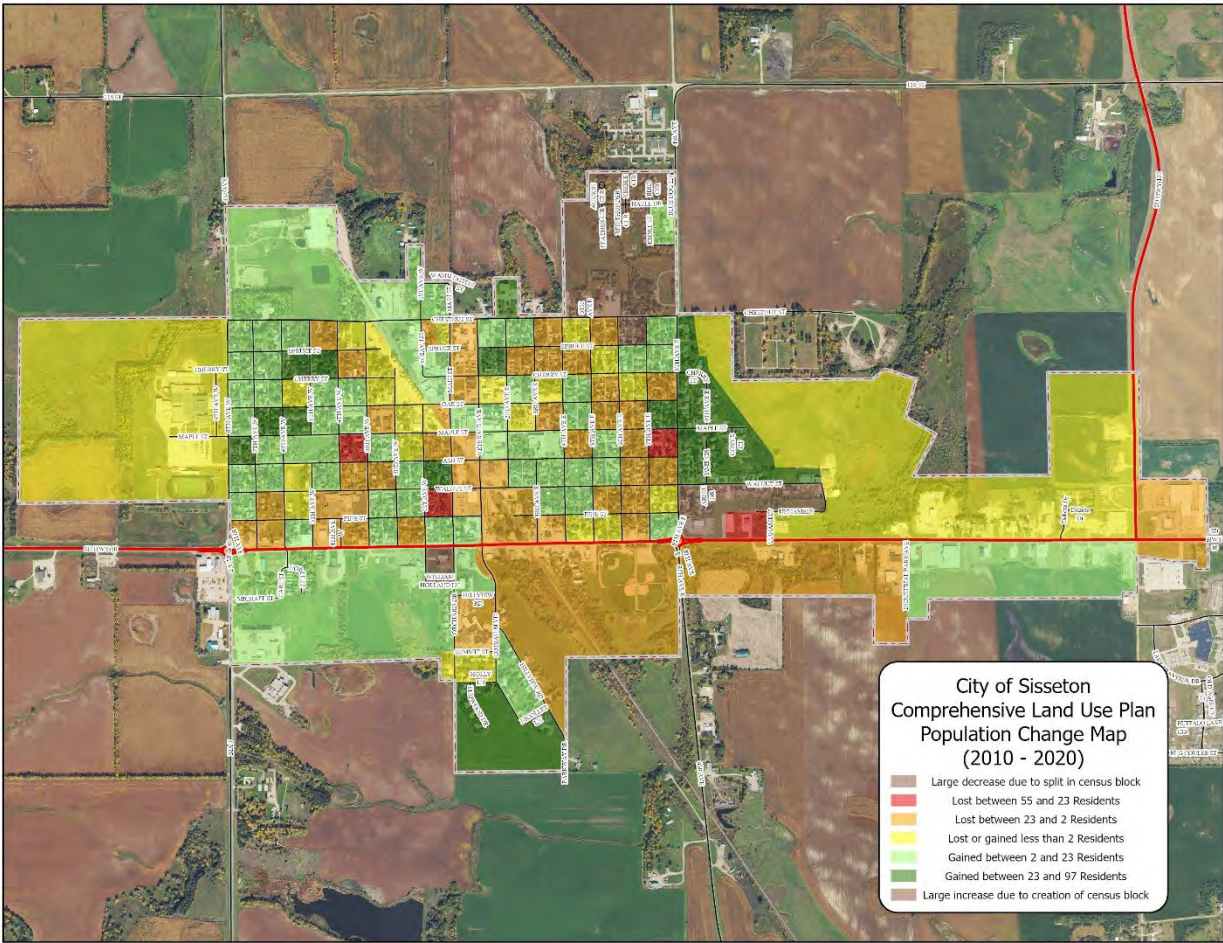
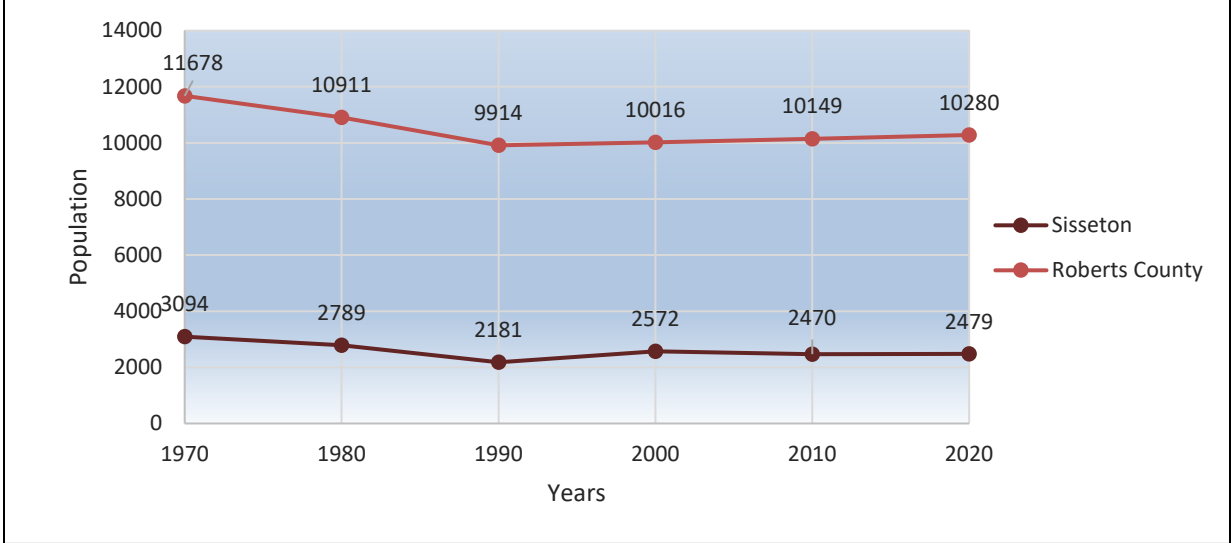


Chart 2 and Table 2 show Sisseton’s relationship to the population of Roberts County and the other communities within the County. Chart 2 generally indicates that the population of Roberts County has mirrored the population of the City of Sisseton Chart 2 shows that between 2010 and 2020, Roberts County’s growth rate was 2.54 times that of Sisseton (.13% annually). However, throughout minimal ebbs and flows, population of both the County and the City has remained relatively constant over last 20 years.

**Chart 2
Sisseton and Roberts County Population Trends
1970 to 2020**



Sources: US Bureau of the Census, Census Population 1970, 1980, 1990, 2000, 2010, and 2020.

TABLE 2 Percent Change in Population: 1970 - 2020		
	<u>Average Annual</u>	<u>Overall</u>
Sisseton	-0.40%	-19.9%
Roberts County	0.24%	-12.0%

Table 3 further shows that between 2010 and 2020, Sisseton, Claire City, Peever, and White Rock experienced increases in population. From 2010 to 2020, Sisseton decreased its proportion of the county's population from 24.3% to 24.1%. Two key factors should be considered with this decrease. First, this decrease in population is outpaced by the increase in population in the rural portions of the county, especially in those areas within a few miles of Sisseton. Those residents still require employment, commercial, dining, and health care facilities. Thus the pressure for those facilities is still prevalent within the city. It should be noted that since Sisseton is the County Seat and population center of Roberts County, the vitality of the community greatly affects the population base of the County.

**TABLE 3
ROBERTS COUNTY POPULATION ANALYSIS - SISSETON, RURAL COMMUNITIES
AND RURAL AREA PROPORTIONS**

	POP 2010	PROPORTION OF ROBERTS COUNTY 2010	POP 2020	PROPORTION OF ROBERTS COUNTY 2020	CHANGE IN PROPORTION 2010-2020
WILMOT	492	4.8%	432	4.2%	-0.6%
SISSETON	2,470	24.3%	2,479	24.1%	-0.2%
CLAIRE CITY	76	0.7%	82	0.8%	+0.1%
CORONA	109	1.1%	69	0.7%	-0.4%
NEW EFFINGTON	256	2.5%	234	2.3%	-0.2%
ORTLEY	65	0.6%	50	0.5%	-0.1%
PEEVER	168	1.7%	180	1.8%	+0.1%
ROSHOLT	423	4.2%	379	3.7%	-0.5%
SUMMIT	288	2.8%	288	2.8%	0%
WHITE ROCK	3	0.0%	6	0.1%	+0.1%
RURAL	5,799	57.1%	6,081	59.2%	+2.1%
TOTAL	10,149		10,280		

Sources: US Bureau of the Census, Census of Population 2010 and 2020.

Racial Characteristics

The population of the City of Sisseton is an ethnically diverse community, as can be seen in Table 4. Sisseton Sisseton’s total minority population increased by two hundred forty-nine (249) persons to comprise 62.9% of the City’s total population in 2020. The most noticeable increase in minority population occurred in the classification of “some other race and two or more races” with a growth of 88% (101 persons). It should also be noted that the City’s Hispanic population is growing. In 2020, Hispanics represented ninety-two (92) individuals or 3.7 percent of the City’s population.

**TABLE 4
POPULATION OF SISSETON BY RACE 2010-2020**

	2010		2020	
	Count	%	Count	%
White	1,162	47.0%	919	37.1%
Black or African American	2	0.1%	9	0.4%
American Indian or Native Alaskan	1,181	47.8%	1,320	53.3%
Asian	10	0.4%	12	0.5%
Some other race / Two or more races	115	4.7%	216	8.7%

Sources: US Bureau of the Census, Census of Population 2010 and 2020.

**TABLE 5
POPULATION OF SISSETON
HISPANIC/NON-HISPANIC 2010 AND 2020**

	2010		2020	
	Count	%	Count	%
Hispanic	39	1.6%	92	3.7%
Non-Hispanic	2,413	97.7%	2,387	96.4%

Sources: US Bureau of the Census, Census of Population 2010 and 2020.

Age Distribution

Chart 3 shows the age distribution of Sisseton residents in 2010 and 2020. Several conclusions about Sisseton's age distribution trends become apparent after reviewing 2010 and 2020 Census statistics. The most notable trends observed were the decrease in the 0-4 age cohort group and the increase in the 15-19, 55-59, and 60-64 age cohort groups.

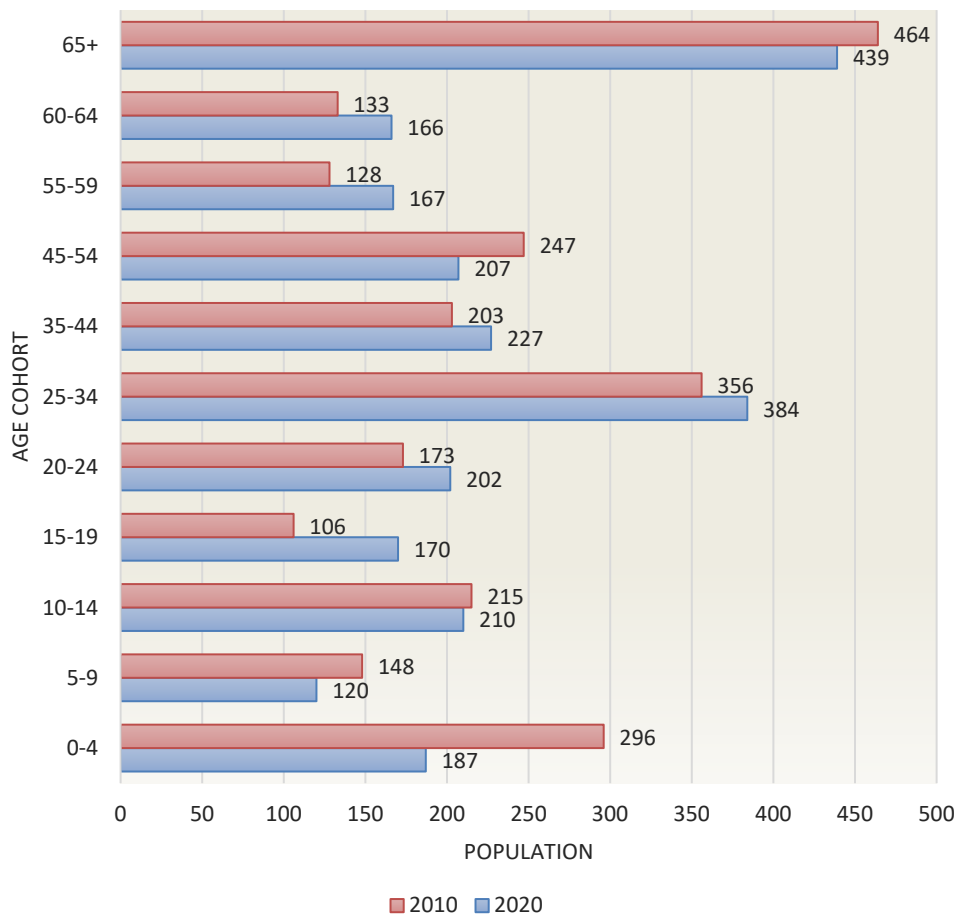
Between 2010 and 2020 the 0-4 age cohorts decreased by 37% (109 individuals). During the same time period, the State experienced an increase of 10.3% in this age cohort. This decrease in Sisseton is contrary to a significant increase in the number of adults between the ages of 15 and 45 years old.

A second trend is the 60% increase in the number of individuals in the 10-15 age cohort group. These individuals were born during the Generation Z era. Growth in this cohort is usually a positive indicator for a community. During the same time period, the State experienced a loss of 19.3% in this age cohort.

Third, there is a distinct increase in the 55-59 and 60-64 cohorts, as they saw 30% and 25% increases in their respective groups. These cohorts are comprised of Baby Boomers. This increase follows historical demographic trends for similar communities, as many have seen increases in their older populations. Because of these trends, It is likely that the "Graying of Sisseton" will likely continue into the future. During the same time period, the State experienced increases of 10.3% and 8.3% in these age cohorts.

These trends will continue to have an impact on Sisseton's potential for future growth. These trends, which provide insight into what has happened in the past, combined with the 2020 American Community Survey projected annual population increase of 5.8% are positive indicators of stable growth rate for the community.

Chart 3
Population of Sisseton by Age Cohort
2010 vs 2020

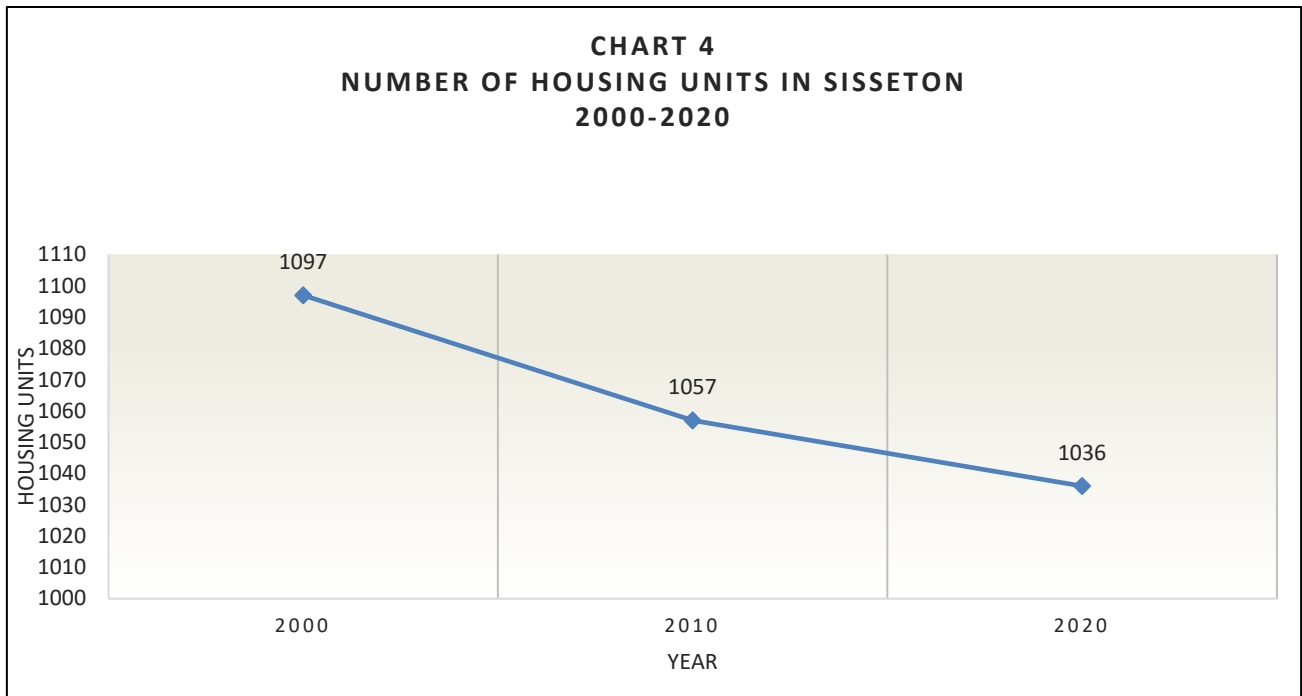


Sources: American Community Survey, 2010, 2020.

Household and Family Characteristics

The total number of households in Sisseton decreased by 2.0% between 2010 and 2020. During the same time period, both average household and average family sizes changed by -3.7% and 2.6% respectively. Average family size increased from 3.08 to 3.16 individuals per family and average household size decreased from 2.44 to 2.35 per household.

Within the City of Sisseton, the number of households increased by nearly 1.5% during the 2000s, contradicting the nominal decrease of the total population. There are several additional reasons for the increase in the number of households and the decrease in household size. The steady decline in household size is attributed to the growing number of elderly households, an increase in the divorce rate, and trends toward smaller families and delayed marriage. Add increase in vacant houses.



Source: US Census Bureau, Census of the Population 2000, 2010, 2020.

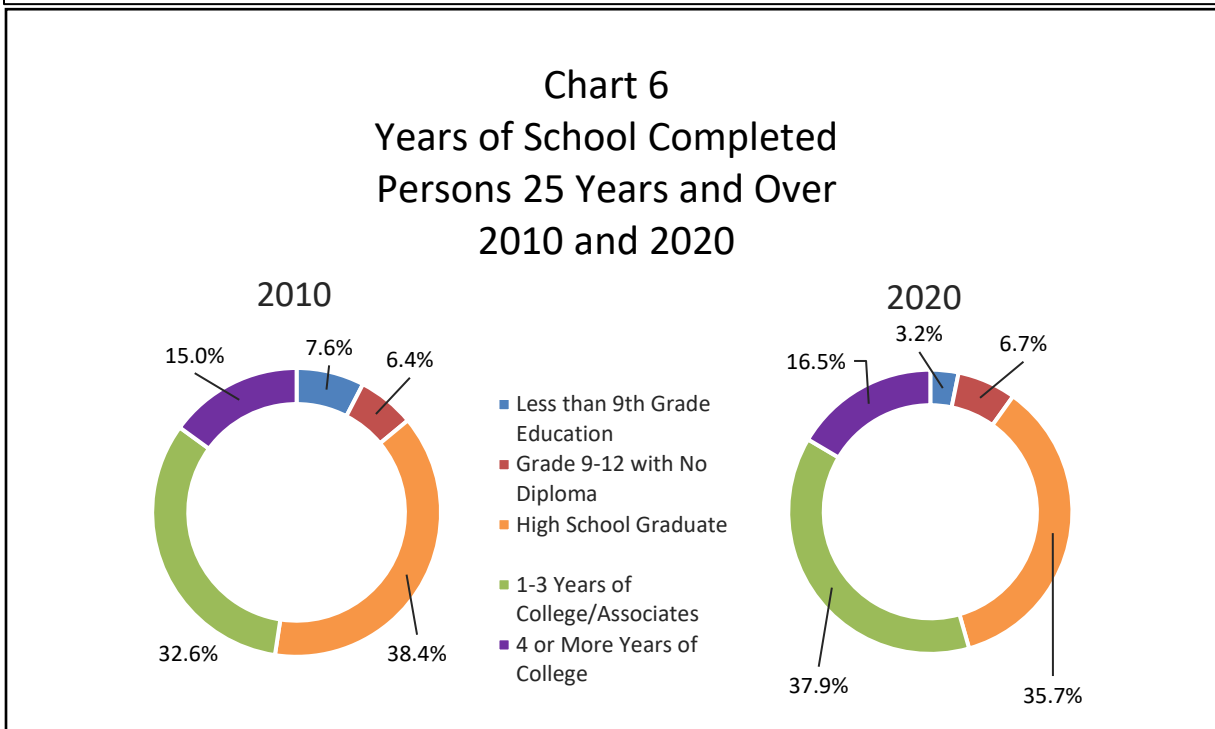
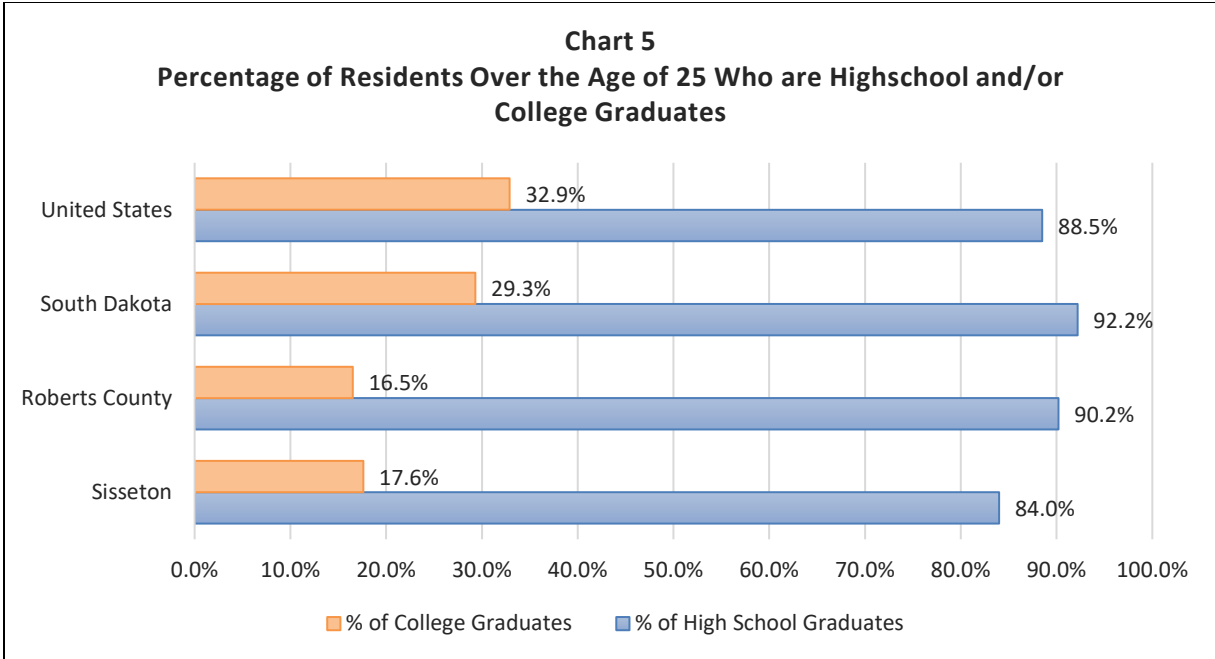
Socio-Economic Conditions

Educational Characteristics

The educational attainment of the citizens in Sisseton is an asset which cannot be overemphasized in regard to economic development. Further, high educational attainment levels are the result of sound educational systems. Information provided in Charts 4 and 5 show the educational attainment of individuals over the age of 25 in Sisseton.

Chart 5 compares the percentages of Sisseton residents over the age of twenty-five (25) who are high school or college graduates with county, state and national levels. The percentage of Sisseton's residents who have graduated from high school is lower than state, county, and national levels. Regarding collegiate graduation rates, Sisseton's percentage is lower than county, state, and national levels.

Chart 6 shows that between 2010 and 2020 the percentage of individuals over the age of 25 with four or more years of college increased by 10.0%. Additionally, cohorts with less than a high school diploma decreased by 29.3%. Although cohorts with a high school education decreased since 2010, one can reasonably assume it's due to those individuals moving to the "1-3 Years of College/Associates" and "Four or more years of college" cohorts, as both of those cohorts increased. Inference from this data would suggest that the overall educational background of the citizenry of Sisseton has improved since 2010.

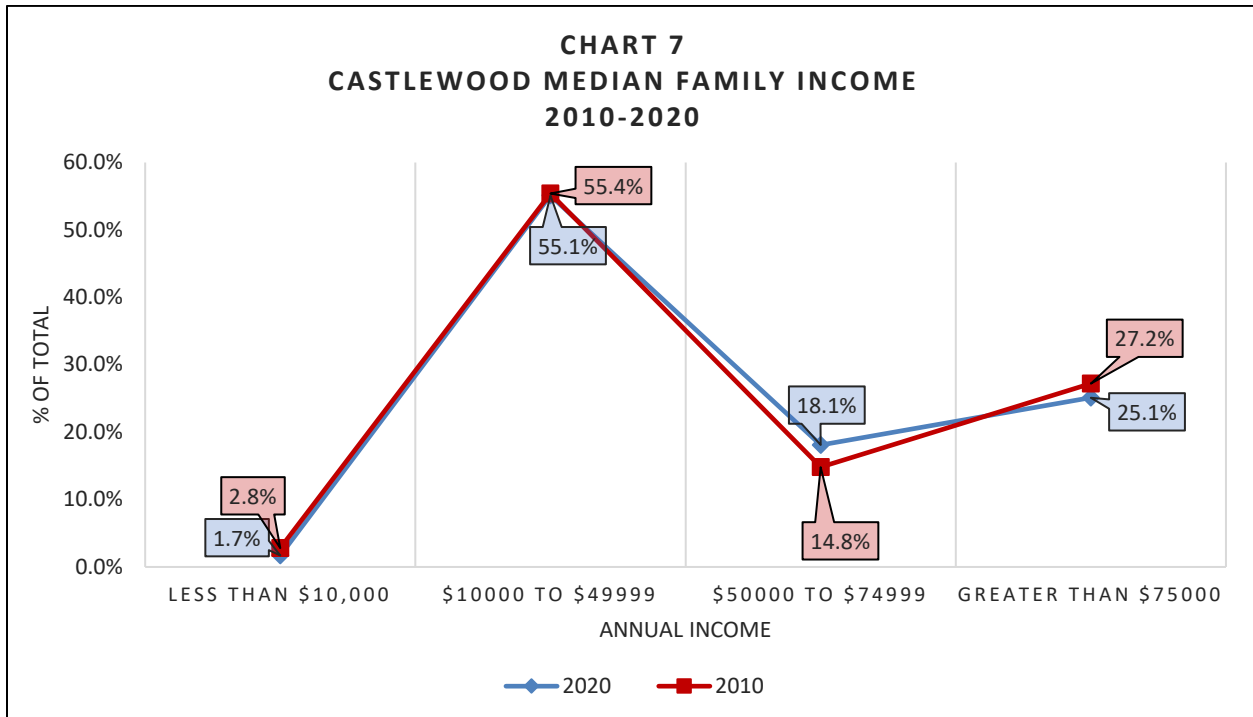


Sources for Charts 5 and 6: American Community Survey 2010, 2020.

Income

Charts 7 and 8 illustrate Sisseton’s distribution of median family household and median total household income levels. Family household income is the combined total income of all family members fifteen (15) years of age and older residing in the household. Total household income is a combination of family and non-family households. Total household income is usually less than that of family household income because many non-family households consist of a single person.

Chart 7 depicts Sisseton’s distribution of family household income levels. In 2020, the median family income in Sisseton was lower than both Roberts County and State averages (-23.5% and -41.2% respectively.) In 2020, Sisseton increased its median family household income level from 2010 by 2.3% to \$45278. This improvement can be seen in the distribution shifts of family income levels from \$50,000-\$74,999. Compared to 2010, there were 2.4% more family households with a combined income of less than \$50,000 than in 2020.



Sources for Charts 7 and 8: American Community Survey 2010, 2020.

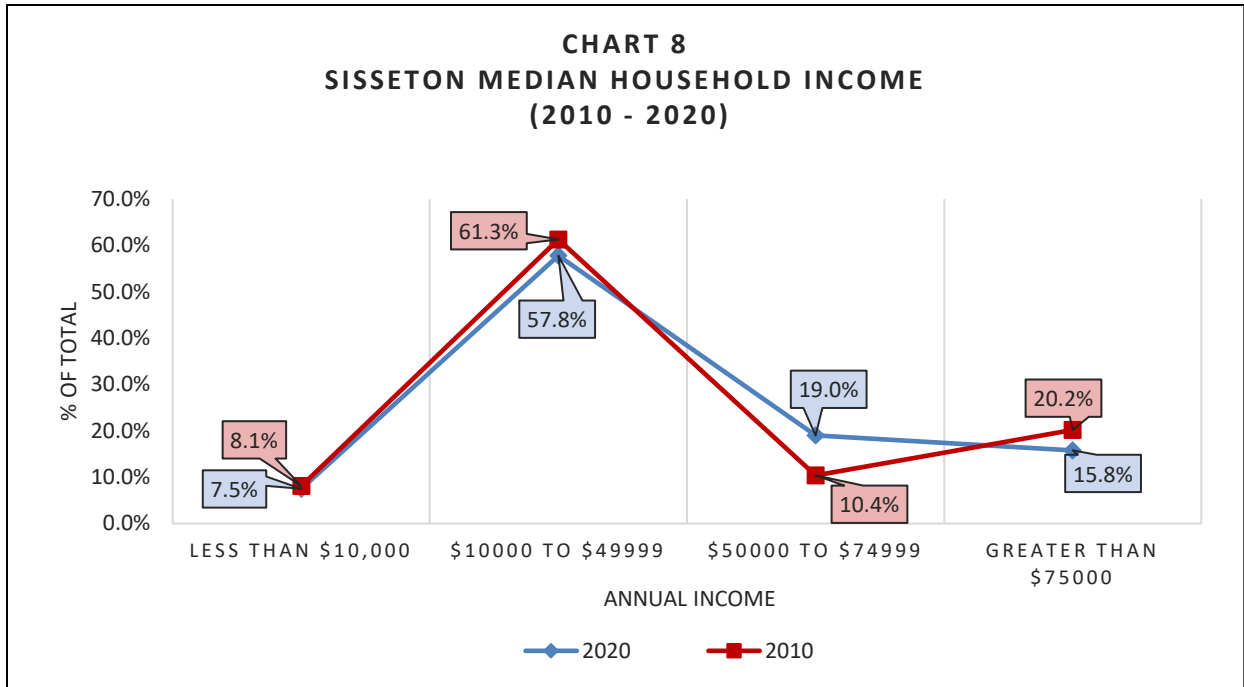
Family Household Median Income

**TABLE 6
FAMILY HOUSEHOLD MEDIAN INCOME 2010 AND 2020**

	2010	2020	% Change
SISSETON	44,271	45,278	2.3%
ROBERTS COUNTY	37,708	59,171	56.9%
SOUTH DAKOTA	58,958	77,042	30.7%

Sources: American Community Survey 2010, 2020.

As stated before, total household income is usually less than that of family household income due to the incidence of households comprising a single individual. This is true for Sisseton. Chart 8 shows Sisseton’s distribution of total household income levels. In 2020, the median household income in Sisseton was lower than county and State averages (-24.3% and -35.7% respectively). In 2020, Sisseton increased its median total household income level from 2010 by 32.3% to \$38,516. This improvement can be seen in the distribution shifts of income level \$50,000-\$74,999 (Chart 7). Compared to 2010, there were 5.9% more households with a combined income of less than \$50,000 than in 2020.



Sources for Charts 6 and 7: American Community Survey 2010, 2020.

Total Household Median Income

**TABLE 7
TOTAL HOUSEHOLD MEDIAN INCOME 2010 AND 2020**

	2010	2020	% Change
SISSETON	29,120	38,516	32.3%
ROBERTS COUNTY	37,708	50,877	34.9%
SOUTH DAKOTA	46,369	59,896	29.2%

Sources: US Bureau of the Census, Census of Population 2000, and American Community Survey 2017.

Employment

A decrease in the unemployment rate combined with the growth in the existing labor force and the participation therein and increases in total household and family household incomes are positive economic indicators that show Sisseton's solid economic base.

A basic element of any economy is its existing labor force. According to estimates by the 2020 American Community Survey, Sisseton had a labor force of 1,317 persons (Table 6). Between 2010 and 2020, the number of employed individuals in the actual labor force increased by 17.9%. The number of unemployed Sisseton residents in 2020 also decreased from a level of 6.2% in 2020 to 5.8%. Sisseton's participation rate combined with the growth of the labor force are positive signs that can be attributed to Sisseton's continuing efforts in various areas of economic development.

**TABLE 8
ROBERTS COUNTY LABOR FORCE - 2010 & 2020**

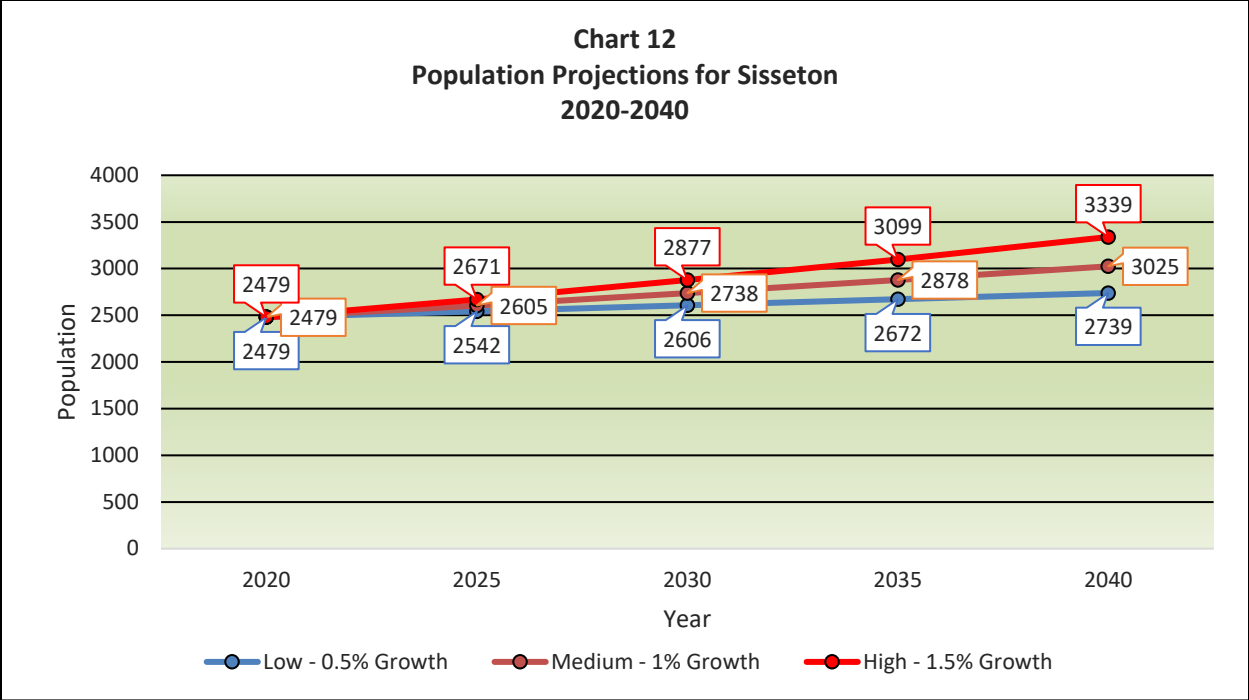
	<i>2010</i>	<i>2020</i>	<i>% CHANGE</i>
IN LABOR FORCE	1,117	1,317	+17.9%
EMPLOYED	1,048	1,240	+18.3%
UNEMPLOYED	69	77	+11.6%
UNEMPLOYMENT %	6.2%	5.8%	-5.4%

Sources for Table 8: American Community Survey 2010, 2020.

PROJECTIONS

Presently it could be assumed that the trends of growth in the number of the elderly, people living longer, individuals marrying and starting their families at a later age, and having fewer children per family, more females entering the workforce, the increasing number of families headed by a single parent, and the possible equilibrium in the in/out-migration pattern of individuals 20 to 34 years old will continue to have an impact on Sisseton's potential for future growth and thus should be noted. Although the face of Sisseton's population may have a different look in 2040 than in 2020, Sisseton should still continue to experience population growth.

The previously addressed demographic and socio-economic statistics combined with the above trends provide insight into what has happened in the past. Chart 12 exhibits population projections for Sisseton. The population projections were based on regression analysis. Sisseton's low, medium, and high growth calculations were based upon projections of annual expansion levels of 0.5%, 1% and 1.5% respectively. It is important to take into consideration that these projections were based upon analysis of U.S. Census data, which covered a time span of 50 years. Using the low projection of 0.5% per year, Sisseton could experience a population increase of roughly 13 individuals per year (resulting in a population of approximately 2,606 by the year 2030). This projection is consistent with housing and economic development of recent years.



Sources: US Census Bureau, Census of the Population 2020.

DEVELOPMENT ELEMENTS

Development elements are those base requirements necessary for sustainable development to occur. For the purpose of this Plan, development elements include basic infrastructure requirements such as water, sanitary sewer, storm water sewer, electricity, natural gas, and transportation systems.

Water

The City of Sisseton obtains its water from a well field east and south of the community. The water is treated at the Sisseton water treatment plant located on the east end of Walnut Street. A one million gallon above-ground tank located near the treatment plant and a 350,000 gallon tower located on Cherry Street west of 5th Avenue West provide water storage for the City. The capacity of the two storage facilities is adequate for providing the average water demand for the city.

The water distribution system in the City consists of an assortment of water lines ranging in size from two to twelve inches. The majority of the system is comprised of six-inch mains. The lines are cast iron and PVC, with nearly ninety percent of the system being PVC. The City also provides water to several Tribal properties outside of the corporate limits of the City. The City does not maintain the lines which serve the Tribal properties.

Recommendations

- The City will need to continue monitoring its existing distribution lines and storage facilities to insure adequate delivery to the residents of the community. Examples of recommended improvements to the water distribution system may include:
 - Replacing water mains in poor condition;
 - Replacing water mains that were undersized;
 - Looping together areas of the water distribution system with larger water mains;
 - Installing feeder mains; and
 - Color coding fire hydrants to identify each hydrants flow capacity.
- Regarding future development, water mains will need to be extended prior to any development outside of the presently established areas of the community.
- It is recommended that the City update its capital improvement plan for water improvements especially in regard to replacing cast iron mains, valves and future looping projects.
- As to expansion of future water main lines, it is important to state that the City believes that future developers should pay for water improvements within a new subdivision.
- The Water Facilities Map (see appendix) provides information on the existing water system.

The city is fortunate to have an excellent water supply, storage and delivery system. With recommended improvements the supply and distribution of water for the City of Sisseton appears to be adequate for the near, and intermediate future.

Sanitary Sewer System

The existing sanitary sewer collection and treatment system serves domestic users. The system utilizes an assortment of lines ranging in size from six to fifteen inch clay (ninety percent) and PVC collection lines to transport wastewater by gravity flow and force main. It should also be noted that as part of the collection system, the City utilizes a lift station located at the wastewater treatment facility.

Sisseton's existing wastewater treatment facility, located approximately one-half mile north of the airport consists of three ponds and an artificial wetland system. The treated water is transported by force main to the artificial wetland system located four miles north of the treatment ponds. There appears to be sufficient capacity to accommodate the population projections contained within this comprehensive land use plan.

Generally, the city's collection lines and treatment facility seem to be adequate. However, there is potential for the capacity of the system to be limited today and in the future due to the incidence of inflow and infiltration into the city's collection lines. This is primarily due to the age and effectiveness of the clay lines.

Recommendations

- The City should monitor the condition (by telescoping) and effectiveness of the lines in a timely fashion. This would assist the city in annual maintenance and preparations for future replacement of lines.
- It is recommended that the city update its capital improvement plan for sanitary sewer improvements especially in regard to replacing clay mains as necessary.
- Regarding future development, sanitary sewer collection mains will need to be extended prior to any development outside of the presently established areas of the community.
- It is important to state that the City believes that future developers should pay for sewer improvements within a new subdivision.
- It is also recommended that the city promote development of areas, which would not need to be serviced with a lift station.

With the implementation of the above recommendations and adequate maintenance and replacement of lines which experience infiltration problems, and any future treatment facility improvements the city should be able to accommodate the wastewater collection and treatment need of its citizenry and industry for the near, intermediate and long-term future.

The Sanitary Sewer Facilities Map (see appendix) provides information on the existing sanitary sewer system.

Stormwater Drainage

As Sisseton continues to expand and become more urban, the importance of storm water drainage comes to the forefront in the planning process. This is because with urbanization comes an increase in the amount of impervious surfaces which have a direct impact upon the amount and intensity of storm water runoff.

Floodplains cut through the central corridor of Sisseton from north to south; and through town along SD HWY 10. Although specific base-elevation data is not available in many of these areas, these areas have experienced catastrophic inundation within recent years.

Presently, the city utilizes storm sewer pipe, streets, ditches, and other natural drainageways for storm water drainage. To maximize the effectiveness and efficiency of natural floodplains and drainageways, protective-zoning ordinances should be developed, continuously reviewed, and updated. Establishment, maintenance, and enforcement of these criteria are necessary for efficient storm water drainage control.

Recommendations

- It is recommended that as more specific flood data becomes available, the city should develop and stringently follow flood plain regulations within the zoning ordinance. Development should be discouraged within these areas. If development is to occur in the identified flood plain, there should be flood-proofing techniques incorporated into the design of the structure and development as a whole.

- It is recommended that development not be encouraged in areas that experience inundation.
- As stated previously in the Public Utility and Human Service Goal and Objectives, the city is encouraged to employ an area wide approach in planning utility and drainage systems which utilize and preserve natural drainage systems.
- If detention ponds are to be utilized to reduce flooding, multiple use planning of this area should be taken under consideration. Possible uses range from public parks to biking and walking paths. Natural depressions are the most common sites for detention ponds. The design of detention ponds must consider the environmental characteristics and the appearance of the natural drainageways.

Transportation

A well-conceived transportation system is one of the most important features of a comprehensive land use plan. The transportation plan attempts to program road and street use to prevent congestion and unsafe street design. Through long-term planning of designated street types, new developments can be coordinated and potential problems minimized.

Street Classification and Design Standards

City streets support diverse volumes of traffic. Thus, before a transportation plan can be implemented, the determination and development of the City's existing street system according to classification, must be undertaken. The development of these classifications will be specifically related to the function the street is expected to perform. Developmental expectations are dependent upon the varying amount and type of street traffic.

The following generally recognized hierarchy of street classifications will be used to assist in the development of intermediate and long-range transportation needs. Further, the Major Street Plan Map (See Appendix) shows the designation of streets by their respective classification.

Arterial Streets - serve as primary circulation routes. These streets generally carry the majority of traffic volume within the City. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions outside, and sub-regions within the City with a minimum of impediments. Since arterial streets serve for traffic movement between regions and sub-regions, all direct access to abutting property should be restricted. Further, parallel service roads should be added, where appropriate, to maintain traffic carrying capabilities of the thoroughfare. South Dakota Highway 10 and 127 are considered arterial streets.

Collector Streets - form an intermediate category between arterial and local streets. Collectors serve as a link between arterial and local streets by "collecting" traffic from local streets and transferring it to arterial streets. Establishing and properly maintaining collector routes may avoid unwanted and unnecessary traffic on residential streets. Collector streets may further be classified into major and minor collector categories. Presently, 459th Avenue, 8th Avenue East, Veterans Avenue/Coteau Boulevard, and Chestnut Street are considered collector streets.

Local Streets - primarily provide access to abutting properties and traffic within neighborhoods. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow. Most streets in Sisseton are considered local streets.

City Street System

Sisseton's street system is generally laid in a rectilinear grid system. Although there is no particular standard for right-of-way widths within the city, most have at least an eighty-foot width. Local streets with an average width of approximately 28 to 36 feet comprise most of the streets in Sisseton . The majority of the traffic through Sisseton travels South Dakota Highway 10. In addition to SD Highway 10, traffic within Sisseton utilizes 8th Avenues East and West, Chestnut Street and Veterans Avenue. Nearly all of the community streets are asphalt paved streets and in generally in good repair. Presently, the City maintains the existing streets from the General Fund. The Street Superintendent reviews the condition of existing streets on an annual basis. Improvements to the transportation system are identified and prioritized according to need and ability to complete the necessary improvements.

The Major Street Plan Map shows the designation of streets by their respective classification. It should be noted that collector and arterial designations have been made for thoroughfares outside Sisseton 's corporate limits.

Streets and roads are the most efficient when their design and construction coincide with the intended function they are to fulfill. The importance of uniform design standards for street systems cannot be over emphasized. This is because street systems are affected by hazardous road conditions and traffic volume capacity when standards are not developed and maintained. Suggested design requirements for Sisseton’s street system are provided in Table 9.

These standards are generalized and allow for some adjustment in view of local conditions and engineering feasibility at the time of construction.

TABLE 9 MINIMUM STREET/ROAD RIGHT-OF-WAY		
	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTHS CURB TO CURB
ARTERIAL STREET	100’	60’
COLLECTOR STREET	66’	38’
LOCAL STREET	60’	30’
ALLEYS	16’	16’

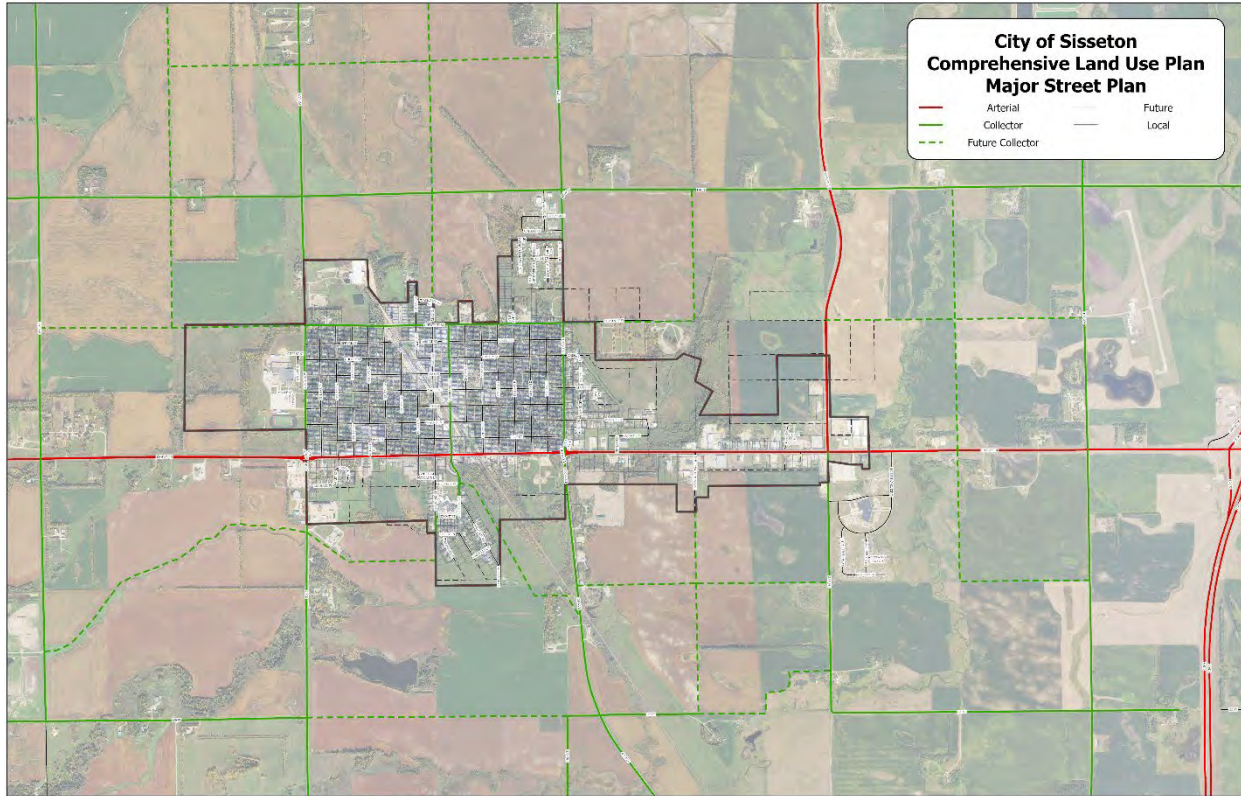
RECOMMENDATIONS

Regarding the extension of existing streets into new undeveloped areas of the community, the Planning and Zoning Commission recommends that, at a minimum, the following streets displayed as collectors be improved or extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern. Any development including

a portion of a collector street or local street recommended for extension by the Major Street Plan map shall include the street. Such street may move from the location shown on the plan, provided the Major Street Plan Map is amended prior to approval of development. The Major Street Plan Map designates where proposed streets should be extended to accommodate future development.

- Presently, the City tries to maintain the existing streets when funds are available. It is recommended that the City develop a formalized street maintenance schedule.
- The annual practice of applying a two-inch matte on selected streets should continue. It is further recommend that all streets should be placed upon a formalized street resurfacing/chip-sealing program.
- It is recommended that when sections of City streets are planned for reconstruction, the City should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- It is recommended that the City incorporate capital improvements programming practices regarding the City's street system.
- As to expansion of future streets, it is important to state that the City of Sisseton believes that future developers should pay for street improvements within a new subdivision and consideration should be given to most efficient provision of sanitary sewer throughout the community under those streets.
- The Major Street Plan Map shows the designation of streets by their respective classification. It should be noted that collector and arterial designations have been made for thoroughfare outside the community's corporate limits.

MAP 3 – MAJOR STREET PLAN MAP



Aviation

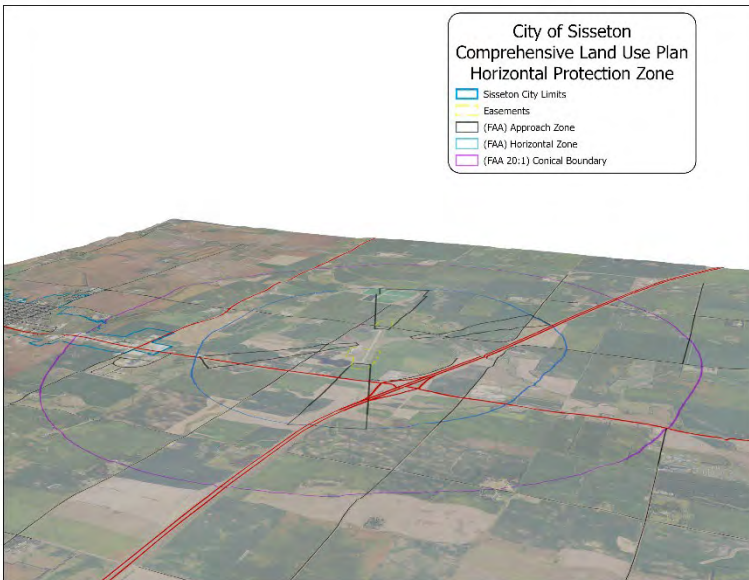
Sisseton Municipal Airport is a general airport facility located approximately 3 miles east of Sisseton classified by the South Dakota Department of Transportation as a small general aviation airport. The airport has one paved runway and one turf runway to provide essential services to local and transient pilots. Primary traffic in and out of the airport is for agricultural services. The City of Sisseton is the sponsor of this airport, which lists an official elevation of 1,162.2 feet above mean sea level.

Height and use limitations should follow recommendations of the Federal Aeronautics Administration for identified areas surrounding the airport which require varying levels of protection from encroachment. The K8D3 Map, prepared by South Dakota Department of Transportation identifies the FAA Part 77 Approach, Horizontal, and Conical Zones for the Sisseton Airport, as of 2019. Approach Surface is a surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end. The horizontal surface is a horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of a specified radii from the center of each end of the primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The conical surface is a

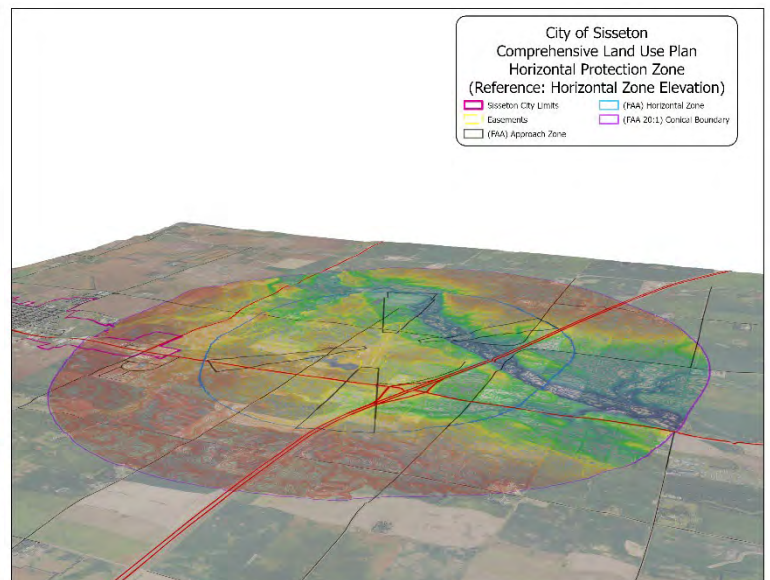
surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

Map 4 displays the land three-dimensionally with the FAA Part 77 Approach (black outline), Horizontal (navy blue outline), and Conical Surfaces (purple outline for exterior boundary) overlaid upon it. Map 5 adds a heat map by contour to the previous map. The contours displayed indicate the difference in surface elevation and the elevation of the FAA Part 77 Horizontal Surface if extended to the outermost extent of the Conical Surface. The elevation between the outermost extent of the conical surface and the runways varies from 200 feet below the horizontal surface (in navy blue), to 75 feet below the horizontal surface (in red).

MAP 4



MAP 5



RECOMMENDATIONS

- To the extent reasonable, the city and county should adopt restrictions on the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.
- Any change in land use that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended is prohibited.

Rail

Sisseton is served by the Twin City Railroad. The city sits at the end of the 37-mile spur which connects Sisseton to the Burlington Northern and Santa Fe Railroad at Milbank. The railroad presents development advantages, especially for industrial development. However, the railroad also presents development challenges with limitations on railroad crossings, compatibility of uses adjacent to the railroad, and compatibility of those uses which could best utilize the railroad.

EXISTING LAND USE

Where and how a community will develop is influenced by the usage of the community's existing land resources. In order for a future land use plan to properly develop, an understanding of the existing types of land use within the community is necessary. Staff from the First District conducted a land use inventory within the study area. Existing land development was categorized into one of five primary land use classifications. They include residential (single-family, multiple-family, or manufactured housing), commercial, industrial, public/quasi-public, storage, and open space/agriculture. The Existing Land Use Map provides the land area presently developed and being used within each classification.

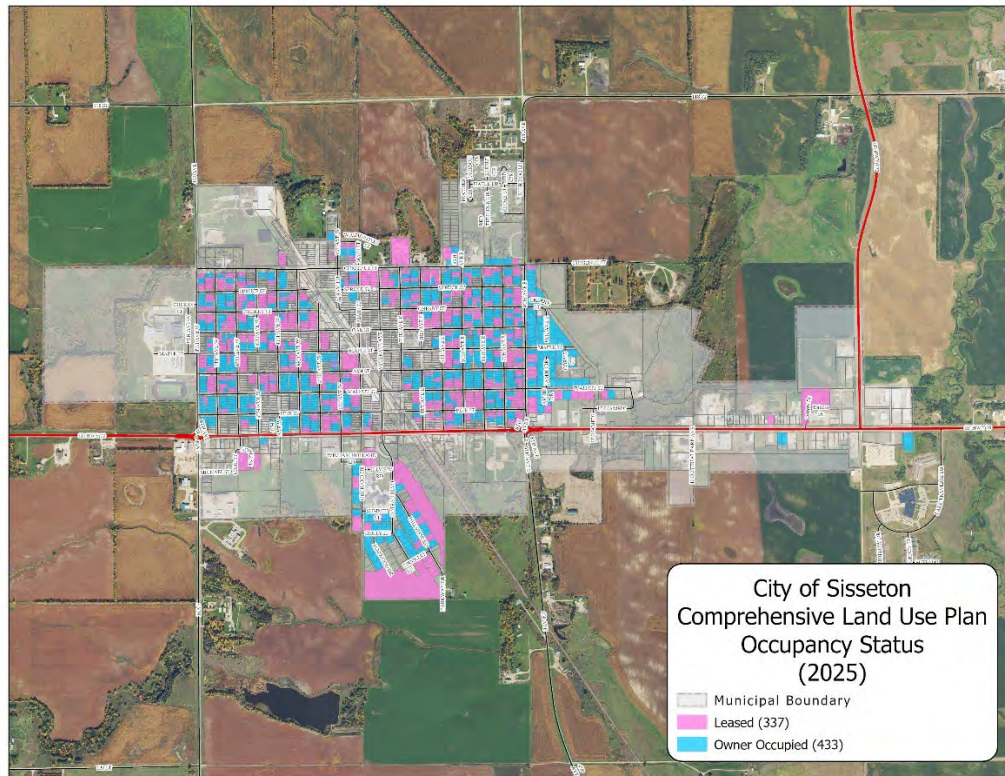
Sisseton's corporate limits consist of most of Section 28, Township 126 North, Range 51 West; and a portion of Section 29, Township 126 North, Range 51 West in the southeast quarter; much of the north half of Section 33, Township 126 North, Range 51 West; a portion of the north half of Section 34, Township 126 North, Range 51 West; much of the south half of Section 27, Township 126 North, Range 51 West; and small portions of Sections Section 26 and 35, Township 126 North, Range 51 West. Most existing development is located in the South Half Section 28, the North Half of the North Half of Section 33, and the Southwest Quarter of Section 27. The corporate limits of Sisseton include remarkably little agricultural or undeveloped land. Most undeveloped land within city limits is constrained from development due to efficiency of cost in expanding infrastructure to those areas with the exception of a portion in the Southwest Quarter of the of the Northeast Quarter of Section 33.

Residential

Residential land use consists of three residential subcategories (single-family, multiple-family, and manufactured home). Residential development is the largest category of existing land use within the City (approximately 215 acres). The residential land use area consists primarily of single-family homes organized into neighborhoods. Public and quasi-public facilities such as parks, schools, and churches may be found within these neighborhoods. Residential land usage is further characterized by the minimal amount of traffic circulation in the neighborhood. In addition to single family homes, seventeen properties used for multiple family units, and fourteen properties with manufactured homes on them dispersed throughout the community.

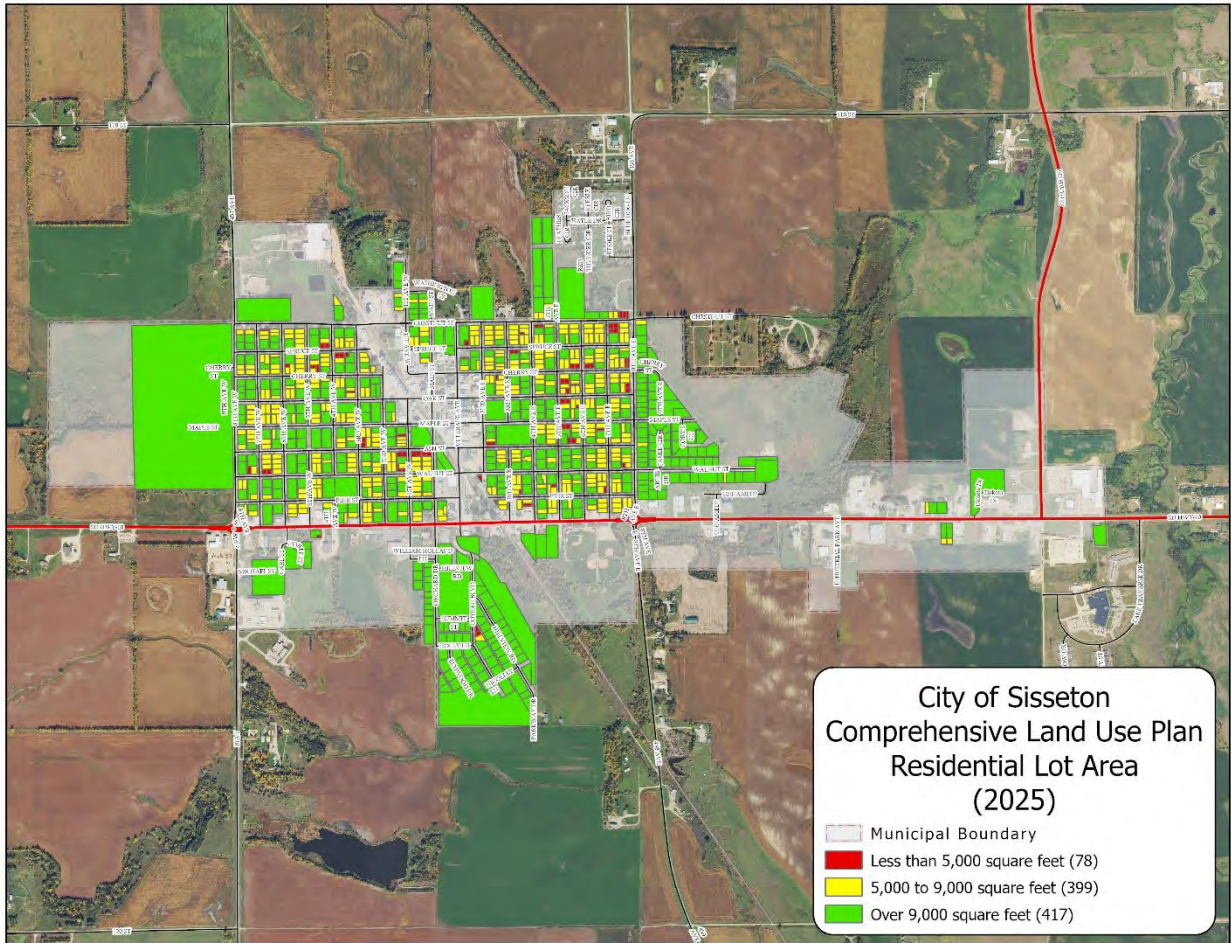
Map 6 displays the distribution of owner vs tenant occupied properties within Sisseton. While this map reinforces the distribution of multi-family residential use, it also displays dispersion of tenant occupied housing. Overall, 433 residentially used properties are classified as occupied by their owners. Conversely, 44% of properties are occupied by tenants. Owner occupied housing is more concentrated in the southern and eastern portion of the City. The map displays higher concentrations of tenant occupied housing in the northeast portion of Sisseton.

MAP 6 – OCCUPANCY STATUS MAP (2025)



Map 7 explores the density of residential development in terms of lot size. This displays which lots meet varying levels of minimum density requirements outlined within current zoning regulations. Most of the smallest residentially used lots are in the first three blocks west of 8th Avenue East. Others are scattered on the west side of the railroad tracks, with most located within a block of Ash Street. Minimum lot areas, densities, and land uses have largely been accounted for in the current regulation of land uses.

MAP 7 – RESIDENTIAL LOT AREA MAP (2025)



Commercial

Sisseton has a commercial land use pattern oriented to the primary modes of transportation at the time of development. A central strip of commercial development is located in close proximity to the railroad slicing through the center of the city at an angle. Most commercial development in this area is located between 2nd Avenue East and the railroad. The community also developed a “commercial strip” adjacent to South Dakota Highway 10. Businesses catering to highway travelers and residents of the surrounding area are more common in strip development.

Industrial

Currently there are industrial areas scattered in the community. Most industrial uses are oriented to the agricultural industry (grain elevator and feedlot); the other most common industrial uses include warehousing, and commercial contractors and associated services.

Public/Quasi-Public

The public/quasi-public land use classification consists of facilities provided by public and quasi-public agencies. Sisseton's public/quasi-public areas consist of a fire hall, city offices, public school, post office, churches, ballfields, swimming pool, parks, and churches. Though considered private industry, the new healthcare facility constructed just east of city limits serves a broad population in the region, including many residents of the City.

Open Space/Agriculture

There are large sections of land within the corporate limits that are either vacant open spaces or are still in some form of agriculture use.

Existing Land Use Analysis

Comparing the number of acres presently developed (approximately 493 acres including right-of-way) with the estimated urban population (2,479) indicates that approximately 20 acres of land are required to support every 100 persons within the study area (Table 5). This ratio is over fifty percent less to that found in other smaller communities in South Dakota comparable in size and character to the City of Sisseton (32-35 acres per 100 persons).

**TABLE 10
CITY OF SISSETON
EXISTING LAND USE SUMMARY**

	Number of Parcels	Percent of Parcels	Total Area (Acres)	Percent of Developed Area (Less Right-of-Way)	Percent of Total Developed Area
<i>Single Family Residential</i>	750	71.84%	190.74	43.23%	38.70%
<i>Manufactured Homes/ Manufactured Home Park</i>	14	1.34%	12.09	2.74%	2.45%
<i>Multiple Family</i>	17	1.63%	12.18	2.76%	2.47%
Residential	781	74.81%	215.01	48.73%	43.63%
Commercial	142	13.60%	73.03	16.55%	14.82%
Industrial	50	4.79%	47.24	10.71%	9.59%
Public/Quasi-Public	71	6.80%	105.94	24.01%	21.50%
TOTAL DEVELOPED AREA	1,044	N/A	441.22	N/A	
<i>Right-of-way</i>	N/A		51.60	N/A	10.47%
Total Area	N/A		492.82	N/A	

Source: City of Sisseton land use inventory, January 2020.

FUTURE LAND USE

To accommodate growth, the future land use plan will address both the fringe and established developed areas of the community. It is unlikely that much of the established developed areas of the City will experience major changes during the planning period. However, redevelopment efforts that improve upon the existing land uses in the older, established areas of the City are encouraged. These efforts may come in the form of rehabilitating existing structures through modernization or from the demolition, removal, and replacement of obsolete structures. It should be stressed that all redevelopment efforts within established areas of the community comply with existing adjacent land uses and/or recommendations of the Planning and Zoning Commission. Since large scale redevelopment efforts are not expected, many recommendations of the future land use plan will primarily concentrate on the infill areas within the primary development area of the City and those suitable areas adjacent to existing development.

In selecting potential sites for future development, goals and objectives relating to general land use, residential land use, transportation and public utilities were considered. Locational factors used in determining these sites considered issues of compatible adjacent land uses, traffic access and safety, and public utilities topics such as topography and drainage, existing infrastructure and cost efficiency.

Sisseton's future land use development is classified into five future land use categories. These include future residential, future mixed use, future commercial, future industrial, and future open space/agricultural. The Future Land Use Map identifies areas within and outside the community for future development of each land use classification. Table 11 contains land use location and design criteria for land use types which form the basis of future growth of Sisseton. The four land use categories for projecting future land area requirements as shown in Table 11 encompass the full range of land use activities found in the urban area.

**TABLE 11
LAND USE LOCATION AND DESIGN CRITERIA**

<p align="center"><u>Residential</u></p>	<p>Low density (3 to 6 units/acre)</p> <ul style="list-style-type: none"> • Access to local street system—avoid direct access to arterial streets • Convenient to neighborhood school, park, and commercial services • Avoid environmentally sensitive areas such as wetlands and drainageways* <p>Medium density (6 to 16 units/acre)</p> <ul style="list-style-type: none"> • Access to collector street system • Well-designed transition to adjacent land uses • Provision of usable open space based on project size • Transition between low-density neighborhood and collector/arterial streets • Adjacent to neighborhood commercial center <p>High density (16 to 40 units/acre)</p> <ul style="list-style-type: none"> • Adjacent to collector or arterial street system • Well-designed transition to adjacent land use • Provision of usable open space based on project size
<p align="center"><u>Commercial</u></p>	<p>Highway oriented</p> <ul style="list-style-type: none"> • Adjacent to collector or arterial street/regional highways • Controlled access to arterial streets • Quality architecture and well-designed transition to adjacent uses <p>General neighborhood retail, office, and convenience services</p> <ul style="list-style-type: none"> • Convenient vehicular and pedestrian access to residential areas • Adjacent to collector/arterial street intersections • Design compatible with surrounding uses • Well-designed transition to adjacent uses • Located within residential, employment, or institutional neighborhoods <p>Central Business District (CBD)</p> <ul style="list-style-type: none"> • Pedestrian orientation • Quality urban design standards • Mixed uses including office, retail, institutional, cultural, residential, and entertainment • Consolidate off-street parking areas • Residential uses within walking distance of CBD
<p align="center"><u>Industrial</u></p>	<p>General light industrial/limited heavy industrial</p> <ul style="list-style-type: none"> • Regional highway access located close to collector/arterial streets • Rail access for industrial uses requiring it • Buffered from residential and other adjacent land uses • Industrial park setting with building design and landscape amenities • Include office, warehousing, and limited retail uses • Minimize environmental impacts on surrounding properties

*The policy of avoiding environmentally sensitive areas such as wetlands and drainageways shall apply to all of the above categories.

Residential

Similar to existing residential areas, the main goal when developing areas for future residential use is to create an area which provides a strong, cohesive environment that does not intrude upon or mix with industrial or commercial uses. To maintain the lowest public expenditures necessary for developing future residential areas, it is prudent to incorporate relevant school, street, park and general utility development plans.

Residential land use has been split into two different types in the Future Land Use Map. “Low Density Residential Development” consists primarily of large lot single family development with few other allowable uses to minimize land use conflict between residences and other uses.

“Medium Density Residential Development” includes a wide variety of residential land uses and may accommodate certain commercial (offices) and institutional uses as well as a wider variety of public/quasi-public uses. This development type is characterized by areas of existing development with smaller lot sizes than many new subdivisions, manufactured homes and manufactured home subdivisions, and multiple family development of varying densities. In addition to single family housing on smaller lots, housing types in the multiple-family use classification would include duplexes, Townhouses, condominiums and apartments. Duplexes and similar multiple units may be placed in most neighborhoods with single family residences since the overall appearance and density of the neighborhood is neither effected nor exceeded. In most cases, medium to higher density residential development (apartments, Townhouses and condominiums) is a compatible use in areas adjacent to major traffic corridors or near major centers of employment or education.

Single-Family

The single-family land use classification is designated for conventional single-family dwellings. Lot sizes may vary according to the characteristics of each area. Portions of new developments and redevelopment of existing single-family neighborhoods may reach densities of up to five (5) units per acre. However, housing densities in most of the newer residential subdivisions will generally range from 2.5 to three (3) units per acres.

Multiple-Family

The multiple-family use classification provides areas within the community for medium to high-density neighborhoods (six to forty units per acre). Housing types in the multiple-family use classification would include duplexes, town houses, condominiums and apartments. Duplexes and similar multiple-family units may be placed in most neighborhoods with single-family residences as long as the overall appearance and density of the neighborhood is neither affected nor exceeded. In most cases medium to higher density residential development (apartment, town houses and condominiums) is a compatible use in areas adjacent to major traffic corridors or near major centers of employment or education.

Besides the locational factors pertaining to single-family developments, multiple-family land use developments will need adequately sized lots to provide necessary space for on-site parking which may vary depending upon the request.

Manufactured Housing

Manufactured housing developments should have requirements similar to other single-family neighborhoods. The principal distinction is that the density of the manufactured home development is usually greater than typical single-family neighborhoods. The City will continue to utilize minimum standards for manufactured homes intended to ensure the quality housing stock does not exclude manufactured homes.

RESIDENTIAL RECOMMENDATIONS:

Based upon the previously mentioned locational factors and land use planning policies, it is expected that the following areas be recommended sites suitable for residential land use development within and along the fringes of the corporate limits.

- Presently the City of Sisseton holds existing water and sanitary sewer capacity to accommodate infill residential development. Presently, there are approximately 29 buildable lots with access to water and sanitary sewer, which could be used, for residential development. Those 29 lots include a total of 136 acres (some of which would require extensions of existing services to serve the entire property if further subdivided.) The previously mentioned lots will provide an adequate supply of development land throughout the short and intermediate planning period for residential purposes. Also, there are platted lots, which could be developed after either water or sanitary sewer extensions are constructed. If the need becomes apparent, the Planning and Zoning Commission has identified several other areas for future residential development.
- Since many of the areas listed above are currently in an open space/ag land status, the acquisition of right-of-way and the construction of streets, water and sanitary sewer services will need to be completed prior to future development.
- The future land use map provides for areas for general residential development. Type I, Type II, manufactured home parks/subdivisions, agricultural estates, and multiple family projects may be appropriate in various identified future residential land use areas. However, those types of developments will be handled on a case-by-case basis.
- It is the City of Sisseton's intention to protect residential land uses from industrial and commercial uses in future development. However certain areas are residentially used near public or industrial uses which afford the ability for similar uses to be operated by residents in these areas. Residentially used properties adjacent to industrial or publicly operated properties along Chestnut Street and in specific locations on Walnut Street and South Dakota Highway 10 should retain the ability to operate industrial or commercial uses out of accessory structures in a similar manner to neighboring commercial, industrial, or publicly operated uses by the use of an overlay district in and near the area identified in Map __ “Unique Planning Areas.”

Commercial and Industrial

Locational factors to consider when planning for commercial and industrial land use development include compatible adjacent land uses, existing infrastructure, topography/drainage, traffic (congestion, access, parking, safety), and in addition - type of commercial/industrial activity.

A well-conceived land use policy should consider the development of land use areas designated for various types of industrial usage. Today's commercial and industrial ventures need areas which will afford opportunities for expansion and the provision of quality municipal services.

COMMERCIAL AND INDUSTRIAL RECOMMENDATIONS:

These factors were applied to areas within the community. Based upon the above criteria the following areas were selected as sites which could possibly be designated for future commercial and/or industrial land use development.

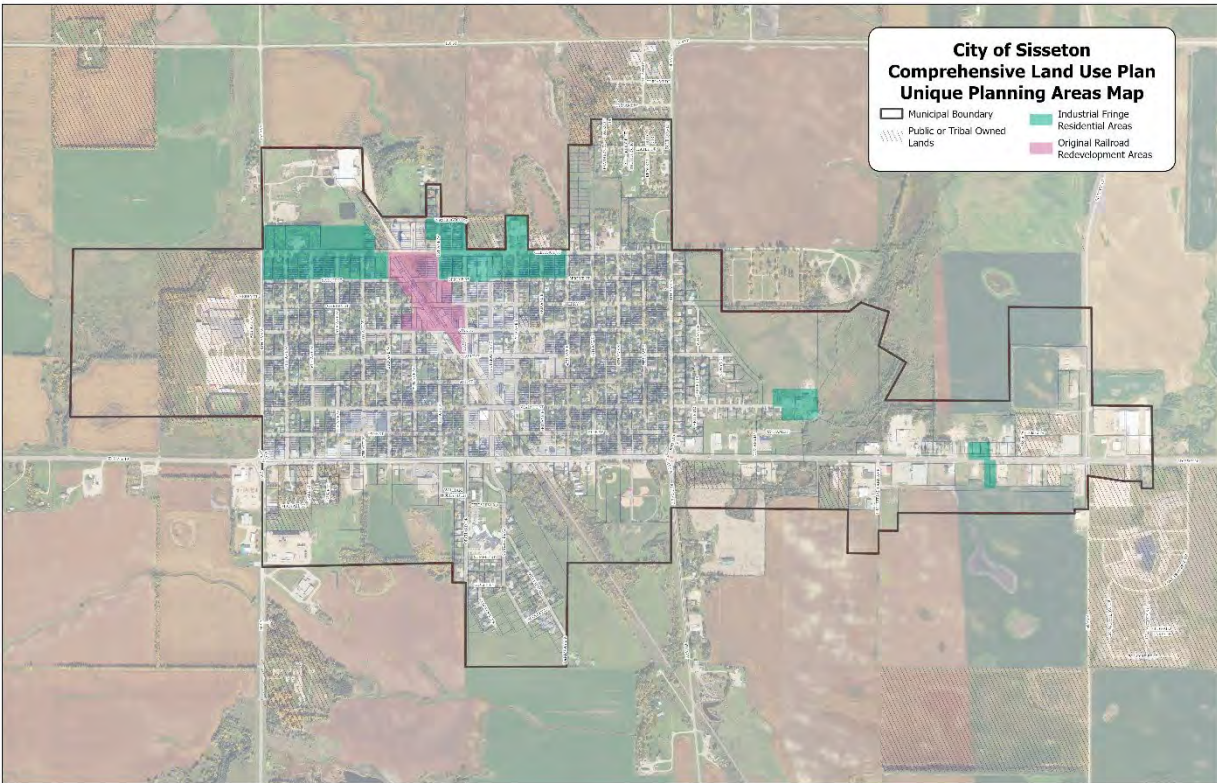
- It is the City of Sisseton's intention to protect the original business district of the City from encroaching residential uses. However, the original development pattern of the community allowed for mixing of residential uses with certain commercial and industrial uses near the railroad. That original mix of uses with minimal requirements for open space should be preserved by the use of an overlay district in and near the area identified in Map ___ "Unique Planning Areas."
- Certain areas have been identified within close proximity to established institutional uses (such as schools, churches, and other public/quasi-public uses which generate traffic volumes higher than expected in residential areas) which may accommodate commercial uses operated within offices (such as medical and rehabilitation clinics, exercise facilities, financial institutions, etc.)
- Regarding areas for future industrial development, the City recommends that the following areas be reserved for future expansion of industrial uses:
 - The area south of South Dakota Highway 10, between 8th Avenue South and Industrial Park Avenue.
 - The area extending north of South Dakota Highway 10, along South Dakota Highway 127.
 - The area north of Chestnut Street, near its intersection with the railroad right-of-way.
- The City Planning and Zoning Commission further recommends that the following occur when developing commercial and industrial sites:
 - Prior to construction, each development project should be subject to a specific site design, review and approval process. This should ensure that the development will have an attractive and uniform architectural design. The arrangement of the on-site buildings should provide for efficient and viable long-term usage. Further, disruption to on-site circulation or adjacent land use should be discouraged by appropriately locating and designing the development's service areas.
 - Vehicular access to highway commercial and industrial areas should be sufficiently set back from intersecting streets with appropriate sight distance maintained at all entry points. Also, to enhance vehicular traffic flow on adjacent streets, strict controls affecting the number and location of accesses to the highway commercial and industrial areas should be established.

Mixed-Use

Areas are identified in the Future Land Use Map as "Mixed-use Commercial/Industrial" or "Mixed use Medium Density Residential/Commercial." In the case of mixed commercial and industrial uses, certain site planning considerations should be considered to allow the mixing of these uses. It is expected some uses in each category may fit in either Commercial or Industrial Districts, and that any area near an identified commercial, industrial, or mixed-use development may expand to neighboring property. In the case of mixed commercial and medium density residential uses, again, certain uses may overlap between high density residential zoning districts and commercial districts, however it should be expected that commercial uses operated in close proximity to

residential uses will require detailed site plan review and additional screening or other considerations to allow the uses to occur in harmony with each other.

MAP 8 – UNIQUE PLANNING AREAS MAP



Public/Quasi-Public/Institutional

Public and quasi-public areas are intended to contain uses related to general community services, such as parks, fire stations, elementary/secondary and post-secondary schools, community centers, hospitals, municipal centers, police stations, water and sewage treatment facilities, and municipal maintenance yards. Various factors outside of demographics of the City of Sisseton influence needs for these uses since Sisseton serves as a civic and healthcare hub for the region. Undeveloped land under control of the Sisseton-Wahpeton Oyate (SWO) is included in this future land use category. These lands are also identified as “unique planning areas.” The provision of certain services to tribal operated property will need to be a consideration of future development. It is imperative to work with SWO, school districts, and other governmental or quasi-governmental entities to plan for future expansions to accommodate their growth.

As the number of residents reaching retirement age increases, it is expected that the need for institutional living or a combination of multiple family and institutional living will also increase. Future public and quasi-public uses such as schools, churches, and parks and recreational facilities, although not shown specifically on the future land use maps, are generally allowed in residential areas subject to City review and approval.

Open Space

Open space is a desired amenity of the urban environment. Circumstances and conditions under which open space areas should be set aside relate largely to a community's commitment for improving the visual appearance of the City. As a minimum, wetlands, floodway and land areas with 20 percent grade or greater should be protected from extensive urban development, if possible. In addition, there are other areas within and around the community that have a scenic value that enhances the quality of life. These areas should be identified and protected whenever possible. Further, roadway and utility improvements, as well as buildings and signage should be controlled so that they are sensitive to adjacent scenic areas. With appropriate planning and coordination of adjacent development projects, a system of interconnected belts of permanent open space can be created to provide a haven for wildlife, enhance community views and vistas or simply provide a pleasant contrast to the urban scene.

Agricultural

Land areas not expected to be developed within the ten-year planning period have been designated as agricultural in the future land use plan. No attempt has been made to project which, if any, of these areas should be permanently maintained for agricultural purposes. The implementation of this plan through zoning and subdivision regulations will help minimize the disturbance of agricultural land and promote a smooth transition to another use.

AGRICULTURAL/OPEN SPACE RECOMMENDATIONS

- Multi-lot subdivisions should be limited in the rural area. To achieve this policy objective, the Comprehensive Land Use Plan proposes that agricultural zoning be maintained on all rural land, presently not developed, within the City and area of planning jurisdiction.
- The planned orderly development, settlement, and expansion of land areas should be coordinated through accurate ordinances and regulations. The community is formulating a zoning ordinance and subdivision regulations to effectively coordinate and control development.
 - Protect uses which require open space and/or are of an agricultural nature by establishing a restricted use zoning district for lands not yet adequately served for future development, rather than utilizing an agricultural zoning designation.

LAND USE CONSUMPTION AND PROJECTIONS

Table 12 shows the proportionate amount of new urban development that will be required for each of the basic land use categories (i.e. residential, commercial, industrial, and public/quasi-public) in five-year increments for the next fifteen years.

Assuming a similar ratio of urban development to population over the duration of the planning period, approximately 52 acres of additional land development will be required to serve a population of 2,739 (0.5% annual growth projection).

Based on current development patterns in the Sisseton urban area approximately 10.5 percent of the total developed area is devoted to streets and public rights-of-way. All estimates by total land anticipated for development needs are based upon current consumption rates by land use type and right-of-way. It should be noted that the total area dedicated to the sanitary sewer ponds and golf course were not included in the estimate for total public/quasi-public current development or development projections. Further, these projections are only estimates and therefore are to be used only as a guide. It is very possible that there may be a need for additional acres in any of the designated land uses.

**TABLE 12
LAND USE CONSUMPTION PROJECTIONS FOR SISSETON**

LAND USE	ACRES/100 POPULATION	BASE YEAR 2020	2025	2030	2035	2040	TOTAL
TOTAL AREA POPULATION		2,479	2,542	2,606	2,672	2,739	-----
POPULATION INCREASE		-----	63	64	66	67	260
REQUIRED TOTAL LAND (ACRES)		492.82	505.34	518.07	531.19	544.51	-----
LAND AREA INCREASE (ACRES)		-----	12.52	12.72	13.12	13.32	51.69
RESIDENTIAL (ACRES)	8.67	215.01	5.46	5.55	5.72	5.81	22.55
COMMERCIAL (ACRES)	2.95	73.03	1.86	1.89	1.94	1.97	7.66
INDUSTRIAL (ACRES)	1.91	47.24	1.20	1.22	1.26	1.28	4.95
PUBLIC/QUASI-PUBLIC (ACRES)	4.27	105.94	2.69	2.74	2.82	2.86	11.11
RIGHT-OF-WAY	2.08	51.60	1.31	1.33	1.37	1.39	5.41

**TABLE 13
FUTURE DEVELOPMENT LAND
PROJECTED SUPPLY AND DEMAND (IN ACRES)**

	Needed	Available		
		Phase I	Phase II	Total
Residential	23	155	162	317
Commercial	8	21	25	46
Industrial	5	6	6	12
Parks/Public Space	11	----	----	----
Totals	47 acres	182 acres	193 Acres	375 acres

*"Available" land refers to land planned for a specific use (potentially as a mixed use) and determined to be either currently served, or able to be served with reasonable extension of water, sanitary sewer, and electrical service.

Table 13 displays the additional area that will be necessary to accommodate growth at a similar rate as currently occurs in Sisseton. It is projected that Sisseton will grow by 260 residents between 2020 and 2040. At current development / consumption rates, a total of 47 acres will be

necessary for residential, commercial, and industrial use. An additional 16.5 acres will be necessary for right-of-way and other public or quasi-public uses.

In order for the City to accommodate future development, sufficient land area must be designated for both residential and nonresidential development. A projected supply of forty-seven (47) acres of land is anticipated to provide for the expected economic growth over the next fifteen (15) years. This projection is based upon current land per capita of population and projected growth. As shown above, in Table 13 much all of the future growth necessary could be accommodated in “Phase I” areas (see Map 9). However, it is likely that certain expansions of infrastructure to serve specific “Phase I” areas may lead to portions of future growth areas depicted as “Phase II” developing prior to other “Phase I” areas.

Phased Development

Establishing phases for land use development provides a structured framework for growth that aligns infrastructure, services, and environmental capacity with the timing of development. This plan divides future development into phases to help Sisseton manage public investments efficiently, ensuring that roads, utilities, schools, and emergency services are available when and where they are needed. It also reduces fiscal risk, promotes orderly and predictable development patterns, and allows local governments to adapt to changing market conditions or policy priorities while protecting public health, safety, and long-term community goals. Though listed sequentially, it should not be implied that development of area identified in Phase II will be delayed until all development in “Phase I” is complete; rather additional investment and/or planning may be necessary to expand development beyond “Phase I” in the given location.

Map 9 - The Phased Growth Areas may be described as when development will occur in a certain area. Map 9 specifies the following growth areas:

› Developed Areas:

These are areas in which development has occurred at density above that which would be expected in rural development patterns, and little change in development or development density is anticipated.

› Phase I:

This is area considered to be most ready for development in the next twenty (20) years. These areas are adjacent to an existing right-of-way and may be served by existing sanitary sewer and/or water facilities; or based upon 2011 topography, may be served by an extension of existing sanitary sewer services where it is unlikely that a lift station would be necessary to serve the area.

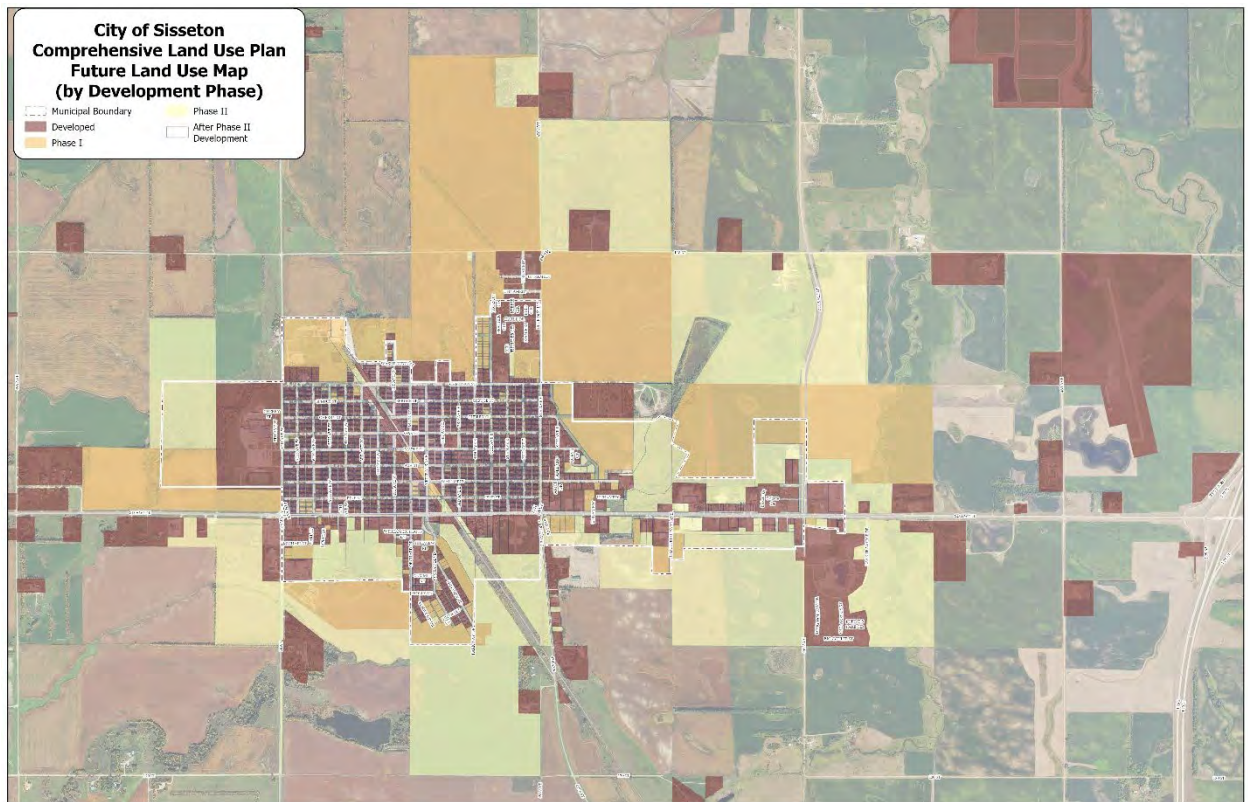
› Phase II:

These areas required the extension of one or more services to be provided access the City of Sisseton’s street system and be served by sanitary sewer or water services. It should be noted that through major water projects or installation of lift stations in various portions of the municipality, development could be expected in some of these areas prior to Phase II.

➤ After Phase II Development:

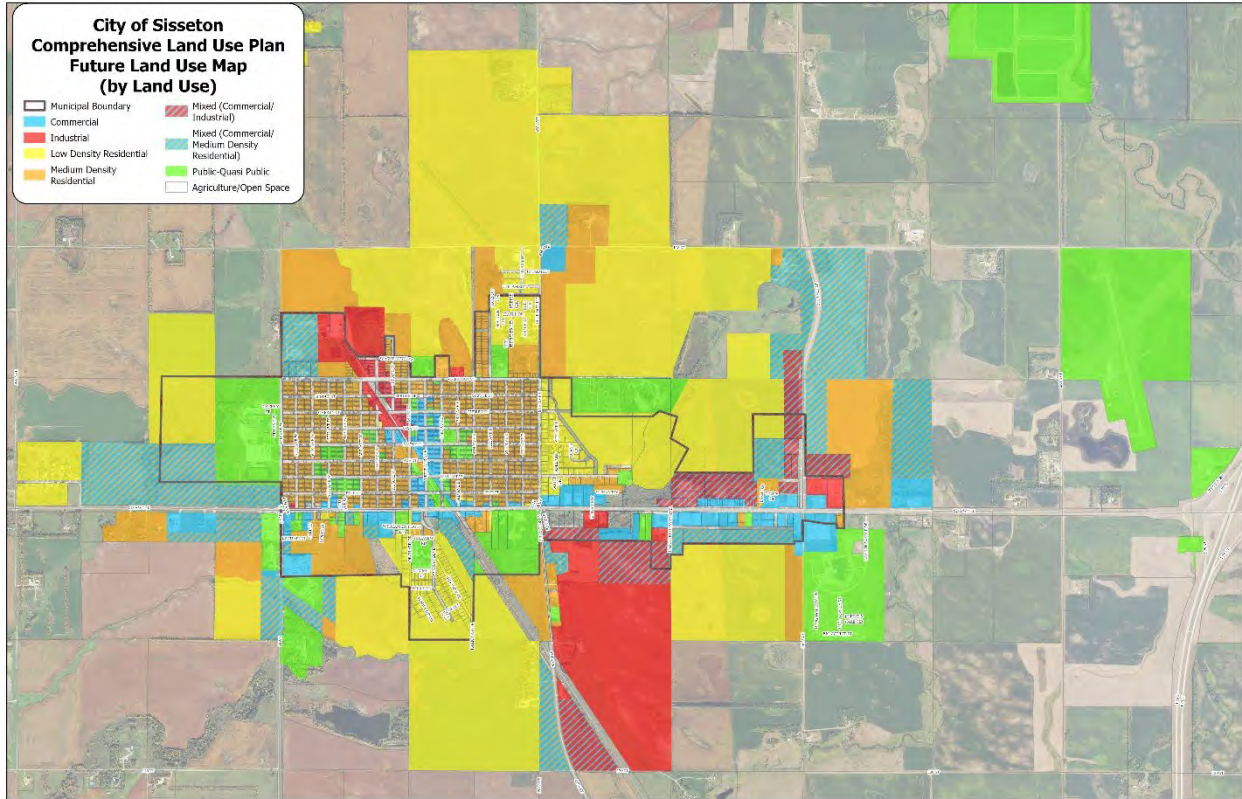
These areas are least likely to be developed in the next twenty (20) years without significant expansions of sanitary sewer or water services.

MAP 9 – FUTURE LAND USE MAP (BY DEVELOPMENT PHASE)



Map 10 “Future Land Use by Land Use Type” designates future growth for residential, commercial, industrial, and mixed-use land development. Map 10 may be considered the “How it will develop” Map.

MAP 10 – FUTURE LAND USE MAP (BY LAND USE)



IMPLEMENTATION TOOLS

This Plan is a broad policy guide which will assist the community in its development efforts. It should be viewed as a framework within which a range of specific growth management policies are discussed. It must be both dynamic and flexible to accommodate the ever-changing needs of the community, yet steady enough to allow for reasonable long term investment strategies by both the public and private sectors.

It should be noted that the completion of a comprehensive land use plan is only one element of the community's growth management system. This Plan is merely a guide for achieving an orderly and attractive community. Other elements of growth management include private market supply and demand for land, land use regulations, public capital investment, and private capital investment for new development.

The City will need to take a number of steps in order for the plan to be successful. The first is the identification and prioritization of public improvements required to support and serve the future development areas. Second, is the adoption or modification of applicable implementation tools, such as regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. These tools may include geographic information systems, zoning and subdivision ordinances, building codes, etc. Further, the City should continue to review all matters affecting physical development and remain active in

promoting the plan with other public and private developers in the area. Finally, the City's decision making should be balanced and include consideration of all elements within the Plan.

Zoning Ordinance

The basic function of the zoning ordinance is to carry out the goals, objectives, and policies of the comprehensive land use plan. The zoning ordinance, which reflects these long-range goals, is the primary regulatory tool utilized by the City for various land use activities in the City.

Since the inception of zoning, the City has amended the ordinance as needed with the most recent comprehensive update in 2023. It is recommended that to ensure the policies embodied within this plan are implemented, the zoning ordinance should periodically be reviewed and appropriate changes incorporated. Efforts should be taken to incorporate the recommendations of this plan.

Recommendations:

- It is recommended that to ensure the policies embodied within this plan are implemented, the zoning ordinance should periodically be reviewed, and appropriate changes incorporated.

Joint Jurisdictional (Extraterritorial Zoning)

Since the future land use plan projects land use designations outside the existing corporate limits, the topic of extraterritorial jurisdiction needs to be addressed. State law provides several approaches for cities and counties to jointly deal with future land use. A formal joint jurisdictional agreement between the City and County may be implemented. However, this may add an additional level of bureaucracy to the process. Another approach is to have effective communication between the governing bodies. Coordination with Roberts County will be essential if the goals and objectives, and recommendations within this plan are to be realized. Without a coordinated approach, efforts by the City to control scattered development could simply push the problem out beyond the extraterritorial jurisdiction. A high priority should, therefore, be placed on resolving any policy conflicts which might exist between the City and the County.

It should be noted that with the development of the major street plan, all new plats within the planning area are required by SDCL 11-3-6 to be presented to the Sisseton Planning and Zoning Commission and City Council, in addition to the Roberts County Commission, prior to approval.

Recommendations:

- It is recommended that the lines of communication between the City and County Planning and Zoning Commissions be kept open. This can be accomplished with the use of liaisons on each Council.

Subdivision Ordinance

Subdivision regulations are enforceable by communities that have adopted comprehensive land use plans and a major street plan. The Subdivision Ordinance constitutes another tool that the City may utilize in carrying out the objectives of the comprehensive land use plan. The ordinance regulates the development of property by identifying for street right-of-way, lot layout, and drainage and utility improvements. The Subdivision ordinance not only applies to lands within the City, but also includes those lands covered by the major street plan.

Building Code

A building code establishes minimum construction standards for new structures as well as for remodeling and repair work performed on existing buildings. These standards are intended to safeguard life, health, property, and the public welfare by regulating and controlling design, construction, quality of materials, and occupancy of structures.

The City recently expanded its code enforcement department to maintain a building inspection program by enforcing the nationally recognized International Building Code (IBC), and by instituting an inspection of rental houses. By enforcing the building code, the City ensures that construction meets minimum structural and life safety standards.

Permitting

Permitted Uses:

Permitted uses are listed in all zoning districts. Permitted uses are those uses which are allowed “by-right,” and inherently consistent with the intent of the specified zoning district provided specified lot area, required yards, and construction standards are met.

POLICIES:

- The administrative official shall be authorized to issue building and use permits for all structures used for “permitted uses” in a specified district.
- The administrative official may refer any building permit to the Board of Adjustment.

Special Permitted Uses

Special permitted uses are authorized and defined by South Dakota Codified Law (SDCL). South Dakota Codified Law states that counties may establish specified criteria for certain land uses. In Sisseton special permitted uses may be listed in all zoning districts. If the land use is certified as a special permitted use under the zoning ordinance, it shall be approved if the applicant demonstrates that all specified criteria are met. Once established, special permitted uses are not reviewed by the Board of Adjustment.

POLICIES:

- The Administrative Official shall have the power to review an application for conformance with the applicable standards and approval criteria and issue a special permitted use permit.
- Requests for special permitted uses may be granted if it has been determined that the prescribed conditions for a specific use have been met or assurance has been provided that the conditions will be met.
- The Administrative Official is to make written findings certifying compliance with the specific standards governing the specific special permitted use permit and that satisfactory provisions and arrangements have been made concerning the prescribed conditions for the specific special permitted use permit.

- The administrative official shall authorize uses and the construction of buildings only in accordance with the special permitted use permit as approved.

Conditional Uses:

Conditional uses are authorized and defined by South Dakota Codified Law (SDCL). South Dakota Codified Law states that counties may determine a permitting process for conditional uses. In Sisseton, conditional uses are listed in all zoning districts. These uses, due to the characteristics of the specified use or zoning district, require case-by-case consideration. Conditional uses are uses which are authorized within a zoning district, provided specified conditions are met, and may only be denied if specific criteria for denying the permit can be identified. General minimum considerations shall be made for each conditional use. Additional conditions may be considered for any given application provided they are applicable to the request at hand.

POLICIES:

- Conditional use permits are recommended to be considered by the Sisseton Board of Adjustment.
- The administrative official may authorize uses and the construction of buildings only in accordance with the conditional use permit as approved.
- Although some may not apply to all applications, the approving board shall, at a minimum, consider whether or not the applicant has made satisfactory provision and arrangements for the following:
 - Entrance and exit to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Off-street parking and loading areas where required, with particular attention to the items above and the economic, noise, glare or other effects of the conditional use on adjoining properties and properties generally in the district.
 - Utilities, refuse, and service areas, with reference to locations, availability, and compatibility.
 - Screening and buffering with reference to type, dimensions and character.
 - Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - Required yards and other open space.
 - General compatibility with adjacent properties and other property in the district.
- The approving board may prescribe conditions unique to each individual request, provided they are applicable to the specific request.

GENERAL COMPATIBILITY WITH ADJACENT PROPERTIES AND OTHER PROPERTY IN THE DISTRICT

All uses listed as conditional uses are compatible with other property in a specified zoning district. If such uses are not compatible, they should be prohibited within the specified district. Conditional uses may only be denied in accordance with definable criteria, in order that an applicant may know under which circumstances a permit may be granted in this location. In Sisseton, general compatibility refers to the manner of operation of a use. The approving board may consider

compatibility when prescribing conditions for approval of a permit, but those conditions should be uniformly required of similar uses under similar circumstances throughout the municipality.

Variances:

Variances allow an applicant to break the rules prescribed by the Zoning Ordinance of Sisseton. Variances may only be granted if an applicant demonstrates that by reason of exceptional topographic conditions, or other extraordinary and exceptional situation or condition the strict application of a specified regulation would result in peculiar and exceptional undue hardship onto the property owner which is not the result of the applicant's own actions. Variances from the ordinance, as required by South Dakota Codified Law, may only be considered by the Board of Adjustment. It is the responsibility of the applicant to demonstrate the undue hardship described above.

POLICIES:

- The Board of Adjustment shall only grant variances to applicants demonstrating all of the following:
 - Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other land, structures, or buildings in the same district;
 - The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
 - The special conditions and circumstances do not result from the actions of the applicant;
 - Financial disadvantage of the property owner shall not constitute conclusive proof of unnecessary hardship within the purposes of zoning.
 - Granting the variance request would not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
 - No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.
- The Board of Adjustment shall not grant a variance to allow a use not permissible under the terms of the zoning ordinance.

Site Development Review

Sisseton's present ordinances utilize site plan and conditional use permit/variance processes for development review purposes. It is recommended that these practices continue and be further refined to address specific design requirements such as screening, setbacks, landscaping, site configuration, access etc. These procedures will accelerate the administrative review process and expedite the Planning and Zoning Commission/Board of Adjustment decision-making process.

Capital Improvements Plan (CIP)

Public capital investments are a powerful influence in the growth and development of the community. In order to implement the Plan and provide for orderly growth and coordination of public improvements, Sisseton needs to initiate a formal capital improvements budgeting process. This program provides a coordinated staging plan for all major capital improvements needed by the community. Projects generally conform to needs in the planned growth area and existing areas of Sisseton as projected in the Plan.

Annexation

A primary benefit of annexing key growth areas prior to actual development is that it permits the City and/or private developers to extend major streets and utilities on an efficient scale rather than on a piecemeal basis. Advance annexation of future growth areas will ensure that new development is designed to meet community standards and is provided with municipal utilities and services.

If the orderly growth of the City of Sisseton is to continue over the planning period, it is essential the City continue pursuing an active annexation program. The following policies will provide guidance regarding annexations by the City:

- The boundaries for providing municipal services should generally coincide with the corporate limits.
- The extension of water and sewer service shall be predicated upon annexation, which shall occur before the land is provided with water or sewer service.
- Voluntary annexation agreements may limit or outline the phasing, timing, or development of utility services and may include specific or general plans for the financing of infrastructure improvement and the land uses of the area.
- Areas designated by the Plan as future growth areas of Sisseton should be annexed in advance of major developments. This policy will assure that sufficient development land to accommodate the future growth of the urban areas is maintained.

The following annexation guidelines should be consistently applied in the future:

- Delineate annexation areas which represent logical service areas for the extension of major streets and utilities.
- Identify and mitigate any potential adverse economic, social, or environmental impacts resulting from annexation actions.
- Make preparations to ensure an orderly transition of service responsibilities from the county and City level to Sisseton .
- Complete the timely expansion of public services and facilities into annexed areas through coordination with the Capital Improvements Plan.

Plan Review and Amendments

The Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period which were not foreseen during the development of this Plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would be likely to impact many elements of the plan. As such, the continuing planning process needs to include provisions for review of major changes and innovative development opportunities.

Similarly, major decisions facing the community about the street system, storm water management, joint jurisdiction, and other issues may result in changes which should be considered and recognized with the Plan. These decisions may cause a major revision to this plan before the end of this planning period.

The Plan has been designed to provide guidance for future growth for approximately fifteen (15) years. With any plan of this nature, it needs to be reviewed periodically to ensure conditions and circumstances affecting development are occurring as originally anticipated. The Sisseton Planning and Zoning Commission recommends that this document is reviewed on an annual basis and that a minor update be undertaken every five (5) years to determine the adequacy of the projected assumptions and to determine the validity of the land use, transportation, utilities and other public facility elements of the plan.

APPENDIX A LAND USE LOCATION AND DESIGN CRITERIA BY SPECIFIC LAND USE

In the City of Sisseton, owing to certain special characteristics attendant to their operation, the following uses have been identified to require case-by-case review and specific location and design criteria in order to minimize land use conflicts with permitted uses in the community zoning district. If allowed in other areas identified in this plan, these uses may require consideration of additional policies not generally applicable in the specific zoning district. Specific Land use policies have been established for specific land uses under three different general categories:

1. General Residential Policies
2. General Commercial/Industrial Policies

GENERAL POLICIES FOR SPECIFIC RESIDENTIAL USES IN RURAL DEVELOPMENT AREAS

The following specific location and design policies have been established by the Sisseton Planning Commission and should be considered when siting specified projects.

Site-built Single-Family Dwellings

Site-built single-family dwellings account for the predominant use of privately owned land. Therefore, all other uses in the residential districts are to be regulated based on the degree by which special accommodations need to be made to allow that use to be in harmony with a site-built single-family residence. The term “family” in reference to dwellings refers to 2 or more individuals related by blood or by marriage, or a specified number of unrelated individuals in the same dwelling.

The use of property for a residence should be expected to include certain accessory uses, which are customarily incidental to a residence. Accessory structures and uses are intended to be aesthetically harmonious with the neighborhood and should not result in additional traffic, noise, odor, glare, etc. from the site-built single-family residence.

Policies:

- Minimum off-street parking spaces shall be established.
- Minimum accessory use provisions, including outdoor storage, shall be established.
- Site-built single-family dwellings are to be allowed in all residential zoning districts.
- Shall be constructed upon a permanent foundation which extends below the generally accepted frost line in Roberts County.

Modular Homes

Modular homes are identified separately from site-built single-family dwellings in acknowledgement that they are not built “on-site;” but they are far more similar to site-built single-family dwellings than manufactured homes. Modular homes include all off-site constructed residences which meet or exceed international building codes and consist of greater than 1,000 square feet in ranch style and 850 square

feet in split levels. Homes that have attached running gear and a trailer hitch or the capacity to have them do not qualify as modular homes.

In addition to the following policies for modular homes, all policies for site-built single-family structures also apply to modular homes.

- Minimum roof pitch requirements shall be established for modular homes.
- Minimum siding and roofing requirements shall be established for modular homes.

Shop-style Dwellings

Shop-style dwellings include all dwellings constructed with a pole-style foundation and (non corrugated) steel siding. Due to differences in size and shape of some shop-style dwellings, certain accessory uses and materials or equipment may be more readily stored which are not consistent with the character of all residential districts when compared to other site-built single-family dwellings.

In addition to the following policies for shop-style dwellings, all policies for site-built single-family structures also apply to modular homes.

- A minimum floor area or ratio of floor to storage area shall be established for shop-style dwellings.
- Vertical steel siding is prohibited.
- Other specific aesthetic standards may be established to ensure the character of the shop-style dwellings are harmonious with site-built single family dwellings constructed in the applicable district(s) in which they are allowed.

Manufactured Homes

For the purposes of regulating manufactured homes, Sisseton divides manufactured homes into two types. Homes a minimum of 1,200 square feet of occupied space with a multi-section unit (commonly referred to as “double-wide”) with a permanent foundation are in one classification. All manufactured homes between 700 and 1,200 square feet or any manufactured home without a permanent foundation are considered within the other classification. Sisseton allows type I manufactured homes without permanent foundation by-right or as permitted uses in the “R3” zoning district and allows type I manufactured homes as a conditional use in the “A” and “R2” district. Manufactured home parks and subdivisions are allowed as a conditional use in the “R3” zone.

Without proper maintenance, certain manufactured homes can deteriorate more quickly than site-built single-family homes. Therefore, it is important that a process be established for used manufactured homes to determine compatibility with the neighborhood and encourage the use of safe residential structures.

Policies:

- Criteria shall be established for the permitting of used manufactured homes, including the maximum age, and the requirement for neighborhood approval prior to the issuance of a permit.

- Manufactured homes are required to be anchored in accordance with manufacturer specifications to ensure that the home is livable.
- Minimum siding and roofing requirements shall be established for manufactured homes.

Group homes

Group Homes are not defined in the current zoning ordinance but are considered a supervised living or counseling arrangement in a family home context providing for the twenty-four (24) hour care of children or adults.

Policies:

- Sisseton does not discriminate against developmentally disabled or any individuals with disabilities. Further Sisseton will comply with all provisions of the fair housing act when issuing permits for group homes.
- Applicants for a group home shall demonstrate that all applicable state and federal requirements have been met regarding the facility, and the health and safety of its tenants.
- Group homes are required to be in a single family residential unit.
- Applicants for group homes shall demonstrate that adequate provisions for the health, safety, and general welfare of its tenants and staff have been made.
- Group homes are subject to review of the emergency services personnel to ensure the safety of residents and neighboring landowners.
- Group homes are subject to additional requirements imposed by the Board of Adjustment.

GENERAL POLICIES FOR SPECIFIC COMMERCIAL/INDUSTRIAL USES

The following specific location and design criteria have been established by the Sisseton Planning Commission and should be considered when siting commercial, industrial, and public/quasi-public projects in the community.

Agribusiness Activities: Agribusiness activities include identified commercial activities involving the handling, storage, processing, and distribution of agricultural products. Agribusiness activities are intended to be operated as a principle use on a property.

- Agribusinesses may be required to include detailed site and operation plans to describe the nature of the business or materials to be repaired, serviced, or manufactured, number and type of equipment utilized for shipping of materials and finished product, hours of operation, potential traffic generated, means of securing the site, plans for storage of items for sale or waiting to be shipped or returned to customers, and other information which may be requested.
- Agribusinesses may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and personal items shall not be stored at agribusinesses.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- Agribusinesses shall be situated with access to a public street.
- Entrance and exit to and from the site will be achieved in a forward gear.

Aviation Facilities: Aviation facilities include airports, airstrips, helipads, other similar uses, and any use accessory thereto.

Policies:

- Applications for aviation facilities may be required to include a detailed plan for the operation of the business, and a detailed site plan including, but not limited to, details of the airstrip/helipad, parking of automobiles and aircraft, location and amount of fuel and other chemical storage, identification of overhead electrical lines and utility easements in relation to runways, approach zones, and helipads.
- Aviation facilities are required to meet all applicable state and federal requirements for the specified facility.
- Applicants for aviation facilities may be required to notify utility providers to review potential disruption of service for electricity transmission and production, telecommunications, and other services.
- When considering aviation facilities, the county will consider affects of noise and land use limitations on neighboring lands.
- When considering aviation facilities the county will review the proposed location in reference to existing airports, airstrips, and helipads.
- Aviation facilities should be situated with access to roads capable of handling potential, private, commercial, or industrial traffic associated with the facility.
- Aviation facilities should be sited in areas where neighboring uses will not affect the transmission of air-traffic, or other necessary signals required for the safe conduct of an Aviation facility.
- Aviation facilities may be for private or commercial use, but applicants shall identify the primary purpose of the facility.
- Applicants shall demonstrate that stormwater run-off, upon final construction and grading, shall not exceed pre-construction stormwater run-off volumes and/or negatively affect adjacent landowners.

Bed and Breakfast (Lodging House)

Bed and Breakfasts (B & Bs) are businesses located in a private single-family residence where limited meals and temporary accommodations are provided to the public for a charge and may also be classified as a “lodging house.”

Policies:

- Applications for Bed and Breakfast’s (B & B’s) may be required to include a detailed plan for the operation of the business.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- B & B’s shall include the preparation of meals on site.
- B & B’s may be incidental to an owner-occupied principal dwelling.
- Sisseton may establish a maximum length of stay for patrons.
- B & B’s shall meet all applicable regulations of the South Dakota Department of Health.
- B & B’s operators shall provide proof of liability insurance.

- Minimum floor area for each paying guest will be reviewed.

Commercial Stables and Livestock Sale Barns

Commercial stables include any building used for the shelter and feeding of domestic animals, especially horses and cattle, where such domestic animals are ridden, raised, trained, boarded, harbored, or kept for remuneration. Livestock sale barns are a place where the normal activity is to sell or exchange livestock. Livestock are normally in these barns for the day of the sale or auction.

Policies:

- Commercial stables and sale barns are required to follow all regulations for similarly sized CAFO's.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.

Contractor Shops and Yards

Contractor shops and yards include structures and land areas where the outdoor storage of equipment and supplies used for various types of off-site construction are stored. Examples of equipment and supplies include, but are not limited to, the following – road construction, building construction, gravel operations, and general contracting services.

Policies:

- Applications for contractor shops and yards may be required to include detailed site and operation plans to describe the nature of the business, number and type of equipment, hours of operation, potential traffic generated, means of securing the site, and other information which may be requested.
- Contractor shops and yards may be required to provide buffering and screening to limit potential land use conflicts.
- Junk shall not be stored at contractor shops and yards
- On-site parking and loading will vary upon the size of the operation and require site specific consideration

Manufacturing

Policies:

- Manufacturing, welding, and machine shops may be required to include detailed site and operation plans to describe the nature of the business or materials to be repaired, serviced or manufactured, number and type of equipment utilized for shipping of materials and finished product, hours of operation, potential traffic generated, means of securing the site, plans for storage of items for sale or waiting to be shipped or returned to customers, and other information which may be requested.
- Manufacturing, welding, and machine shops may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and personal items shall not be stored at manufacturing, welding, and machine shops.

- On-site parking and loading will vary upon the size of the operation and require site specific consideration

Extended Home Occupation

An extended home occupation consists of a business, profession, occupation, or trade conducted for profit and located entirely within the accessory building for a dwelling, which use is accessory, incidental, and secondary to the use of the dwelling for residential purposes and does not change the essential residential character or appearance of such dwelling.

Policies:

- Sisseton encourages businesses operated by the owner or tenant of a property which are nearly indistinguishable in terms of traffic, parking, landscaping, utility provision, and needs for screening from residential uses in the zoning district.
- Sisseton shall establish a maximum number of non-family employees allowed to work for the business.
- Buildings for the operation of the business should be of similar construction to agricultural or residential structures.
- Appropriate screening or additional setbacks for business activities may be required to protect residential uses from commercial activities.
- On-premise sign area shall be limited.
- Outdoor storage of materials, vehicles, or inventory shall be prohibited.
- No equipment or process shall be used in extended home occupation which creates unreasonable noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot.

Junk or Salvage Yards/Recycling

Junk or salvage yards/recycling facilities include areas of land with or without buildings, whether for private or commercial purposes, or both, used for, or occupied by, a deposit, collection, or the storage outside of a completely enclosed building, or used and/or discarded materials such as waste paper, rags, or scrap metal, used building materials, home furnishings, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale, or other use or disposition of the same.

Policies:

- Applications for Junk or salvage yards/recycling facilities may be required to include detailed site and operation plans to describe the nature of the business, total area to be used for storage, hours of operation and crushing (if applicable), potential traffic generated, means of securing the site, and other information which may be requested.
- Applications for Junk or salvage yards/recycling facilities shall include a plan detailing when and how the site will be returned to its pre-development state.
- Junk or salvage yards/recycling facilities are required to control weeds.
- Junk or salvage yards/recycling facilities should be screened on all sides.
- Minimum separation distances should be established from right-of-way, residences, and other property lines.
- A minimum lot area should be established to allow room for piles, screening, parking, loading, ingress/egress, and buffering.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.

- No unlicensed vehicles may be stored on site until all fluids are drained from the specific vehicle.

Recreational Uses

These uses include, but are not limited to, private clubs, golf courses, (including: driving ranges and clubhouses), track or racing sports (including, but not limited to, motorcycle / all-terrain vehicle, and remote-controlled devices), campgrounds, drive in theaters, and swimming pools.

Policies:

- Applications for Recreational uses may be required to include detailed site and operation plans to describe the nature of the business, hours of operation, potential traffic generated, and other information which may be requested.
- On-site parking and loading will vary based upon the size of the operation and may require site specific consideration.
- Retail sales of products relating to the specific recreational use and clubhouses may only be considered ancillary, and therefore accessory to the primary recreational use. If the primary recreational use is abandoned, the retail sales and/or clubhouse shall be closed as well.
- Recreational uses may be required to provide screening or buffering to limit potential land use conflicts and safety hazards.
- Recreational uses may be required to prepare a plan for health emergencies possibly related to the use.
- Recreational uses will be responsible for ensuring the health and safety of their patrons
- Recreational uses are required to meet all applicable regulations of the South Dakota Department of Health and all other applicable regulatory agencies.

Retail Sales

Sisseton supports retail sales and services. Depending upon the scope of the business, various accommodations may be necessary to provide for the health and safety of potential patrons.

Policies:

- Retail sales establishments may be required to provide screening or buffering to limit potential land use conflicts.
- On-site parking and loading will vary upon the size of the operation and the zoning district in which its located and may further require site specific consideration.

Religious Institutions and Associated Uses.

Religious institutions include any building or use operated for non-profit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not necessarily limited to: church, temple, synagogue, and mosque. Religious institutions may operate numerous commercial, residential or other quasi-public uses or functions including, but not limited to, parsonages, cemeteries, banquet/reception facilities, limited commercial sales, etc.

Policies:

- Applications for religious institutions may be required to include a detailed plan for the operation of the business including the listing of any associated commercial, residential, or other quasi-public uses to be performed at the site, maximum capacity/expected attendance, and other information which may be necessary to consider the request.
- When considering religious institutions and associated uses, the City will consider the compatibility to surrounding agricultural uses.
- Religious institutions and associated uses may be required to provide screening or buffering to limit potential land use conflicts.
- Cemeteries shall be appropriately registered with the State of South Dakota and should file easements/agreements for future access and maintenance of the cemetery.

Signs:

Signs are a critical, accessory function of commercial and industrial land uses. Signs provide the public with a means of distinguishing the name and type of business located in rural areas.

Policies:

- Sisseton measures sign area on one side of a specified sign.
- Sisseton shall establish regulations regarding sign illumination, including digital message centers.
- Sisseton shall regulate permanent signs by the time, placement, manner of advertising.
- Sisseton shall establish maximum area signs respective to their locations within the community.
- Sisseton recognizes signs as an accessory use to a primary use otherwise allowed in the zoning district.
- Sisseton shall establish standards to regulate the time, placement, and manner of advertising on temporary signs.

Sanitary Landfills and Domestic Sanitary Sewer Facilities.

Sanitary sewer treatment facilities for multiple municipalities are located outside of the corporate limits of the specific municipalities. In addition, the solid waste landfill for the City of Sisseton is also located in the rural portion of the County.

Policies:

- Proximity to neighboring uses and natural resources shall be considered prior to approval of sanitary landfills and domestic sanitary sewer facilities.
- Sanitary landfills and domestic sanitary sewer facilities shall be operated in accordance with state and federal requirements.
- Drainage patterns unique to Sisseton require a case-by-case consideration of stormwater/pollution control measures
- Permits for sanitary landfills and domestic sanitary sewer facilities will only be authorized upon assurance that the condition of designated haul roads will not deteriorate due to traffic generated by the use.
- Applicants for sanitary landfills and domestic sanitary sewer facilities are expected to take financial responsibility for road improvements, and maintenance necessitated by traffic from the use's activities. Any conditions including, but not limited to, bonds, insurance, haul road agreements, maintenance agreements, private roads, and dust control measures may be utilized to meet this policy.
- Sanitary landfills and domestic sanitary sewer facilities are expected to generate noise and odor uncharacteristic of agricultural uses. Measures may be taken to minimize potential conflicts with neighboring properties. Any conditions including, but not limited to, buffering, screening, limiting the hours of operation, and limiting the types of activities allowed may be utilized to meet this policy.
- Applicants shall demonstrate that stormwater run-off, upon final construction and grading, shall not exceed pre-construction stormwater run-off volumes and/or negatively affect adjacent landowners.
- Applicants shall prepare a plan for reclamation of any sanitary landfill.
- Applicants shall be responsible for controlling debris from exiting any landfill.

Veterinary Offices and Animal Hospitals

Veterinary offices and animal hospitals include facilities which provide on-site medical treatment of animals.

Policies:

- Animal hospitals are required to follow regulations for similarly sized CAFO's (including manure management) or kennels.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- Veterinary offices and animal hospitals shall provide a plan for managing and disposing of dead animals.

Kennels

When pets from one or more owners are raised, trained or boarded in a single location for the purposes of generating revenue, Sisseton considers the site a kennel.

Policies:

- Any property where one or more owners raise, train or board dogs, cats or other household pets in a single location for the purposes of generating revenue, is considered a kennel and shall be regulated accordingly.
- Sisseton will review and consider the number of animals proposed to be bred, harbored, housed, boarded, etc. in reference to the minimum separation distance required between kennels and certain neighboring uses.
- On-site parking and loading for kennels will vary upon the size of the operation and require site specific consideration.

Telecommunications facilities

Telecommunications facilities refer to any cables, wires, lines, wave guides, antennas, and any other equipment or facilities associated with the transmission or reception of communications which a Person seeks to locate, or has installed, upon or near a Tower or Antenna Support Structure.

Policies

- Appropriate setbacks will be determined to protect residential areas and other land uses from potential adverse impact of Towers and Telecommunications Facilities.
- Appropriate measures will be taken to minimize adverse visual impact of Towers and Telecommunications Facilities through careful design, siting, landscaping, and innovative camouflaging techniques.
- Sisseton encourages the shared use/collocation of Towers and Antenna Support Structures as a primary option rather than construction of additional single-use Towers.
- Sisseton requires appropriate construction methods, setbacks, and planning for the maintenance, repair, and decommissioning of towers to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed, when no longer used or are determined to be structurally unsound.
- All such towers are required to meet the regulations for such towers imposed by all state and federal entities, including, but not limited to, the Federal Communications Commission, the Federal Aviation Administration, United States Fish and Wildlife Service, and South Dakota Department of Transportation.

Truck terminals and freight warehouses

Truck terminals and freight warehouses include structures and land areas where freight is transferred, unloaded, or stored before ultimately being shipped to be processed or sold.

Policies:

- Truck terminals and freight warehouses may be required to include detailed site and operation plans to describe the nature of the business or materials to be stored, number and type of equipment, hours of operation, potential traffic generated, means of securing the site, and other information which may be requested.

- Truck terminals and freight warehouses may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and personal items shall not be stored at truck terminals and freight warehouses
- On-site parking and loading will vary upon the size of the operation and require site specific consideration

APPENDIX

EXISTING LAND USE MAP

FUTURE LAND USE MAP

FUTURE LAND USE – PHASED GROWTH AREAS MAP

MAJOR STREET PLAN MAP

WATER FACILITIES MAP

SEWER FACILITIES MAP

TOPOGRAPHIC MAP

FLOODPLAIN MAP