

Chapter Six

6.0 FUTURE LAND USE

GOAL: To provide for adequate amounts of commercial and industrial land in the future and to ensure attractiveness and stability of these areas.

To achieve attractive, stable and safe residential areas and to plan for a desirable and compatible mixture of residential densities.

To protect prime agricultural areas from the encroachment of non-compatible land uses.

To provide suitable area for recreational activities and associated resort activities to occur.

To protect Pennington County's natural resources and areas of scenic beauty through proper land use practices.

POLICIES:

1. Insure that the quality, location and type of commercial land uses are related to the needs and demands of the local population.
2. Industrial areas shall consider all significant environmental constraints, that there is direct access to adequate transportation facilities, and that all industrial areas are compatible with surrounding uses.
3. Encourage the infilling of vacant residential land in order to promote the existing infrastructure.
4. Provide for stable neighborhoods by minimizing adverse effects from conflicting land uses.
5. Insure that residential growth takes place in an orderly and efficient manner so that public facilities and needed services can be adequately provided.
6. Residential development should occur in areas where urban services such as adequate water and sewage disposal are accessible so the greatest amount of benefit yet the lowest cost to maintain them can be achieved.
7. Transition between types of land uses, especially between conflicting land uses shall be orderly and efficient through the use of buffers such as increased setbacks, open space, fencing and/or landscaping.
8. Ensure that all new development is an asset to the community in terms of appearance and impact on community facilities and the natural environment

through impact assessment reports on all new developments exceeding ten (10) lots.

9. Special consideration of development occurring in areas that present natural hazards to human life and property, such as areas prone to flooding, land movement or wildfire danger.

6.1 Agricultural Land Use

The agricultural activities certainly represent the single largest land use category in Pennington County. There are a variety of uses that are associated with agriculture. In the western part of the County, this primarily includes forestry and grazing. In the portion of the County east of Rapid City, it constitutes field crops, haying and animal production. All of these land uses typically require larger parcels of land. Agricultural activities have a significant impact on Pennington County's overall economy.

Pennington County has two agriculturally oriented zoning districts. These are the General Agriculture Zoning District and Limited Agriculture Zoning District. Both districts have similar permitted and conditional uses, however, have a differing minimum lot size. The minimum lot size in the General Agriculture District is forty (40) acres, while the minimum lot size in the Limited Agriculture District is only ten (10) acres.

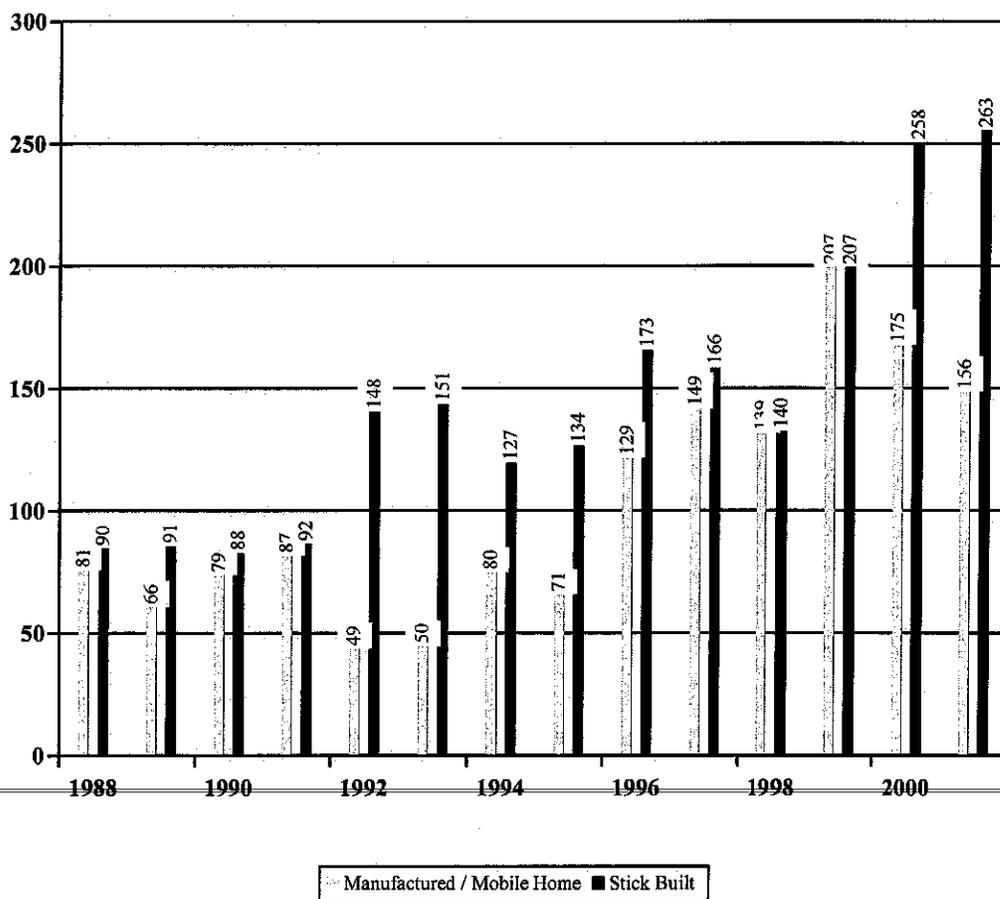
6.2 Residential Land Use

Residential land use represents one of the most intense uses of land in Pennington County. Historically, the County developed as mining camps were established in the watershed areas. Later agricultural communities sprang into existence and parcels of property were homesteaded. These early land use activities have left a lasting land use trend. There are older mining communities in the County, such as Keystone, Hill City, Silver City, Rochford, Sheridan, and Hayward. Likewise, agricultural communities sprang up such as Caputa, Farmingdale, Owonka, Wasta, New Underwood, Wall and Quinn. Both types of communities have had their ups and downs. Some of the communities continue to exist and play a role in the land use pattern in the County, while others have completely disappeared.

In the last 60 years, the growth of four (4) communities has had the greatest impact on land use trends in Pennington County. The growth of Rapid City, Box Elder, Hill City and Keystone has changed land use patterns. As Rapid City has grown, the county has seen an increase in urbanization. Many rural developments, such as Countryside, Countryside South, Hart Ranch and the development in Rapid Valley all act as quasi bedroom developments for Rapid City. The establishment of Ellsworth Air Force Base in the 1940s served as a strong stimulus for the growth of Box Elder. Similarly, Hill City and Keystone have both contributed to development in their general areas. The amount and density of development around these smaller communities has not been the same as Rapid City's, however the trend exists. Figure 1 represents the number of residential building permits issued from 1988 to 2001. The information on this graph represents the number of building permits issued for both stick built residences and mobile or

manufactured homes. Over a ten year period from 1991 to 2001, 1,859 stick built homes were constructed in the unincorporated areas of Pennington County. During the same time period 1,292 manufactured or mobile homes were placed in Pennington County. As of October 31, 2001, the Director of Equalization's records indicated that there were a total of 5,602 manufactured or mobile homes and 23,963 stick built residences in Pennington County.

Figure 6.1
Residential Building Permits
1988 - 2001
Unincorporated Pennington County



As indicated by Figure 1, the greatest demand for change to existing land use in Pennington County will be from the increased residential development occurring on the outskirts of established towns and municipalities. The Pennington County Planning Commission has realized this and addressed areas they feel are suitable for future

residential development. The County has several classifications of residential uses based on minimum lot sizes. These areas of future residential development have been identified on the Future Land Use Maps 6-1, 6-2 and 6-3.

There have been a number of trends taking place in Pennington County over the last few decades. There has been a strong increase in the number of smaller lots for residential development. The majority of this activity has taken place in property that has been zoned Suburban Residential District. Currently, there are over 11,362 acres of property zoned Suburban Residential District. Typically the lot size in this type of zoning is ½ acre or less and is located around the established municipalities and with both water and sewer services provided to them.

The second type of residential development that has occurred has taken place on lots that are three (3) acres and larger. Typically these lots are zoned Low Density Residential District. Currently there is 7,504 acres of Low Density Residential District found in Pennington County. Most generally, these lots have private on-site wastewater disposal systems. The method of obtaining drinking water varies between hauling water to a cistern, public water systems and private wells.

The third type of residential development occurring in Pennington County can be called residential estates or hobby farms. The majority of this type of residential development occurs in areas zoned Limited Agriculture and General Agriculture. This use requires large amounts of land as the minimum lot size is ten (10) acres or larger. Currently, there are 21,895 acres of land zoned Limited Agriculture District within Pennington County.

To the casual observer, Pennington County might appear to have ample areas for development. While Pennington County contains over 2,700 square miles of land, many areas are not suitable or available for development. As outlined earlier in this comprehensive plan, much of Pennington County is owned or controlled by the Federal Government. Other areas of Pennington County are not conducive to development due to physical limitations, such as flood hazard, poor soil conditions, or steep terrain. Adequate services, such as police and fire protection, utilities and road infrastructure are severely lacking in portions of the County. Urban development will continue throughout Pennington County. It is likely that most residential development will occur around established towns and communities. The maps of the future land use portion of the Comprehensive Plan will indicate the areas best suited for residential development, as identified by the Planning Commission. These maps serve as a guideline for the development of Pennington County, and future rezoning petitions should comply with the Land Use Maps before being approved.

Pennington County has two primary residential zoning districts, the Suburban Residential District and Low Density Residential District. Once again, the permitted uses and conditional uses are similar, but the minimum lot sizes differ between the two districts. The Low Density Residential District has a minimum lot size of three (3) acres, while the Suburban Residential District allows for lot sizes as small as 6,500 square feet provided both a central water and sewer system are provided.

Pennington County also allows for residential development to occur in Planned Unit Developments. Planned Unit Developments allow for developments in which ingenuity, imagination and design efforts on the part of the builders, architects, site planners and developer can produce desirable residential developments. Planned Unit Developments can allow for a mixture of lot sizes and varied setbacks, which may be prohibited in other districts.

6.3 Commercial Land Use

The commercial land uses occurring in Pennington County vary from area to area. Generally, however, it can be noted that almost all of the commercial land uses are found along major U.S. or state highways. As of 2002, there was approximately 3,287 acres of land zoned General Commercial District and Highway Service District. Most commercial development is drawn to major transportation routes. A commercial land use corridor extends from Rapid City south towards Keystone and Hill City. The majority of commercial activity taking place in this corridor is directly related to the tourist industry. The types of commercial activities include motels, campground, gas stations, eateries, tourist attractions and tourist retail outlets. The primary services required by the residents of the County are typically found within or close to the towns and municipalities.

Pennington County has two commercially oriented zoning districts. They are the Highway Service District and the General Commercial District. Currently, there are approximately 2,592 acres of Highway Service District and 695 acres of General Commercial District found in Pennington County. The Highway Service District differs somewhat from the General Commercial District in that it focuses more toward tourist related activities, while the General Commercial District focuses more on the day-to-day requirements of the year-round population.

Strip commercial development poses particular problems for almost every community, yet the prerequisite for some businesses to have high visibility and close proximity to large traffic volumes virtually assures the continued existence of the development pattern. Problems caused by strip development include traffic congestion, high accident rates, premature development into undeveloped areas and costs associated with the extension of services. Additional extension of strip development should be avoided. Node development at major intersections is a better alternative to continued strip development. Larger nodes of commercial zoned property at a major intersection will also allow for cluster development.

Large commercial development is unlikely to occur in areas outside of municipalities in Pennington County. The unavailability of central sewer greatly limits most kinds of commercial development. Larger and big-box retailers must have adequate water and sewer in order to develop. This is lacking except within the towns and municipalities of Pennington County. It is more likely that any future commercial development that will take place in the unincorporated areas will be smaller in size.

Areas indicated as suitable for future commercial land uses are shown on Future Land Use Maps 1-3. These maps should serve as a guide for directing the location of future commercial land uses in Pennington County. Each request received by Pennington County to rezone property to a commercial land use should be compared to the future land use map to determine whether it is compatible.

6.4 Industrial Land Use

Most industrial activities are located within the towns and municipalities of Pennington County. There are a few notable exceptions to this. There is a concentration of industrial land uses found between Rapid City and the Meade County line. The mining of limestone and other minerals are the primary focus of the industrial land uses, which occurs in the North S.D. Highway 79 area. Other minor industrial land uses are found in the area. The other areas where industrial activities are evident are found along South Highway 79 south of Rapid City. These areas combined with the other assorted parcels of industrially zoned property located throughout the County equals 166 acres of light industrial and 863 acres of heavy industrial land.

Heavy Industrial District and Light Industrial District constitute the only two industrial zoning districts in Pennington County. These districts allow for varied industrial and manufacturing uses. The Light Industrial District is intended to allow uses that do not create serious problems of compatibility with other kinds of lands uses. The Heavy Industrial District allows uses that may require isolation from many other kinds of land uses.

Growth in manufacturing and industrial processing is important to the overall economy of Pennington County. It may be easy to assume that industrial development should be encouraged and promoted no matter where it might be located. A number of criteria should be considered when examining future industrial land uses.

It is necessary to consider the effects industrial land uses will have on other types of development and insure that adequate separation between industrial uses, existing uses and possible future uses, especially residential uses. Adequate buffer may be required to mitigate negative impacts.

Industrial or manufacturing land uses have many needs and requirements to consider. While not all of these factors may apply to every location, industrial and manufacturing land uses commonly require:

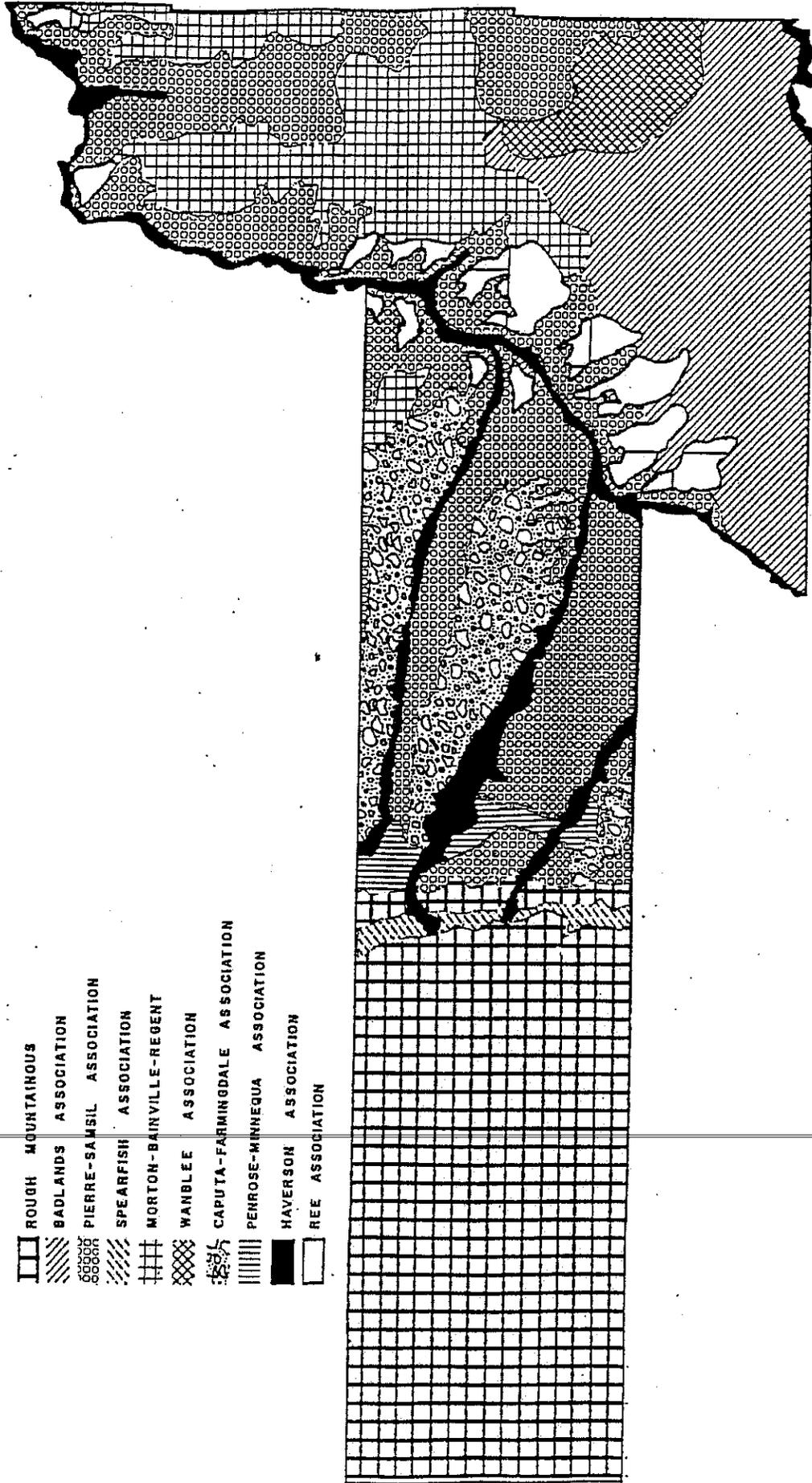
1. Good access to a transportation network, such as major highways and railroad facilities.
2. Sufficient water delivery capacity, meeting processing demands, employee needs and fire protection requirements.
3. Adequate sanitary sewer and treatment capacity to transport and treat normal effluent.
4. Convenient transportation links between industrial and residential areas.
5. Reasonable response time for police, fire, and Hazardous Material teams.

6. Parcel of sufficient size to allow for parking, storage of material and facility expansion, but that are away from areas of natural hazards, such as floodplains and floodways.
7. Availability of private utilities such as electrical power and natural gas that may be required to meet the demands of industry.

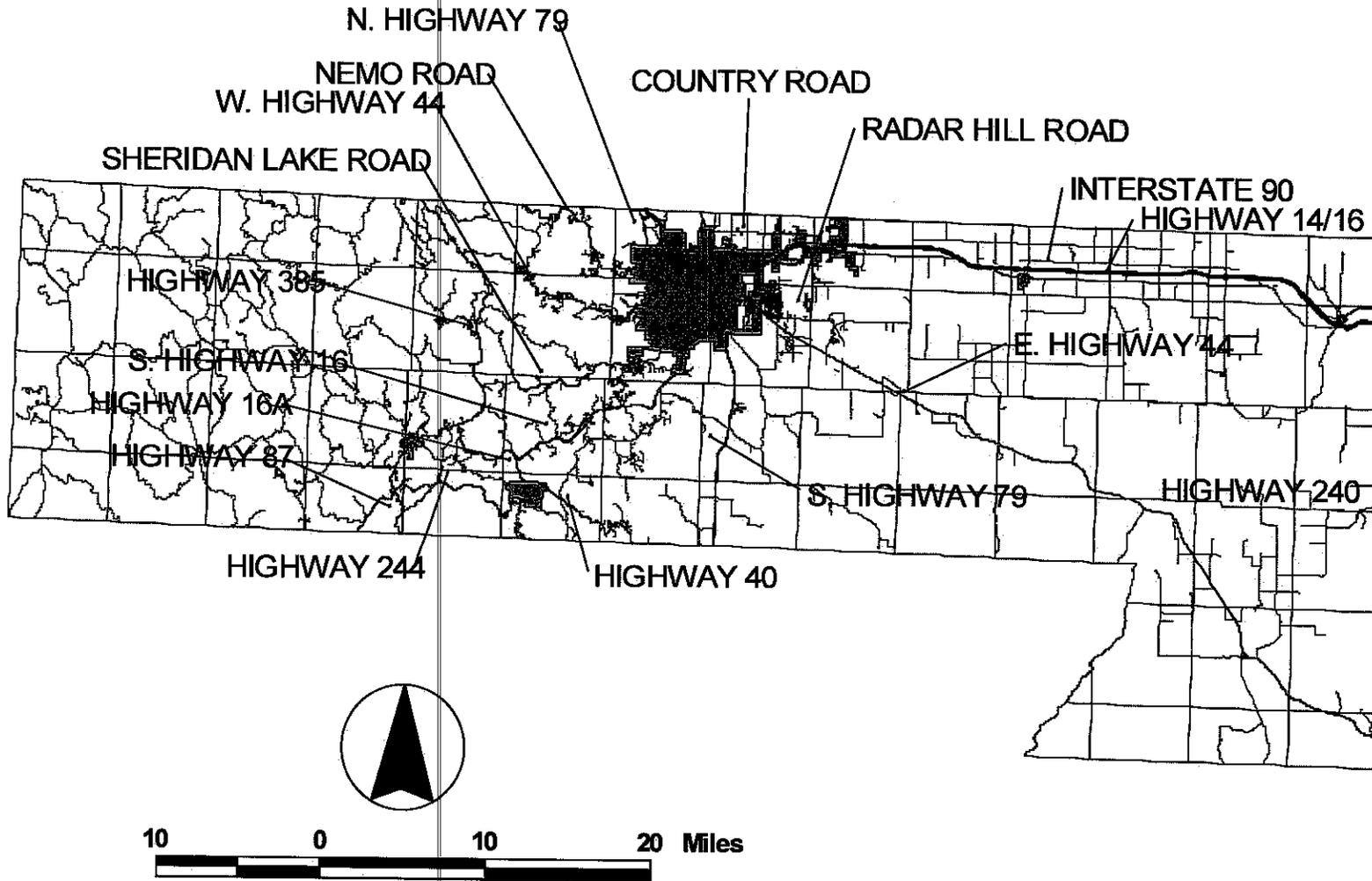
Future areas of industrial use are limited in Pennington County due to site location, lack of amenities, and conflicting land use. Certain areas have been identified as appropriate for future industrial land uses and are shown on Future Land Use Maps 1-3. By considering the clearly set forth guidelines for industrial development, Pennington County will be able to identify the areas best suited for that use.

SOILS OF PENNINGTON COUNTY

-  ROUGH MOUNTAINOUS
-  BADLANDS ASSOCIATION
-  PIERRE-SAMSIL ASSOCIATION
-  SPEARFISH ASSOCIATION
-  MORTON-BAINVILLE-REGENT
-  WANBLEE ASSOCIATION
-  CAPUTA-FARMINGDALE ASSOCIATION
-  PENROSE-MINNEQUA ASSOCIATION
-  HAVERSON ASSOCIATION
-  REE ASSOCIATION



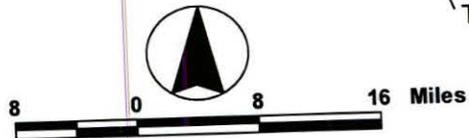
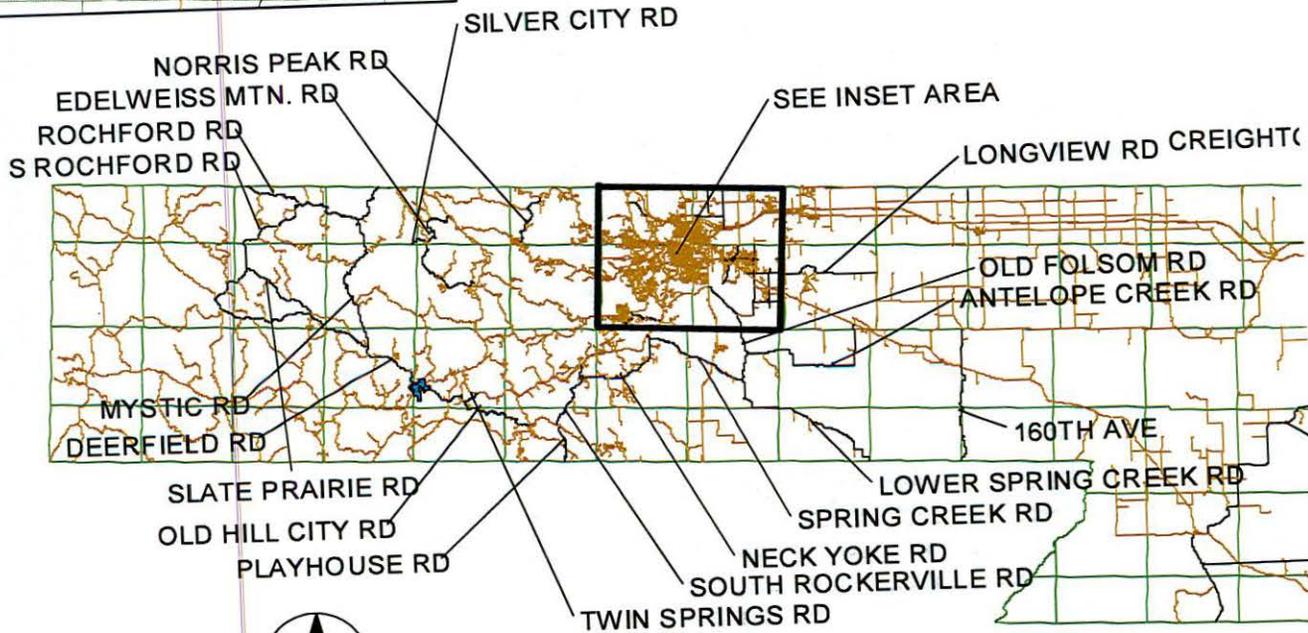
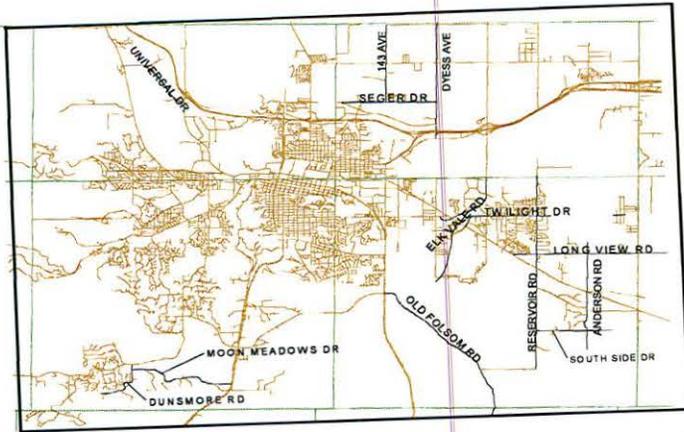
MAJOR ARTERIAL ROADS



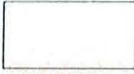
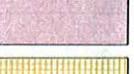
INSET AREA

MINOR ARTERIAL ROADS

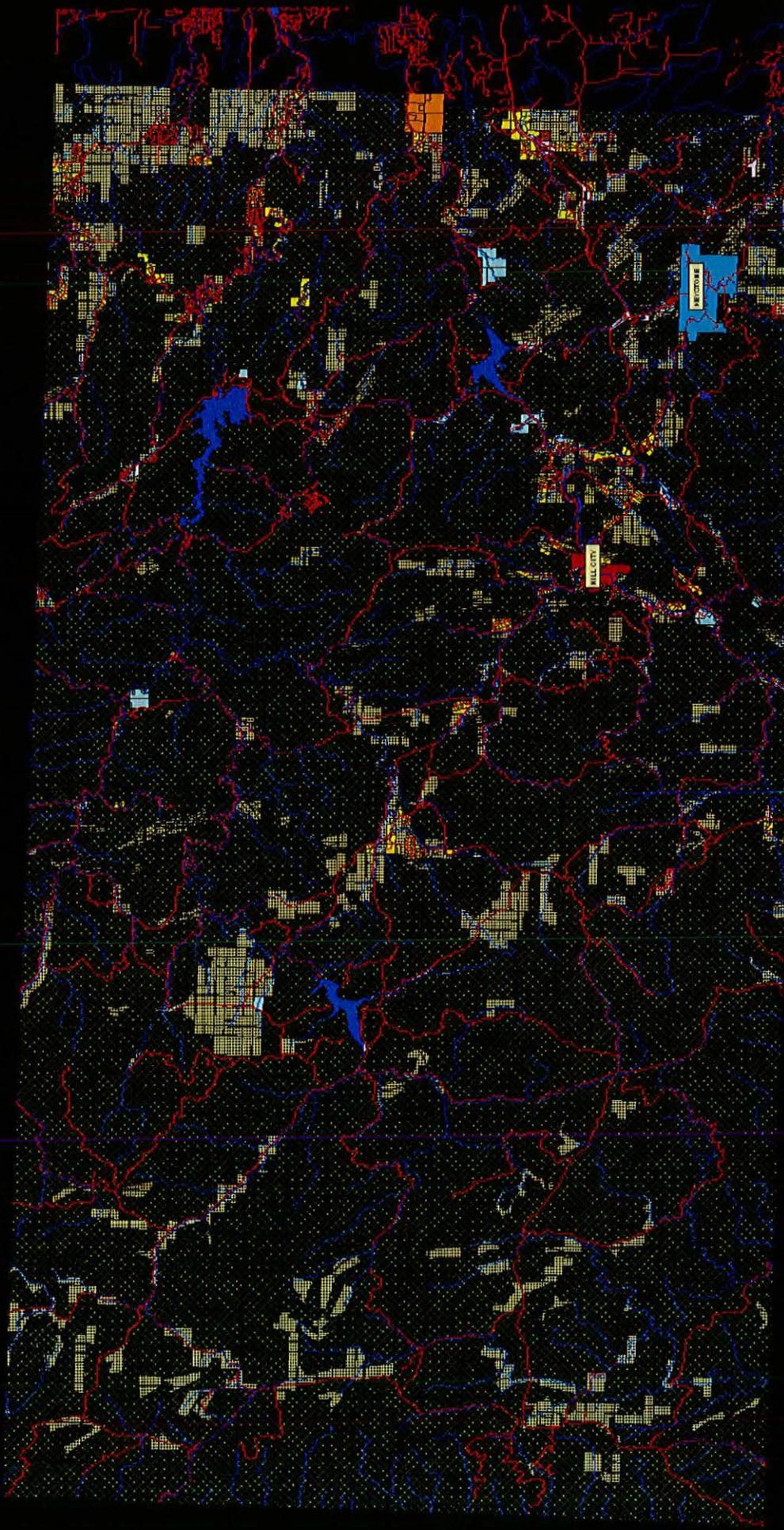
Map 5-2



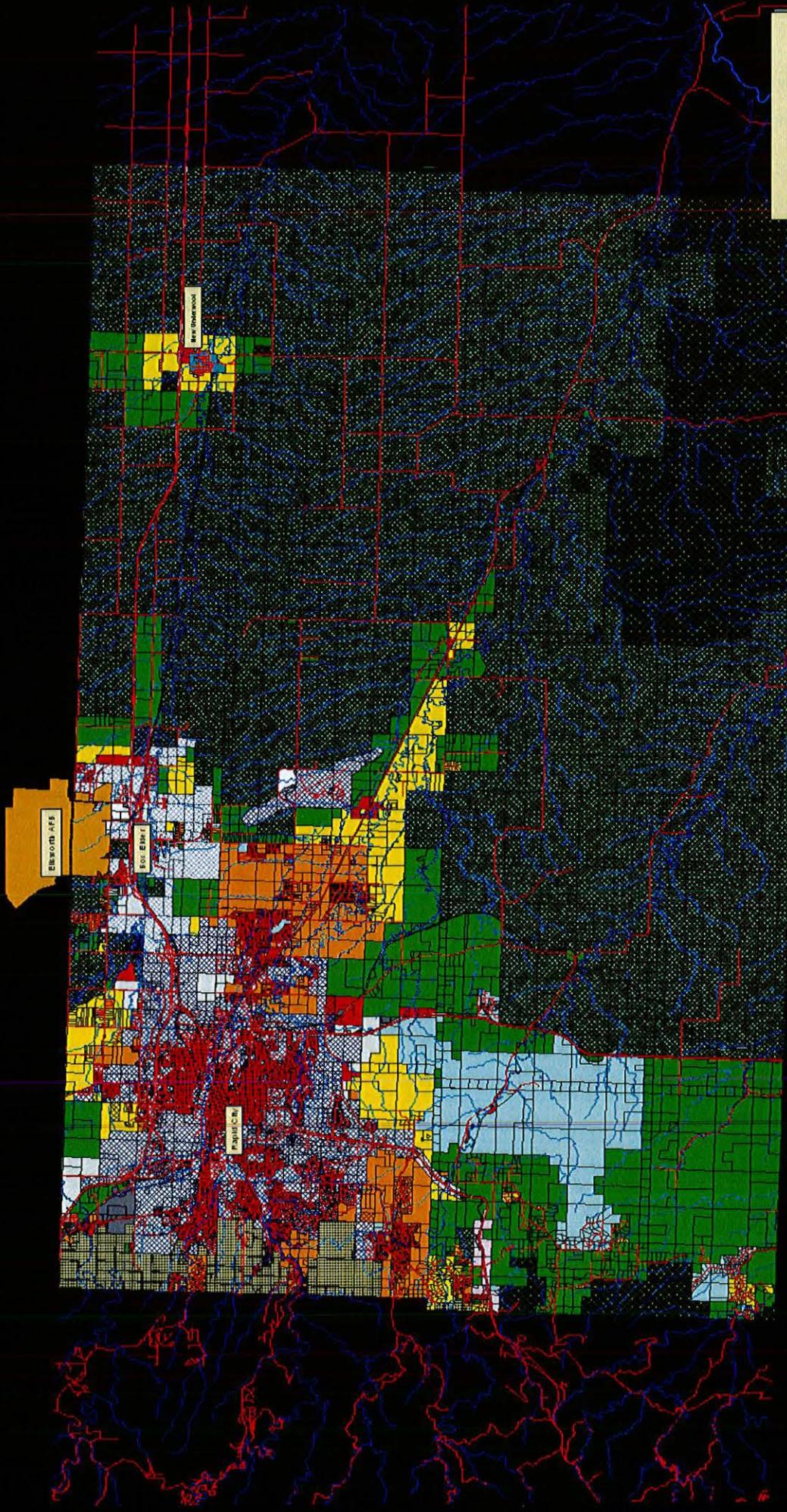
Zoning Legend

	NOCODE	
	GC	(General Commercial District)
	LDR	(Low Density Residential District)
	Public Land	
	HI	(Heavy Industrial District)
	LAD	(Limited Agriculture District)
	LI	(Light Industrial District)
	PUD	(Planned Unit Development)
	SRD	(Suburban Residential District)
	GAD	(General Agriculture District)
	HS	(Highway Service District)
	Planned Unit Development/Sensitive	

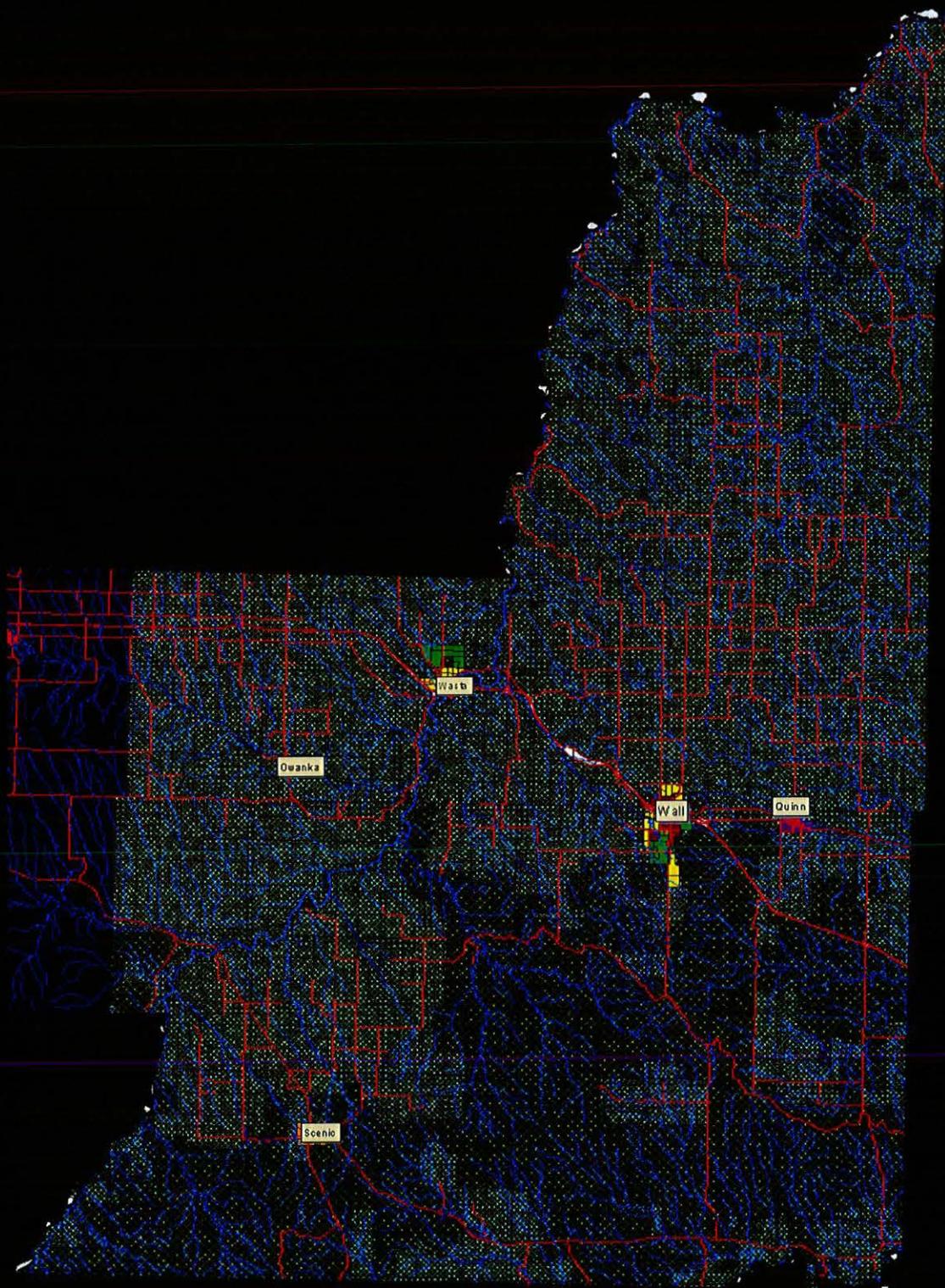




Future Land Use Map
Table 6-1



Future Land Use Map
Table G-2



Future Land Use Map
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