



SIOUX FALLS AREA
CHAMBER OF COMMERCE
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Sioux Falls Area Chamber of Commerce
ISSUE BRIEF: *Shape Places*
February 2014

Background

In 2008, the update for the Shape Places Zoning Ordinance was launched beginning with a survey of approximately 1,500 citizens. Survey results provided direction for the Land Use and Development Review Committee to create specific Land Use and Development policies to be incorporated into the Shape Places Comprehensive Plan, which was adopted in December of 2009. Subsequently, five study groups (landscape, signage, parking, Minnesota Avenue and Zoning Districts) were formed to determine recommendations for specific changes to the Zoning Ordinance based on the Shape Sioux Falls plan.

Currently, the City abides by zoning laws enacted in 1983. Sioux Falls City Council passed new zoning laws in March of 2013 that were scheduled to go into effect in April of that year, however, "Save Our Neighborhood", a group also concerned about a proposed Walmart near 85th Street and Minnesota Avenue, collected enough signatures to place the issue on the City's April 2014 ballot, which has since been named "Referred Law 3".

Shape Places Intended Purpose

The intended outcome of Shape Places is to improve the Sioux Falls zoning ordinance by simplifying and standardizing the rules and regulations, and providing for more development options as well as new, innovative site planning options.

Proponents of Shape Places have outlined the following benefits of implementation:

- Effectively manages land uses of different intensities
- Provides seamless and smooth transitions from one use to another
- Offers more development options and new or innovative site planning options
- Enhances user-friendliness (would reduce current Zoning Ordinance with its 127 different uses that are in one or several different zoning districts, to 35 forms in 9 categories)
- Streamlined zoning process--reduction of conditional-use permits, which require appearing before the planning commission, city council and allowance for public input

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Opponents of Shape Places have outlined the following reasons of concern:

- Unfair signage restrictions placed upon businesses, certain professions and homeowners
- Reduction/elimination of some conditional-use permits marginalize public input as properties are considered for development or redevelopment