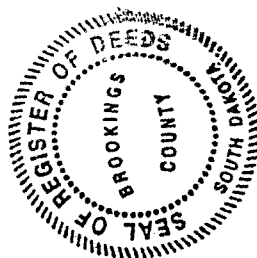


COMPREHENSIVE LAND USE PLAN

COPY

FOR BROOKINGS COUNTY



STATE OF SOUTH DAKOTA COUNTY OF BROOKINGS

SEP 29 2000

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County of
BrookingsPREPARED BY
THE BROOKINGS COUNTY PLANNING COMMISSIONWITH ASSISTANCE FROM
THE FIRST DISTRICT ASSOCIATION OF LOCAL GOVERNMENTS

COMPREHENSIVE LAND USE PLAN

for
Brookings County

Prepared by
The Brookings County Planning Commission

With Assistance from
The First District Association of Local Governments

Adopted
July 25, 2000

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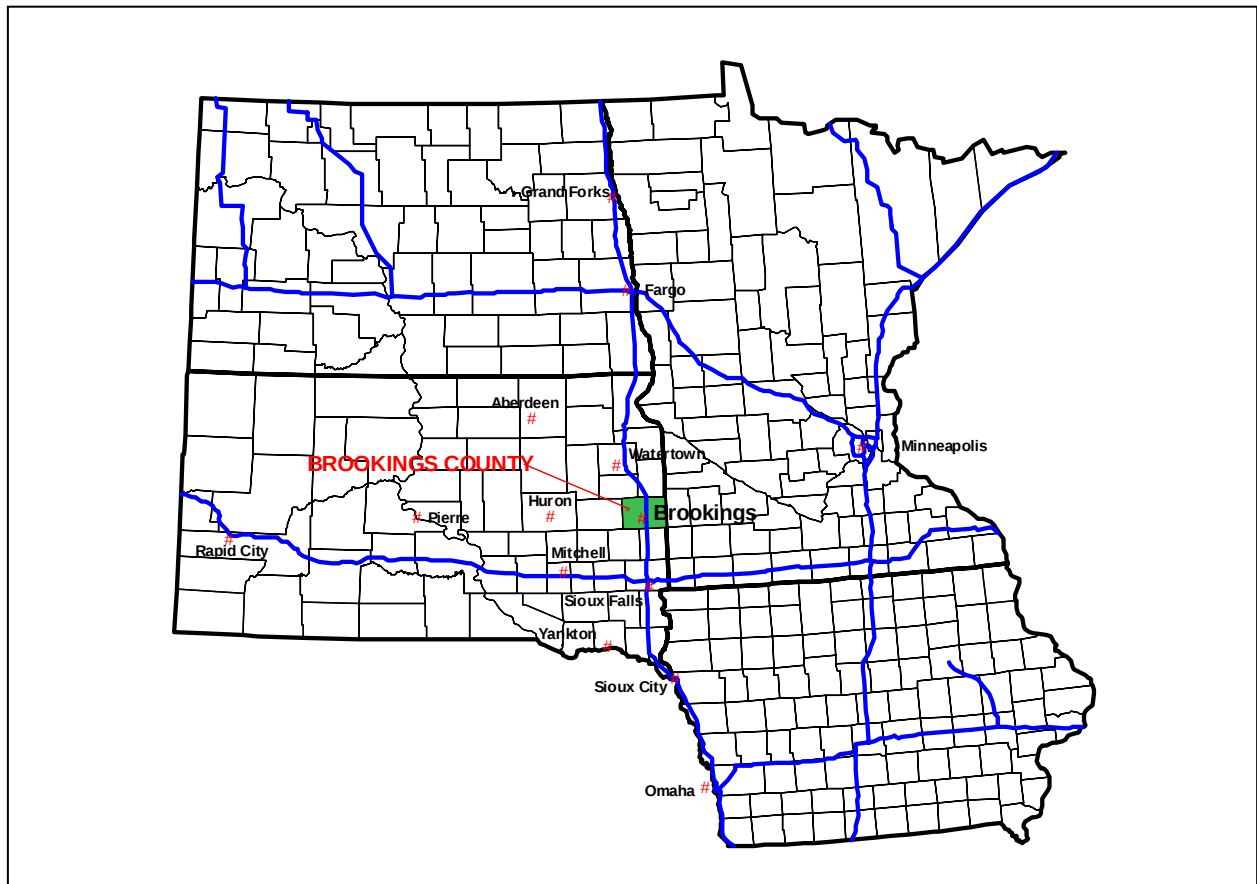
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BACKGROUND

REGIONAL LOCATION

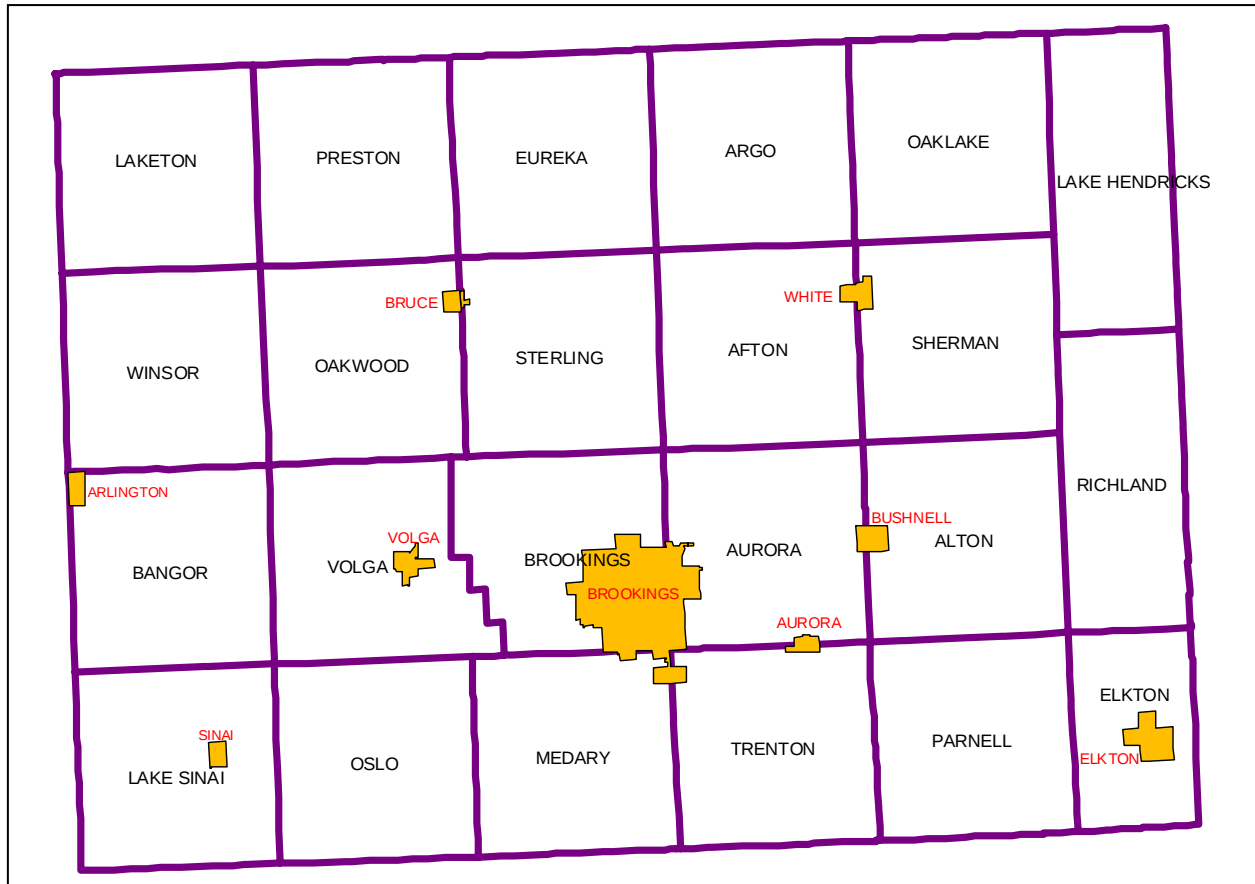
Brookings County lies in the eastern portion of the State of South Dakota at the crossroads of Interstate 29 and Highway 14. Major cities within the area include Fargo, Sioux City, Minneapolis, and Sioux Falls.

**MAP 1
REGIONAL LOCATION MAP**



The county is comprised of nine communities (*the City of Arlington is located in both Kingsbury and Brookings Counties*) and twenty-three townships. The centrally located City of Brookings is the county seat.

MAP 2 MUNICIPALITIES AND TOWNSHIPS MAP



INTRODUCTION

Change is a constant that will affect every individual throughout their 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. It also applies to communities and counties. Although the Brookings County Planning Commission and County Commission have excelled in the historical application of land use management controls to the unincorporated areas of Brookings County, future development has the potential of applying new and varied pressures on local decision makers. Those pressures may be in the form of residents demanding new or additional services of township or county governments, and/or the potential conflicts that occur in the siting of various uses – concentrated animal feeding operations, wellfields, wastewater treatment facilities, landfills, aggregate mining, and non-farm residences to name a few. The continued development of a quality county will not occur haphazardly or without insight to a plan for these future growth patterns. For without a well-prescribed plan for future expansion, local municipal, township, and county leaders will be left unguided to make decisions, which could impact the county'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. The intent of this plan is to assist in the shaping of Brookings County's future by providing the means necessary to attain a prescribed future. Second, this plan is comprehensive in that it will be directed toward the all unincorporated areas of the county, except the area of joint-jurisdiction with the City of Brookings, and serve as a guide to the physical development of those areas. Finally, this plan is a statement of policy that will guide the decisions made by the Planning Commission, County Commission and various other governmental officials. This document offers a prescription, which will assist in answering future questions concerning future land use, zoning and subdivision regulations. These policies form a common thread throughout the plan, stressing the critical importance of compact and contiguous growth of municipalities. Finally, the plan emphasizes the importance of long-term agricultural use by seeking to minimize interference with farming activities and discourage premature development, which leads to costly and inefficient public expenditures.

PLANNING HISTORY

Counties and municipalities are allowed by South Dakota Compiled Laws to prepare and adopt comprehensive plans, zoning and subdivision regulations. Brookings County began land use planning efforts in the early 1970's. The Brookings County Comprehensive Water and Sewer Plan was updated in 1973 and was used as the basis for the county's comprehensive plan. Zoning and subdivision ordinances were adopted in May of 1976. Since the inception of zoning, the county has amended the ordinance as needed with comprehensive updates in 1988 and 1997. Many of the communities within Brookings County have adopted comprehensive plans and zoning/subdivision regulations. The communities of Aurora, Brookings, Elkton, and White have undergone comprehensive updates to their land use management regulations within the last three years.

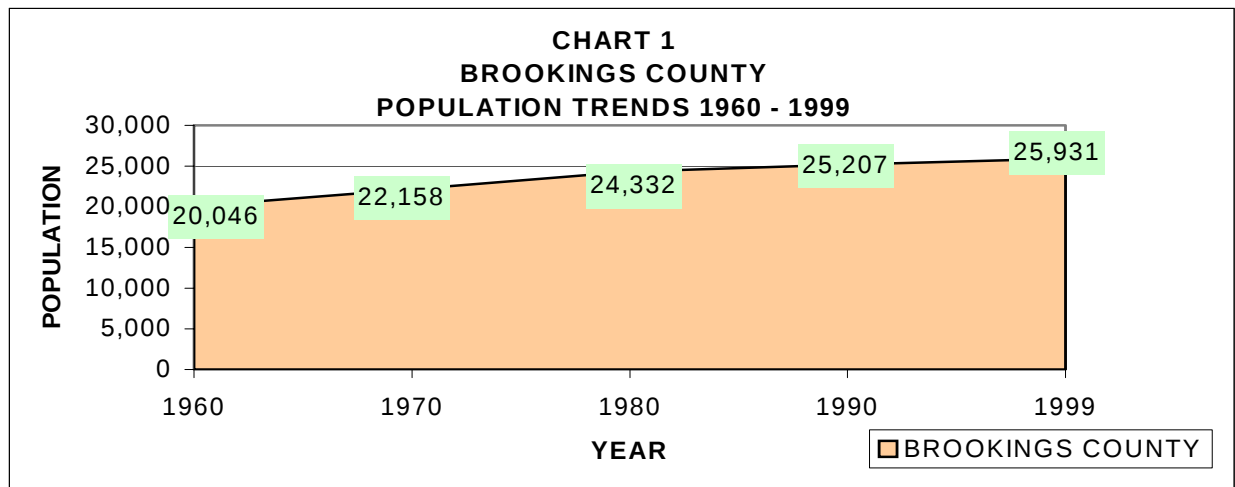
Since 1980, the county has shared zoning authority with the City of Brookings. This extraterritorial zoning jurisdiction area encompasses land within three miles of the City of Brookings.

In 1999, Brookings County made the decision to update its existing comprehensive land use plan. To accomplish this task, the County Commission requested the First District Association of Local Governments to provide assistance to the County Planning Commission in their endeavors.

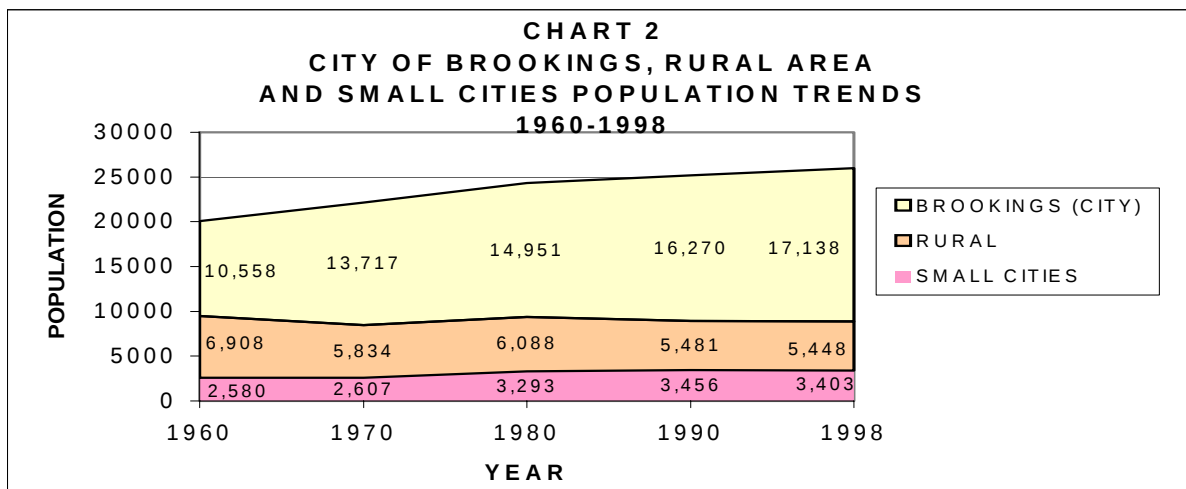
Over a ten-month period, the First District Association of Local Governments worked with the Planning Commission, County Staff and other leaders in gathering information needed for the completion of this document. Thus, after many hours of meetings and the compilation and analysis of data, the Planning Commission has completed this comprehensive land use plan.

POPULATION AND HOUSING

The study of a county's population is an essential component in the development of a comprehensive plan. By understanding the makeup of its population, a county is then better prepared to plan for the future needs of its citizenry. The first section examines the population of Brookings County with respect to such factors as population growth, migration trends and age structure.



Brookings County is comprised of nine communities and twenty-three townships. The estimated population of the county is 25,931 (1999 US Census Bureau). Chart 1 displays information on the population trends for Brookings County from 1960 to 1999. Since 1960, Brookings County has experienced an increase in its population of 29.4%.



SOURCES FOR CHART 1 AND CHART 2 – US Bureau of Census of the Population 1960, 1970, 1980, And 1990. and 1999 Population Estimates South Dakota State Data Center

The population trends of Brookings County are further detailed in Chart 2 and Table 1. Chart 2 and Table 1 detail Brookings County population trends by dividing the county into three data subsets. They include the City of Brookings, smaller cities, and the rural area. The smaller cities subset is defined to include Aurora, Bruce, Bushnell, Elkton, Sinai, Volga, and White.

**TABLE 1
BROOKINGS COUNTY
POPULATION HISTORY 1960-1998**

CENSUS YEAR	BROOKINGS	RURAL	SMALLER CITIES	TOTAL COUNTY
1960	10,558	6,908	2,580	20,046
1970	13,717	5,834	2,607	22,158
1980	14,951	6,088	3,293	24,332
1990	16,270	5,481	3,456	25,207
1998	17,138	5,448	3,403	25,989

The smaller cities population for 1960-1998 included Aurora, Bruce, Bushnell, Elkton, Sinai, Volga, and White.

The City of Brookings has steadily increased both its population and overall proportion of the county's population. In 1960, the City of Brookings represented approximately fifty-three (53) percent of the county's population. In contrast, that number has increased to sixty-six (66) percent in 1998. Nearly all of the increase of population in Brookings County since 1990 is due to the growth of the City of Brookings. Much of the City of Brookings population growth may be attributed to - physical location, job center, education center, and county seat.

Except for an increase between the 1970 and 1980 Census, the population of the rural areas within Brookings County have steadily been declining since 1960 (-21.1%). These trends have been influenced by several factors - farm consolidation, city annexations, residential lot requirements.

Between 1960 and 1998 the population of the smaller cities in Brookings County increased by approximately thirty-two (32) percent. However, since 1990 the State Data Center has projected that all small cities, with the exception of Volga, lost population. Influencing factors affecting smaller cities may include - lack of resident employers, loss of service sector industries, aging population, and out-migration of young adults.

Table 2 shows the population trends from 1990 to 1998 for Brookings County (the rural area and incorporated communities). The data from Table 2 continues to support the historical migration patterns that shift the rural/urban mix of Brookings County. Between 1990 and 1998 the City of Brookings population increase of 5.3%, combined with population losses in the rural areas and smaller communities (excluding Volga), was responsible for 99.9% of the county's population increase. Also, while most of the rural areas and communities in Brookings County experienced population losses, Brookings increased its proportion of the county's total population from 64.5 percent to 66 percent.

TABLE 2
BROOKINGS COUNTY POPULATION ANALYSIS 1980 – 1998
BROOKINGS, OTHER COMMUNITIES AND RURAL AREA PROPORTIONS

	POP 1990	PROPORTION OF BROOKINGS COUNTY 1990	POP 1998	PROPORTION OF BROOKINGS COUNTY 1998	CHANGE IN PROPORTION 1990 - 1998
BROOKINGS	16,270	64.5	17,138	66.0	+1.5
AURORA	619	2.5	594	2.3	-0.2
BRUCE	235	0.9	216	0.8	-0.1
BUSHNELL	81	0.3	76	0.3	----
ELKTON	602	2.4	577	2.2	-0.2
SINAI	120	0.5	114	0.4	-0.1
VOLGA	1,263	5.0	1,296	5.0	----
WHITE	536	2.2	530	2.0	-0.2
RURAL	5,481	21.7	5,448	20.1	-1.6
TOTAL	25,207		25,989		

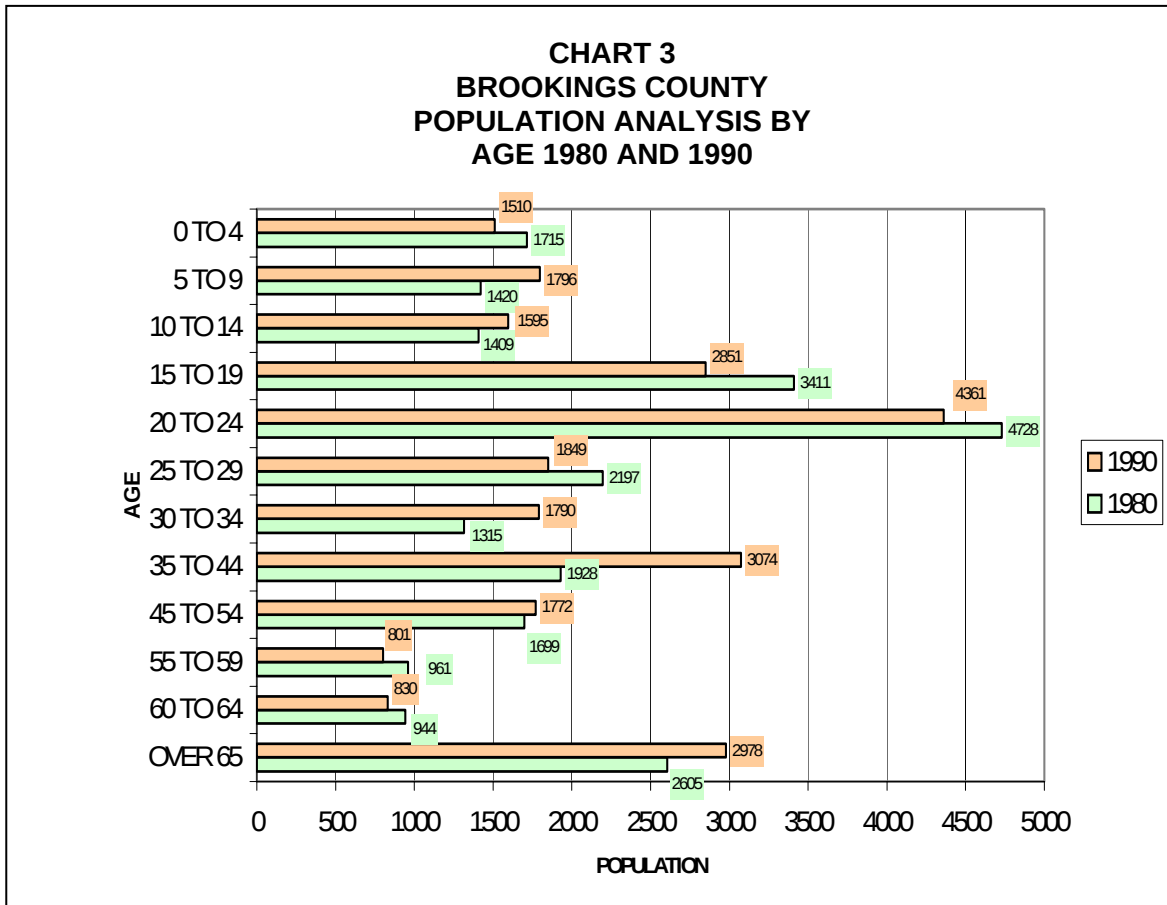
Sources: US Bureau of the Census, Census of Population 1980, 1998.

Chart 3 shows the age distribution of Brookings County residents in 1980 and 1990. Several conclusions about the county's age distribution trends become apparent after reviewing 1980 and 1990 Census Statistics. The most notable trends observed were the increase in the number of individuals in the 0 to 14, 30 to 44, and over age 64 age cohort groups, and the decrease in the population base of the 0 to 4 and 15 to 29 age cohort groups.

Between 1980 and 1990, the number of Brookings County's children age 0 to 14 increased by 7.9 % (357 individuals). During this period, the State experienced an increase of 1.8% in this cohort group. The growth of this age cohort would be stronger except for losses experienced in the 0 to 4-year-old cohort group (-13.6%, 195 individuals). The 0 to 4-year-old cohort group decrease may be attributed to the fertility ratio. Upon examination of the fertility ratio, (the number of children under the age of five compared to the number of women in their childbearing years, ages 15 to 44) one can see a decrease in Brookings County's potential birthrate. The fertility ratio in 1990 decreased by 42.5% (2.7 births per 10 women ages 15 to 44 in 1990 compared to 4.7 births per 10 women in their childbearing years in 1980). Although in 1990 there were more women in their childbearing years than in 1980, those women in 1990 were having fewer babies than the women in 1980.

The second trend is that of the 12.3% decrease in the number of individuals who comprise the 15 to 29 year age group. The 15 to 29 year old cohort group is the largest cohort group within the county. Much of this is due to the location of the South Dakota State University in the city of Brookings. However, even with the location of the University, Brookings County is experiencing a phenomenon not uncommon to South Dakota. Generally, there has been a decrease in this cohort group because of several factors. The first is being that of the "baby boom/baby bust eras". The individuals who comprise the 15 to 29 age categories in 1980 were the final children born into the baby

boom era. Meanwhile, individuals 15 to 29 years old in 1990 were the first children of the baby bust era. Also this age cohort group consistently across the state has historically experienced a very high migration rate. Between 1980 and 1990 the State experienced a loss of 28% in the same cohort group.



Source: US Bureau of the Census, Census of the Population 1980, 1990

The third observable trend is the increase in the number of individuals in the 30 to 44 year old age groups. Between 1980 and 1990, this group experienced an increase of 50% (an increase of 1621 people). These individuals were born at the height of the “baby boom”. During the same time frame the State experienced an increase of over 43% in this age cohort group.

Finally, the number of individuals over the age of 65 experienced an increase of 14.3 percent. The graying of Brookings County is not a secluded incident. It is a very common occurrence throughout the state. Between 1980 and 1990 the State’s population of individuals 65 years of age and older increased by 12.4 %. It should be noted that with extended life spans, migration of elderly individuals from rural areas and the increased number of the baby boomers getting older, the “Graying of Brookings County” will continue at a higher pace over the next fifteen to twenty years.

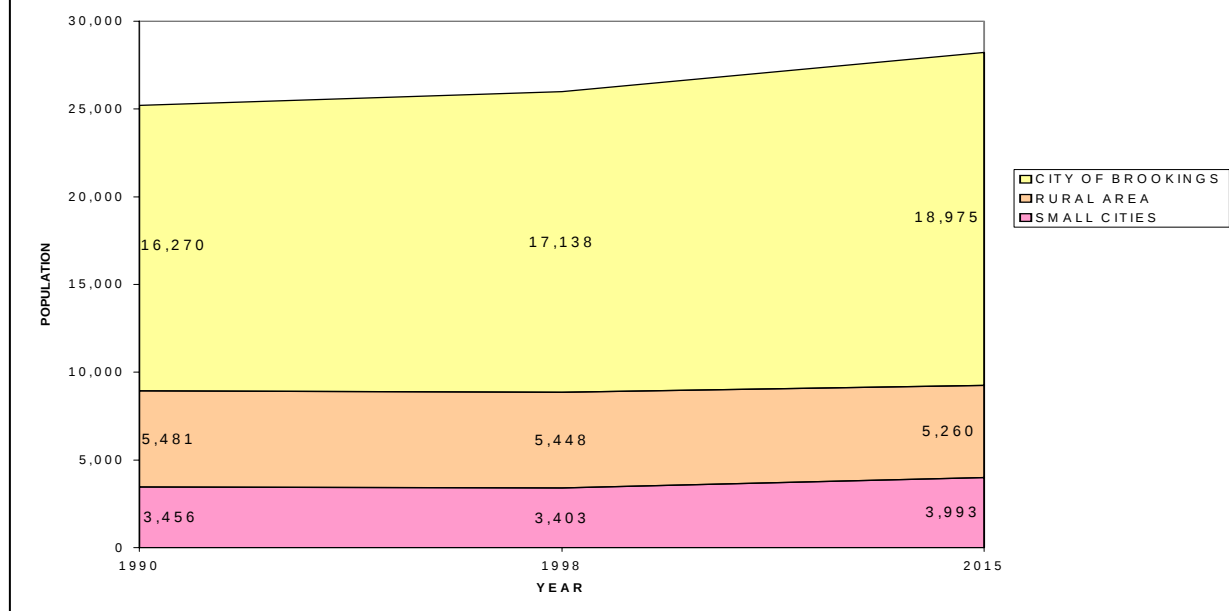
In 1995, the South Dakota State Data Center has estimated that Brookings County would increase its population to 32,392 (an increase of 24.6 %) by the year 2020. In the early 90's, Brookings County was experiencing growth in all subset areas (rural, small cities, and Brookings). Over the past four years, those trends have leveled off and in some instances declined. The trends of growth in the number of the elderly, individuals having fewer children, potential out-migration of individuals 15 to 29 years old, and farm consolidation will have an impact on Brookings County potential for future growth. If the recent trends are to continue, it is unlikely that the 1995 population projection would be attained.

The City of Brookings will contribute substantially to the county's future population base. Volga, Elkton, Aurora, and White are examples of communities that should experience modest population expansion during the planning period. These numbers are based upon their existing economies and proximity to the City of Brookings. Although there may be potential for growth in Bushnell, Sinai, and Bruce, it is probable that those communities and the rural unincorporated areas will continue to lose population throughout the planning period. Table 3 and Chart 4 exhibit population projections for Brookings County. The population projections were based on regression analysis utilizing U.S. Census Data and some local building permit information.

TABLE 3
BROOKINGS COUNTY POPULATION PROJECTIONS
MUNICIPALITIES AND RURAL AREA 1990 – 2015

	1990	1998	2015
Aurora	619	594	780
Brookings	16,270	17,138	18,975
Bruce	235	216	200
Bushnell	81	76	60
Elkton	602	577	722
Sinai	120	114	94
Volga	1,263	1,296	1,512
White	536	530	625
Rural Area	5,481	5,448	5,260
Total	25,207	25,989	28,228

**CHART 4
POPULATION PROJECTION
CITY OF BROOKINGS, SMALL
CITIES, AND RURAL AREAS
1990 TO 2015**



HOUSING

The number of housing units in Brookings County totaled nearly 10,000 in 1990, with the City of Brookings accounting for over 60 percent of the structures and the rural unincorporated area making up nearly 28 percent of total.

Between 1990 and 2000 there were 366 residences constructed in the rural area (Tables 4 and 5) of the county. The rural housing stock is comprised almost entirely of single-family residences. New residential construction has been predominantly site built with manufactured and mobile homes representing approximately 33 percent. It should be noted that not all of the 366 new residences were on previously undeveloped sites.

**TABLE 4
RESIDENTIAL BUILDING PERMITS BY TYPE
RURAL BROOKINGS COUNTY**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total
Site built (stick built)	10	14	15	35	28	23	19	18	30	25	217
Moved to Site (stick built)	2	3	10	5	8	0	1	6	3	3	41
Manufactured	7	13	20	7	15	7	6	10	12	11	108
Total	19	30	45	47	51	30	26	34	45	39	366

**TABLE 5
RESIDENTIAL CONSTRUCTION 1990 – 1999**

Townships	# of Housing Units 1990 Census	Units Added									Total added	Total
		90-91	1992	1993	1994	1995	1996	1997	1998	1999		
Afton	83	2	0	1	2	0	1	1	1	0	8	91
Alton	85	1	0	0	3	1	0	0	1	4	10	95
Argo	62	0	1	1	0	1	1	1	0	1	6	68
Aurora	114	3	1	1	2	1	1	1	1	1	12	126
Bangor	76	0	1	0	2	0	0	0	1	1	5	81
Brookings	147	3	1	4	2	0	2	1	5	3	21	168
Elkton	33	1	1	0	0	0	0	0	2	1	5	38
Eureka	70	1	0	0	0	2	1	0	2	0	6	76
Lake Hendricks	118	4	1	2	2	2	0	3	0	1	15	133
Lake Sinai	74	0	1	0	1	1	1	2	1	1	8	82
Laketon	149	3	2	1	3	1	0	2	2	2	16	165
Medary	430	15	14	28	17	7	8	12	9	12	122	552
Oak Lake	40	0	2	0	3	0	1	0	1	1	8	48
Oakwood	171	3	2	3	2	1	0	1	1	3	16	187
Oslo	78	2	0	1	0	0	0	2	0	1	6	84
Parnell	62	1	0	0	1	0	0	0	4	1	7	69
Preston	58	0	0	0	1	1	1	0	1	0	4	62
Richland	63	2	1	0	0	2	2	3	1	0	11	74
Sherman	59	2	3	0	3	2	1	0	4	0	15	74
Sterling	119	2	9	3	1	2	3	2	1	1	24	143
Trenton	139	2	3	0	1	2	0	2	3	0	13	152
Volga	135	1	1	2	5	3	2	0	4	3	21	156
Winsor	202	1	1	0	0	1	1	1	0	2	7	209
Township Total	2,567	49	45	47	51	30	26	34	45	39	366	2,933
Municipalities												
Aurora	205	0	1	0	0	0	1	NA	NA	NA	2	207
Bruce	112	1	0	0	0	0	0	NA	NA	NA	1	113
Brookings	6,012	52	55	47	81	45	42	46	64	46	478	6,490
Bushnell	29	0	0	0	0	0	0	NA	NA	NA	0	29
Elkton	274	0	2	1	1	2	1	3	2	3	15	289
Sinai	65	0	0	0	0	0	0	NA	NA	NA	0	65
Volga	493	4	17	5	3	8	4	5	7	4	57	550
White	202	1	3	1	2	1	0	5	2	4	19	221
Municipal Total	7,392	58	78	54	87	56	48	59	75	57	564	7,964
Brookings	6,012	52	55	47	81	45	42	46	64	46	478	6,490
Smaller Cities	1,380	6	23	7	6	11	6	13	11	11	94	1,474
Municipal and Township Total	9,959	101	123	101	138	86	74	93	120	96	938	10,897

Rural farm and non-farm residential construction is expected to continue at a pace consistent with past trends (approximately 35 units per year). This number could fluctuate in either direction if certain events take place. Increases would be related to future development of lakes, and/or the departure from density zoning. Decreases may be the result of regional economic conditions, mortgage interest rates and/or lack of supply of developable lots. Based upon the future land use policies within this plan, county residents will still continue to have the choice of either an urban, small town or rural lifestyle.

EXISTING LAND USE

Where and how a county will develop is influenced by the usage of the county's existing land resources. In order for a future plan to properly develop, an understanding of the existing types of land use within the county is necessary. Existing land development was categorized into one of two general classifications.

The first land use category consists of incorporated municipalities. Within Brookings County there are nine incorporated communities. They include Arlington, Aurora, Brookings, Bruce, Bushnell, Elkton, Sinai, Volga and White For the purpose of this comprehensive plan, individual land uses and available infrastructure within these communities will not be reviewed.

The second land use category includes the unincorporated areas of the County. By area, this is the largest land use category within the county. Agricultural activities are the primary uses in this category. Also within this category there are individual farm and non-farm residences, commercial/industrial uses, public/quasi public uses, conservation/recreation recreation areas, and aggregate mining. The primary focus of this report will deal with the management of development within this land use category.

Rural Land Use Patterns

Agricultural Land Use

Agriculture is the major land use in the approximately 840 square miles of Brookings County. This basic land use has been altered very little through urbanization or the development of communities. There has been an increase of non-farm residential development pressures and those pressures are expected to grow in the future.

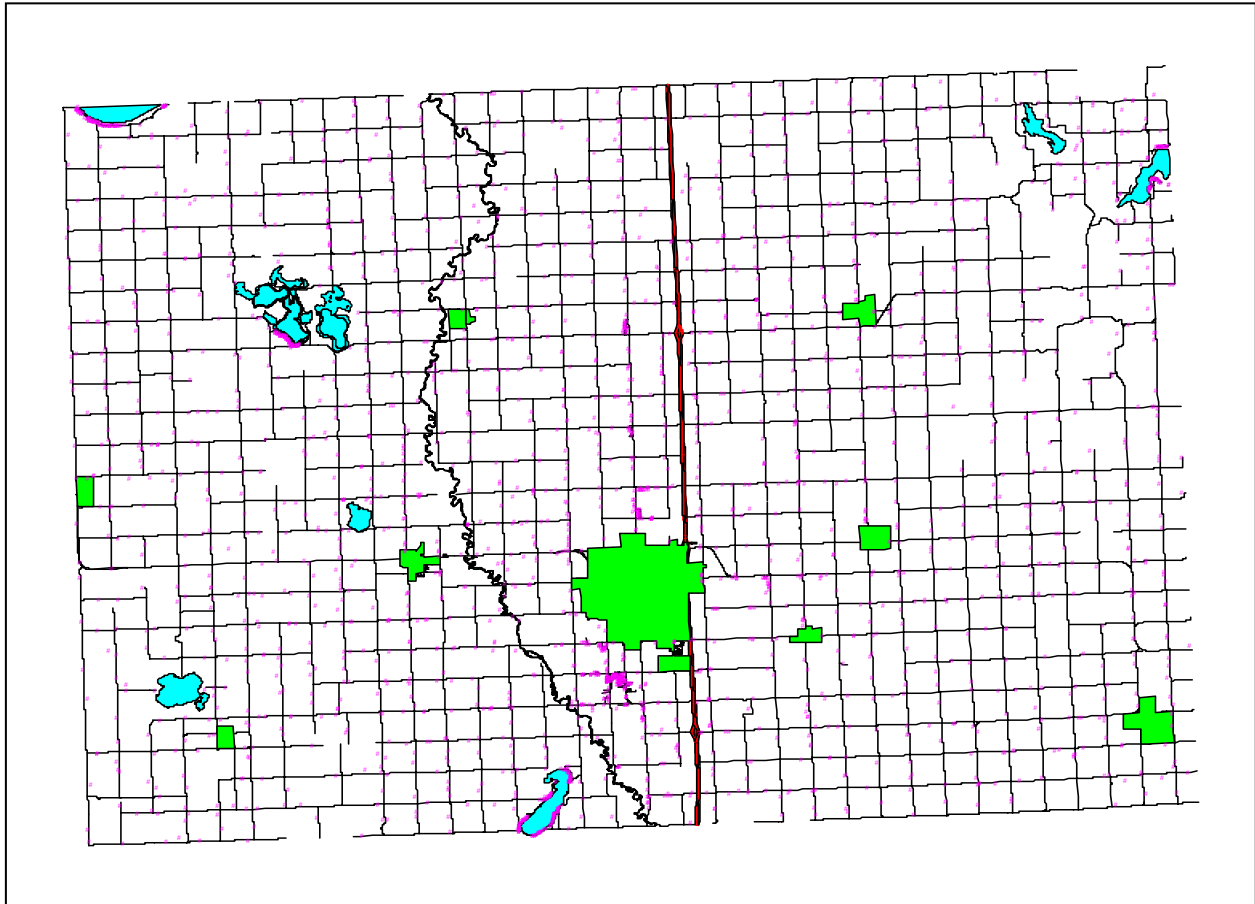
It is important for the Brookings County Planning Commission, County Commission and local township governments to have farmers continue to operate their farms and remain on the land. Any growth in the non-farm population will continue to make it more difficult for farmers to improve efficiency and effectiveness of agricultural operations.

Residential Land Use

While most residential construction occurred within municipal service areas, 366 residential housing units were built in the unincorporated area between 1980 and 1990.

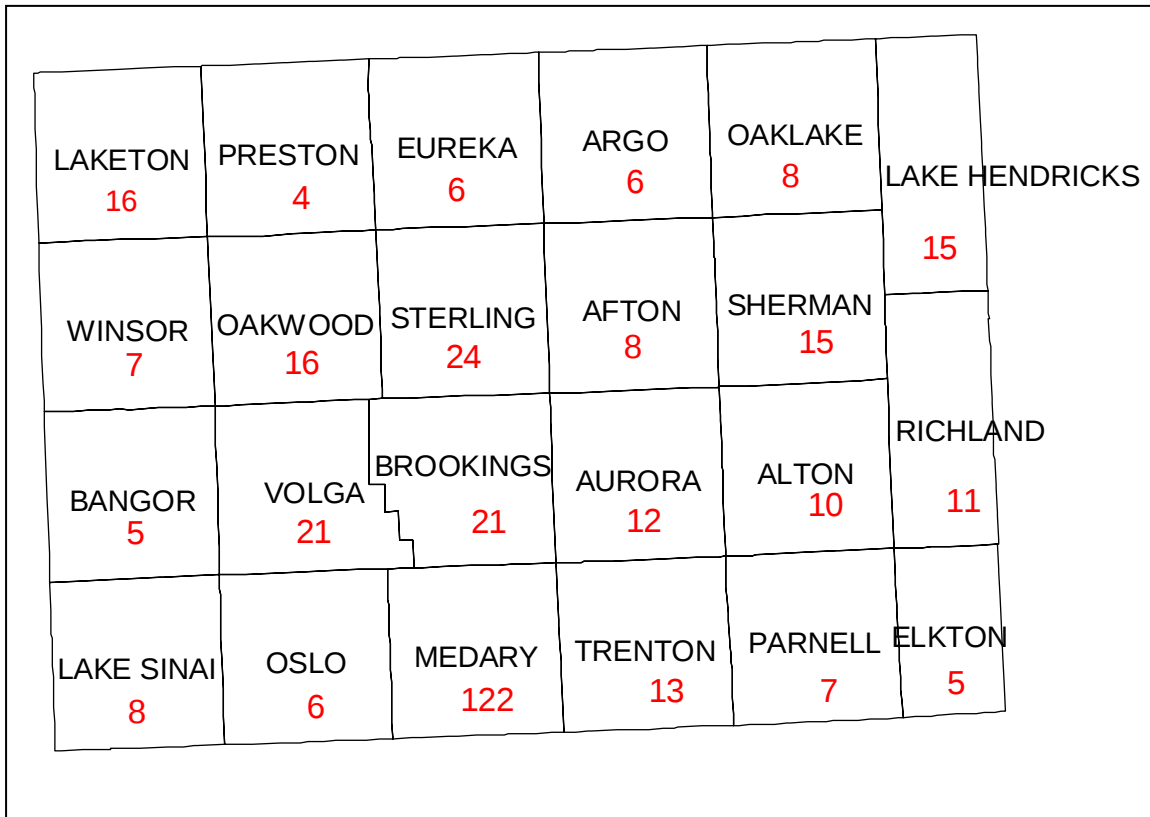
This increase of 366 units brought the total number of housing units in rural Brookings County to 2,933. It should be stated that most townships within Brookings County are rural in nature – all but two townships have less than 200 residential units. The limited residential development within the rural area may be attributed to the density zoning (large lot) standards adopted in 1976, which require a 35-acre minimum lot requirement.

**MAP 3
HOUSING DISTRIBUTION**



Map 4 shows that nearly two-thirds of the homes constructed between 1990 and 1999 were located within and immediately adjacent to Brookings Township. Medary Township contributed almost one-third of the total residences constructed. Oakwood, Laketon and Lake Hendricks Townships, all townships with developed lake front property, experienced at least fifteen housing starts over the ten-year period. Construction starts in the remaining townships average less than one per year.

MAP 4
RESIDENTIAL CONSTRUCTION IN RURAL AREAS OF BROOKINGS COUNTY
1990 to 1999



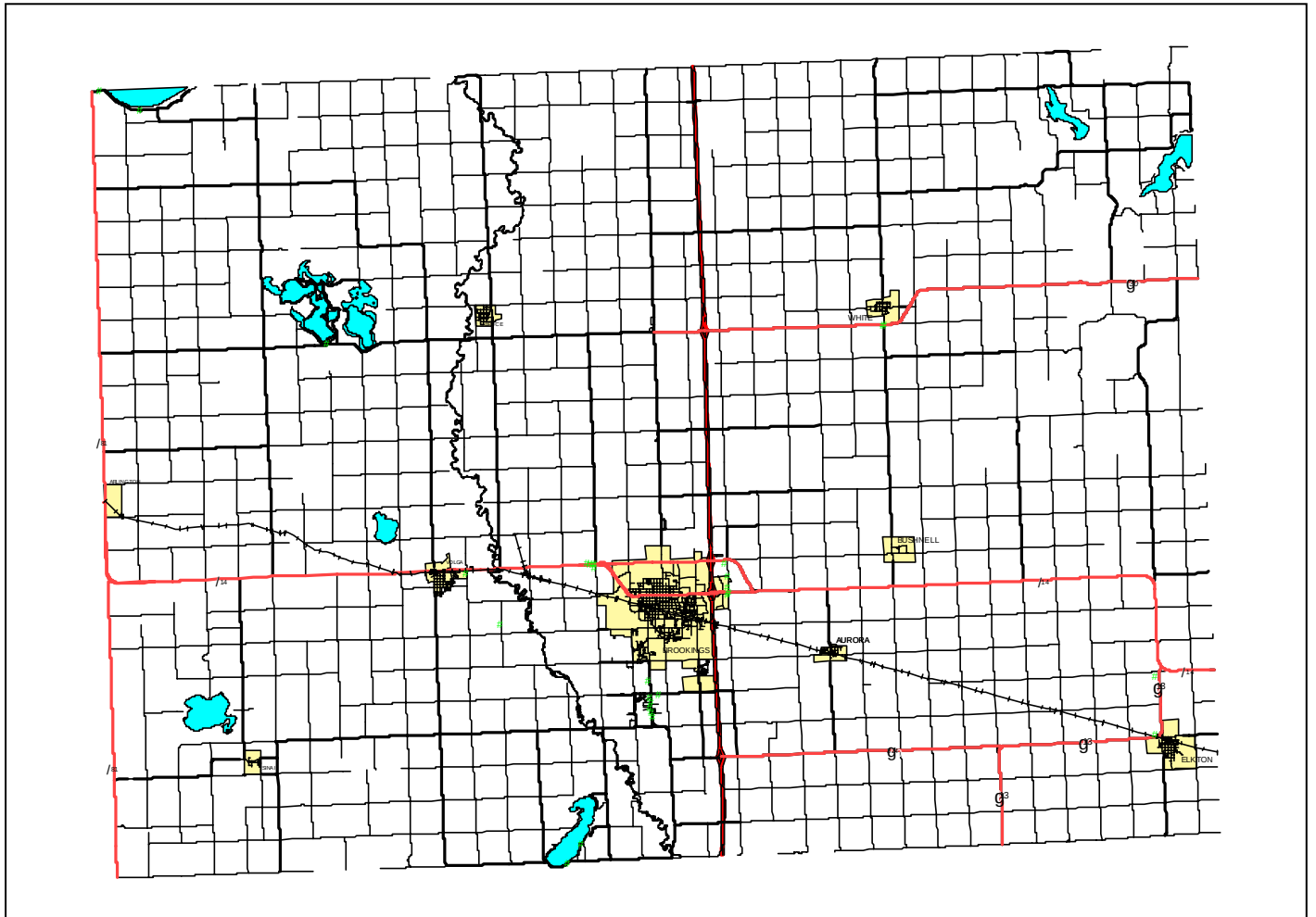
Commercial/Industrial Land Use

There is very little commercial/industrial activity at the county level of a specific business district nature, rather there are occasional commercial/industrial establishments (approximately thirty) scattered along major highways.

The largest concentration of commercial and industrial land uses (nearly ninety percent) exists within the joint-jurisdictional boundary shared with the City of Brookings. Presently only five sites within the unincorporated area of the county have a commercial zoning designation.

Although the rural area will continue to experience pressure to provide locations for both commercial and industrial development, it is the intent of Brookings County to encourage commercial and industrial development to occur within the corporate limits of the county, thereby preserving agricultural lands and production. Factors that may determine potential commercial/industrial sites include rail access; large contiguous undeveloped land parcels, increased traffic volume, access, rural population growth, and lower real estate costs.

MAP 5 COMMERCIAL AND INDUSTRIAL SITES



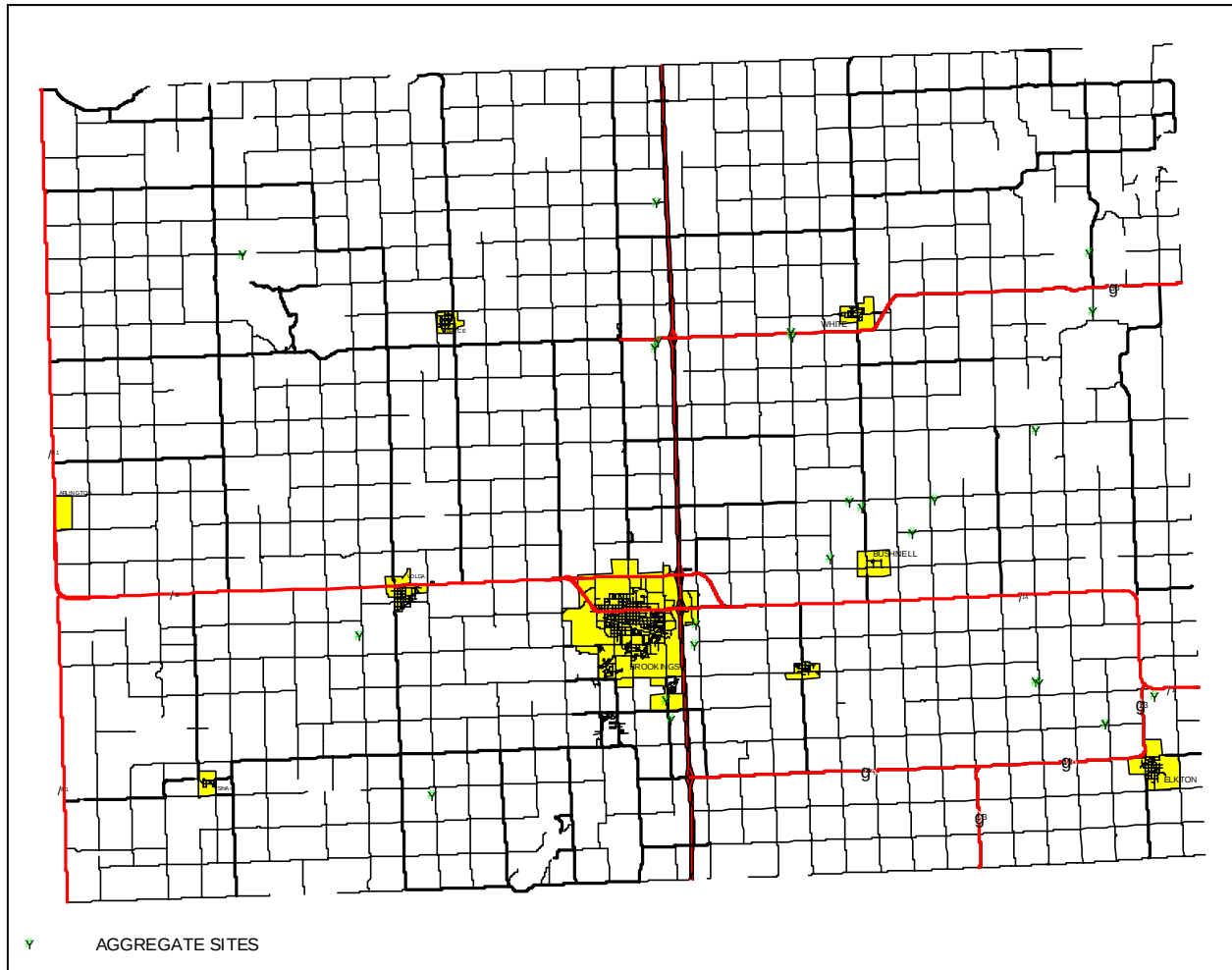
Commercial sites ●

Construction Aggregate Land Use

There are approximately 20 rock, sand, and gravel extraction sites scattered across the county. These extraction sites have the potential to impact adjacent land uses. The many negative impacts associated with aggregate mining include – dust, noise, trucking of material, road damage, environmental concerns, and appearance.

Map 6 denotes the locations of construction aggregate mining sites.

MAP 6 CONSTRUCTION AGGREGATE MINING SITES



TRANSPORTATION

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

COUNTY TRANSPORTATION SYSTEM

Brookings County's transportation system is generally laid in a one mile rectilinear grid system with a majority of the roads having sixty-six (66) foot right-of-ways. The public right-of-ways for County, State and Federal Highways with a bituminous or concrete surface generally exceed one hundred (100) feet. The township highway system represents the largest road system within the county.

STREET CLASSIFICATION

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

The following generally recognized hierarchy of road classifications will be used to assist in the development of intermediate and long range transportation needs.

Arterials - serve as primary circulation routes. These roads generally carry the majority of traffic volume within the county. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions and communities with a minimum of impediments. Since arterials serve for traffic movement between regions and subareas, 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. Interstate 29, South Dakota Highways 81, 14, 30, 13, and 324 are considered arterials.

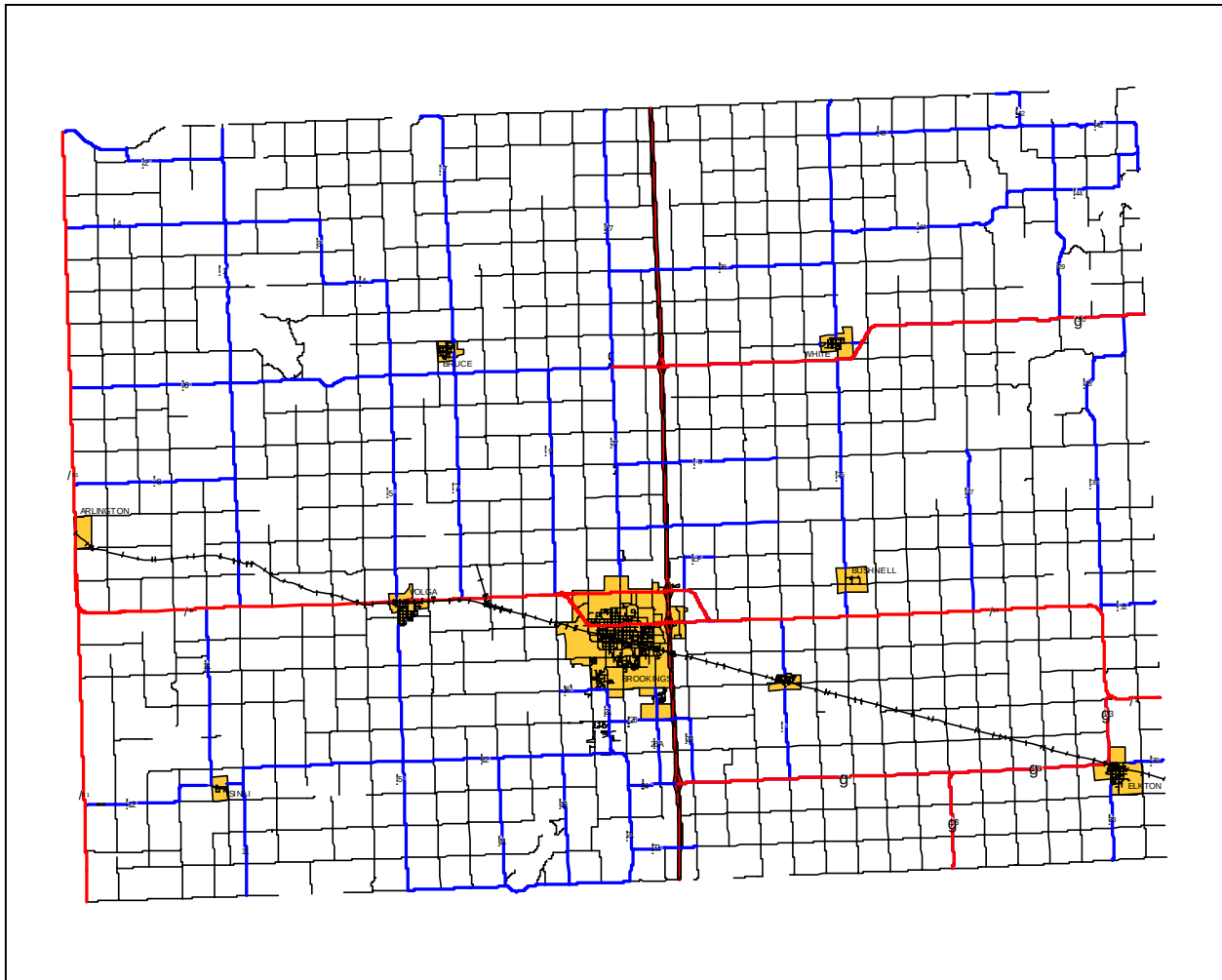
Collectors - form an intermediate category between arterial and local roads. Collectors serve as a link between arterial and local roads by "collecting" traffic from local roads and transferring it to arterial roads. Collectors may further be classified into major and minor collector categories. Presently, the Brookings County paved Highway System serves as collectors.

Local Streets - primarily provide access to abutting properties. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow. County gravel and township gravel highway systems acting as local streets.

MAJOR STREET PLAN

The Major Street Plan shown on Map 7 classifies roads as interstate arterial, collector or local. The plan is designed to effectively move traffic through the county and between major attraction points.

MAP 7 MAJOR STREET PLAN MAP



	INTERSTATE 29		COUNTY AND TOWNSHIP GRAVEL ROADS
	ARTERIAL		RAILROAD
	COLLECTOR		

Transportation Goal

To provide a safe and effective transportation system that promotes the efficient movement of people, goods, and services within and through the county.

Policies

- Plan and provide an integrated street and highway system that is planned, designed, developed, and maintained consistently with County's existing and anticipated future land use patterns and activities.
- Limit access (driveway/curbcut) and utilize frontage roads on arterial and major/minor collector streets.
- Secure and preserve sufficient rights-of-way for future arterial and major collector traffic routes.
- Require developers to have sufficient parking to meet existing and future demands.
- Classify major streets and highways according to function and establish design standards for various street classifications.
- Coordinate plans with communities in the development of a network of arterial and collector roads that promote efficient traffic movement and supports growth in projected development areas.
- Identify maintenance responsibilities as part of the platting of new subdivision roads.
- Require new development to finance road improvements needed to support increased traffic.
- Discourage strip type development along major thoroughfares to maintain the carrying capacity of highways and to avoid conflict with other land uses.
- Regarding problems with the lack of frontage roads adjacent to certain segments of existing arterial and collector roads, the County may need to study the development of frontage roads on said arterial roads – i.e. Highway 77 south to the “S” curve.

PHYSICAL ENVIRONMENT

Streams, Lakes and Wetlands

The Big Sioux River, along with Six-mile Creek, Medary Creek, Deer Creek, and North Deer Creek form the major surface drainage features in Brookings County. The Big Sioux bisects the county, flowing south from Codington County. Medary, Deer, North Deer, and Six-mile creeks with their tributaries drain the eastern portion of the county, while westerly Big Sioux Tributaries drain the western half of the county.

Wetlands are prevalent throughout the entire county, with the highest concentration in western Brookings County. Wetlands perform a variety of functions, serving as natural

water purifiers by filtering out pollutants, thereby enhancing surface and groundwater quality, increasing wildlife and fish habitat and providing recreational opportunities. Wetlands also reduce siltation and control flooding by slowing runoff during rapid snow melt and heavy rainfall, releasing water gradually so erosion and downstream flooding are minimized.

There are eight prairie lakes located in Brookings County. They include Lake Poinsett, Lake Sinai, Oakwood Lake, Johnson Lake, Lake Goldsmith, Lake Campbell, Lake Hendricks, and Lake Tetonkaha. Presently there are clustered residential developments on Lakes Poinsett, Tetonkaha, Cambell and Hendricks. It should be noted that the actual sizes of several of these lakes, Lake Sinai in particular are not accurately depicted on the maps.

Wetlands, lakes, and streams are shown on the Existing development and Future Land Use Maps.

Soils

The Natural Resources Conservation Service recently completed a major update of the Brookings County Soil Survey. Soil boundaries were provided in digital format for entry into the county's geographic information system (GIS) along with attribute information associated with the various soil types.

Soil attributes provide information on agricultural productivity, erosion factors, and limitations for the use of wastewater absorption fields, lagoons, buildings, roads and other engineering applications. GIS affords the opportunity to analyze these attributes as part of the site development evaluation process.

Flood Plains

Flood plains are lowlands adjacent to the channels of rivers, streams, and other watercourses where inundation periodically occur due to extreme natural events.

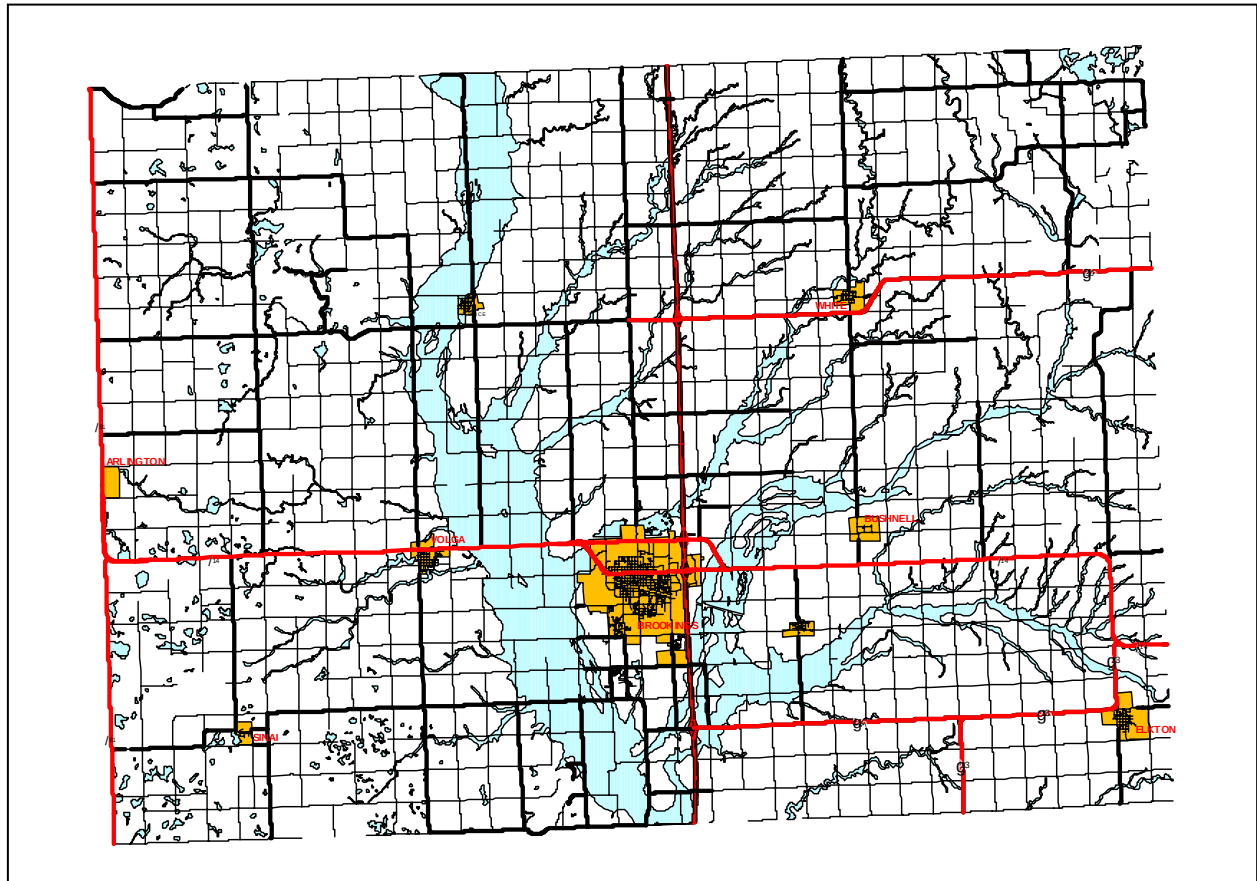
The Flood plain has two constituents – a floodway and a flood fringe. Together they comprise the flood hazard area generally referred to as the 100-year flood plain identified by the Federal Emergency Management Agency (FEMA), where the chance of experiencing a flood of such magnitude is one (1) percent every year.

Brookings County maintains eligibility in the National Flood Insurance program by enforcing the Flood Damage Prevention Ordinance. Participation in the program enables residents of flood plain areas to purchase special insurance at subsidized rates. The County's present ordinance requires that residential structures be flood-proofed. This is done by requiring the lowest floor of residential structures to be constructed to a standard of one foot above the base flood elevation. Residential structures are prohibited from being constructed in flood ways while encroachments, including fill and

new construction, are prohibited unless engineering certification demonstrates that the activity will not result in an increase in flood levels.

Flood plain areas in Brookings County are shown on Map 8 and on the Future Land Use Map.

**MAP 8
FLOOD PLAIN MAP**



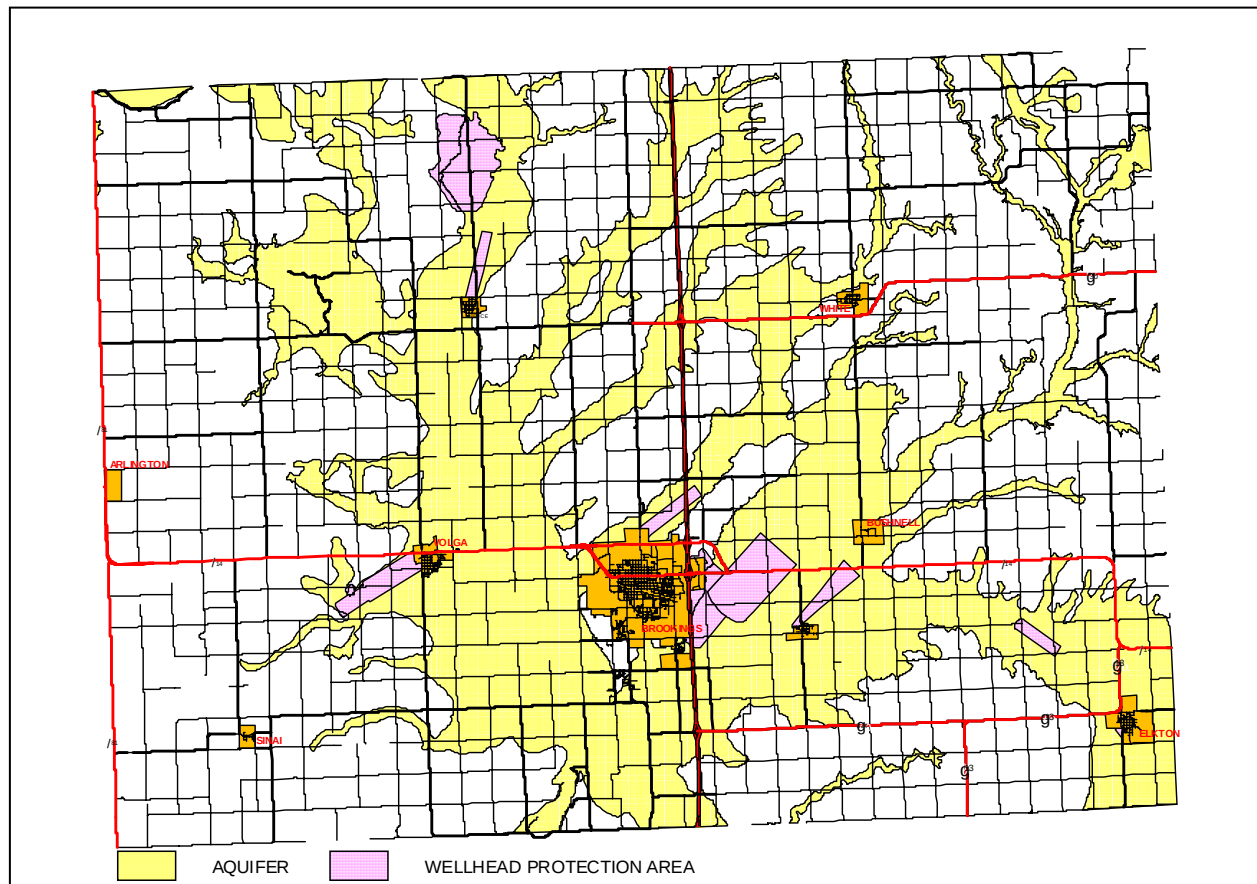
Big Sioux Aquifer and Water Source Protection

The County's water resources consist of surface water found in streams and lakes, and groundwater occurring in the Big Sioux Glacial Aquifer. Two rural water systems (Kingbrook and Brookings-Deuel) and the City of Brookings provide water to all rural and municipal users, excluding those with private wells. Nearly one hundred percent of the public water supply is taken from the Big Sioux Aquifer.

The water resources are at risk of contamination by a variety of sources – inadequate wastewater treatment and disposal attributed to both on-site and municipal sources, mismanagement of waste from livestock facilities, overuse of fertilizers and pesticides, solid waste disposal sites, and sites for the storage and manufacture of regulated

substances. The county enforces measures to protect these vulnerable areas through the water source protection overlay district provisions of the zoning ordinance. The overlay district prohibits uses, which pose a high risk of contamination to surface and groundwater resources, and regulates other potential damaging uses so that adverse environmental impacts are minimized.

MAP 9
AQUIFER AND WELLHEAD PROTECTION AREA MAP



LAND USE PLANNING POLICIES

The purpose of this Comprehensive Land Use Plan is to outline what is to be produced or accomplished in the County relative to the physical environment. Brookings County's Comprehensive Land Use Plan shall consist of land use planning policies and a future land use map. The land use planning policies contain numerous goals and policies. 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 primary 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 land use planning policies was required to establish the basis on which future development would take place. By integrating the community'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.

Generally, a comprehensive land use plan will utilize written policies to paint a picture of how a county should look in 10 to 15 years. An initial step in the development of a comprehensive plan is that of establishing land use planning policies. The following are the major goals, objectives and policies, which have an application to the development of the comprehensive plan for Brookings County.

DEFINITIONS

This section contains the development "vision" for Brookings County. It is expressed through goals, objectives and policies. A definition for each term is presented below.

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

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

The Goals and Policies spell out various roles and responsibilities for Brookings County. To better understand the county's role for each Goal and Policy, a number of the key terms are defined below.

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

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

Encourage - Foster the desired goal through county policies.

Endorse - Subscribe to the desired goal by supportive County policies.

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

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

- Maintain** - Keep in good condition the desired state of affairs through the use of county 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 county policies, staff or Planning Commission action.
- Promote** - Advance the desired state through the use of county policies and staff/Planning Commission activity at all levels of planning.
- Protect** - Guard against a deterioration of the desired state through the use of County 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 county 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 county policies and staff/Planning Commission action to achieve desired goal.
- Work** - Cooperate and act in a manner through the use of county staff/Planning Commission actions, policies, etc. to create the desired goal.

The goals and policies spell out various roles and responsibilities for Brookings County. The following statements will direct the implementation of the Comprehensive Land Use Plan. They are being presented under the following eight headings:

- Fundamental Goals
- Areas of Development Stability
- Areas of Development Advantage
- Areas of Development Transition
- Areas of Development Limitations
- Environmental Policies
- Commercial and Industrial Development
- Management and Coordination.

FUNDAMENTAL GOALS

- To encourage for orderly, efficient land development within the unincorporated areas of Brookings County.

- To manage growth within the framework of the Brookings County Comprehensive Land Use Plan and other municipal comprehensive plans.
- To maintain a distinction between rural areas and municipalities and to preserve and enhance community identity.
- To provide a transportation system that promotes the safe and efficient movement of people, goods, and services.
- To achieve the maximum efficiency in the provision of public services and facilities.
- To preserve environmental, historical, and cultural resources.
- To promote compatible development in the rural area.
- To support and encourage the growth of the county's economic base and promote the expansion of job opportunities.
- To maintain a viable agricultural economy and preserve the rural quality of life.

AREAS OF DEVELOPMENT STABILITY

This category represents the bulk of agricultural land (cropland, rangeland and pasture) and sites that are not expected to experience any anticipated change during the planning period. This land use category should be regulated to prevent the encroachment by urban uses until such time development meets the established land use planning policies. There may be an occasional residence, or an agricultural-oriented commercial/industrial venture constructed, but the primary use or focus should remain agricultural. Major, land intensive projects such as a landfill, sewer lagoon, or concentrated animal feeding operation may dramatically alter the area. However, these particular uses would involve mandatory public input, a comprehensive site plan review, and environmental assessment procedures.

Residential Development Goal

In order to reduce conflicts with agriculture production, it is the goal of Brookings County to encourage the expansion of residential development in existing incorporated communities.

Policies

- Non-farm residential development should take place at locations that minimize public infrastructure costs and potential agricultural/residential conflicts, and promote safety.

- Restrict the density of residential uses and direct higher development densities to the municipalities.
- Preserve and protect the agricultural productivity of rural land by restricting the development of non-farm residential sites. Maintain a residential density of not more than one building site per 35 acres.
- Scattered non-farm residential developments shall be discouraged.
- Pedestrian and traffic safety, infrastructure capacities, environmental impacts, and adjacent land uses should be considered in evaluating residential development proposals.
- Areas identified for development stability or agricultural uses shall be managed in such a way as to promote these uses and prevent premature intensification of other land uses. Land in this area shall be regulated so as to limit non-farm residential and urban density development through the use of minimum lot sizes and other regulations.
- Public services and facilities shall be provided at a level sufficient to meet the needs of a low-density agricultural population only.

Agricultural Preservation Policies

- The premature development of agricultural land should be discouraged.
- Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
- Discourage development patterns that require public improvements financed in part by the farming community but which are not necessary to support agriculture.
- Proper use of land must be employed to protect valuable agricultural land as well as other amenities.
- Protect the rural area from uses which interfere with and are not compatible with general farming practices.
- Recognize and improve upon regulations which have a negative impact on farming operations.
- Preserve agricultural lands by deterring land uses which are not compatible to agricultural practices;
- When considering future land use decisions, the preservation of agricultural land should be of significance.

- If agricultural lands are not protected though land use controls their optimum utilization will diminish in disproportion to the amount of area reverting to urban use. Thus, much of the remaining economic potential of the land, in terms of agricultural production, is lost.

Miscellaneous Policies

- Areas designated appropriate for development stability will not experience public water and sewer extensions.
- Limit rural densities so that current service levels are not exceeded, thereby avoiding the creation of special districts (i.e. sanitary, water and road districts).
- Discourage the random and haphazard siting of commercial and industrial uses within the rural area where such uses do not support the agricultural industry.
- Protect construction aggregate resources by restricting adjacent land uses to those that are compatible with extraction operations. Require operators to meet developmental and operational standards.
- Regulate concentrated animal feeding and processing operations to protect environmental quality and minimize conflicts with human activities.
- Establish and maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.
- Only future development (residential, commercial, industrial, etc.) which is not able to be accommodated in a community should be encouraged in the unincorporated areas of the county.
- Brookings County encourages the identification and retention of historic and cultural resources – i.e. historic farms, cemeteries, etc.

AREAS OF DEVELOPMENT ADVANTAGE

These areas have qualities that encourage development in the near future. These areas are located within and immediately adjacent to municipalities. There is often access to transportation routes and the property is served or could be economically served with public services.

Policies

- Concentrate future non-farm growth in or contiguous to municipalities where public infrastructure can be economically provided. Maximize the utilization and efficiency of existing public facilities

- Discourage premature development in municipal fringe areas.
- Seek input of municipal officials in the review of development proposals which could potentially impact future municipal expansion and public infrastructure projects.
- Encourage annexation of potential development sites within municipal fringe areas before development plans are approved.
- Recognize municipal growth plans when considering future development proposals.
- Preserve the identity of existing communities by discouraging sprawl and leapfrog development.
- Only the subdivision of land, adjacent to the city limits, which would enhance future city development is encouraged.

AREAS OF DEVELOPMENT TRANSITION

These areas are located near communities and/or lakes. They have been experiencing requests for residential or commercial/industrial development. The current land use is generally agriculture or open space. These areas could be potential conflict zones in terms of public services, incompatible uses and municipal/county interests.

Policies

- Uses and activities, when compatible, shall be concentrated and clustered into functionality related areas or centers.
- Urban development will not be permitted in areas, without public water and sewer services and the development shall include all the municipal water and sewer connections, collectors, etc.
- In areas of development transition, leapfrog development on land which cannot be economically provided with public services and facilities is discouraged.
- Cooperation and coordination in land use planning should be promoted between municipal areas and the County in the development of land and utilities in the extraterritorial jurisdictional area outside of a community's corporate limits.
- In areas of development transition, annexation of the land adjacent to the city limits is encouraged prior to development.
- In areas of development transition, only the subdivision of land, adjacent to the city limits, which would enhance future city development is encouraged.

- Require county-approved developments within the areas of development transition to require utilities compatible with municipal requirements.
- Promote optimum land use relationships and minimize land use conflicts.
- Promote cooperative efforts with the municipalities in dealing with development issues in municipal fringe areas.
- Encourage new residential construction to locate on previously platted lots and other parcels which already qualify as building sites.
- Limit rural densities adjacent to communities so that current service levels are not exceeded, thereby avoiding the creation of special purpose districts (i.e. sanitary, water and road districts).
- Contain urban expansion to areas which are adjacent to incorporated communities.
- Future community growth should occur in areas contiguous to existing development to allow economical expansion of municipal facilities and services.
- Rural land will be converted to urban development in accordance with the Comprehensive Plan and in such a way as to promote economic and orderly extension of the urban services.
- Regarding the development of property adjacent to lakes located within the County, the Planning and Zoning Commission realize that these lands are also areas of development transition and will require extensive review prior to the approval of new developments and/or the expansion of existing developments. Policies or issues to consider in the development of lake property include:
 - In areas of development transition adjacent to lakes, the subdivision and development of land will not be permitted without approved water and sanitary sewer services.
 - The development and maintenance of interior streets shall be the responsibility of the developer or homeowners association.
 - The Planning Commission shall consider the impact upon county and township roads servicing the proposed lake developments.
 - A piecemeal approach to the development of lake property is not encouraged. A comprehensive design and site review shall be required.
 - The Planning Commission encourages the development of public and/or private parks/access areas adjacent to lakes after a comprehensive site review.

AREAS OF DEVELOPMENT LIMITATION

These areas have characteristics that would either prevent them from being developed or would result in excessive construction costs. Regular flooding, depth to the aquifer, steep slopes, fragile soils, proximity to certain facilities (gravel pits, lagoons, landfills, concentrated animal feeding operations, etc.) would all be limiting factors. Limited access to transportation routes and public facilities further limit the areas potential for development.

Development Constraints in the Unincorporated Areas of the County

The following types of development constraints have been identified and will be accommodated in the future land use plan.

Floodplain - This development constraint category has been designated from flood plain studies on land experiencing flooding, standing water, or extremely high water table conditions. The land areas vary in the intensity of problem water conditions, but special consideration should be given to preventing development to occur unless coordinated precautionary measures are instituted.

Shallow aquifer - This development constraint category has been designated from groundwater shallow aquifer studies. Special consideration should be given to preventing types of development, which have the potential to pollute the aquifer (concentration of residences, chemical storage, concentrated animal feeding operations, certain commercial and industrial uses, etc.) unless coordinated precautionary measures are instituted.

Soils - This development constraint category has been designated from Natural Resource Conservation Service soil studies. These studies provide information on the suitability of the general soil associations to support certain types of land use activities, such as septic tank absorption fields, sewage lagoons, shallow excavations, dwellings with basements, sanitary landfill, roads and streets. The Zoning Supervisor and Planning Commission will utilize the information from these studies in making decisions relating to the development of specific sites. Special consideration should be given to preventing development to occur in areas where soil types are not conducive to associated development requests.

Natural Resources - This development constraint category has been designated from Natural Resource Conservation Service and Corps of Engineer's wetland inventory studies. The land areas vary from bodies of water to game propagation areas. Special consideration should be given to preventing development to occur unless coordinated precautionary measures are instituted.

Policies

- Development of this area shall be compatible with features of the natural environment and accommodated without destroying environmental features and natural amenities. At a minimum, the following areas shall be considered Areas of Development Limitation:
 1. Shallow Aquifer - Zone A and B
 2. Soils that cannot support certain land use activities –these are defined within the NRCS Brookings County Soil Survey
 3. Identified Flood Plains
 4. Identified Wetlands
- The following physical features may be preserved in a natural state and properly maintained: Low-wet areas, lakes and streams, drainageways, wildlife areas, and tree-cover.
- Zoning and subdivision regulations shall require protection of drainage ways, wetlands, water courses, water bodies, soils, and aquifer; and shall require easements for such and make them integral parts of land development site plans.

ENVIRONMENTAL AREAS

It is the goal of Brookings County to avoid development in areas that:

- 1. Are environmentally fragile or unique;**
- 2. Present health and safety hazards, as defined in County, State and Federal statutes, to county residents.**

Policy 1. Soil characteristics, depth to aquifer, topography and other construction limitations should be carefully considered in project site planning.

Policy 1 - Supporting Policies

- County officials 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.
- County Officials 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.
- Prior to development in unsewered areas, soils shall be tested and analyzed for absorption capability and no building permits allowed unless tests determine site meets established sanitary standards.
- Those areas identified floodplain, groundwater aquifer, natural resource shall be managed in such a way as to prevent premature development of other land uses.
- Natural drainage courses should be protected in their capacities to carry runoff water.

Policy 2. Development shall be limited within areas that are known to experience regular and/or severe flooding.

Policy 2 - Supporting Policies

- Citizens seeking county permission for development within a known flood hazard area, shall provide documentation that their project will not present a risk to public health and safety.
- Proposed developments in flood hazard areas shall comply with the National Flood Insurance Program and associated regulatory agencies.

Policy 3. Drainage, air quality, noise, and other environmental factors will be considered for their impacts on neighboring property.

Policy 3 - Supporting Policies

- The preservation of agricultural production practices should be a priority consideration in land use decisions.
- In situations where permission is needed and the situation warrants an evaluation, the county will rely upon both technical sources and public input in making decisions.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

It is the goal of Brookings County to encourage the continuation of agricultural production, while promoting cost effective, value added agricultural processing efforts.

Policies

- Promotion or encouragement should be given to agricultural production and processing activities that benefit the agriculture industry.

- County regulations should protect the property rights and promote the economic opportunities of farm operators.
- Commercial and industrial development should take advantage of existing utility networks and transportation systems.
- The locations, capacities and relationships of public infrastructure systems should be reviewed as part of development proposals requiring county permission.
- The redevelopment and reuse of existing business locations should be encouraged by the Brookings Planning Commission.
- Commercial and industrial development, such as value added ag industries should be compatible with adjacent land uses.
- Commercial and Industrial development projects should take place in designated industrial parks or already developed highway locations.
- Commercial and industrial developments which can be accommodated in an incorporated municipality shall be discouraged in the unincorporated areas of the county.
- Municipal commercial districts should be protected and should not be diluted by a scattered pattern of commercial uses developed at random throughout the unincorporated areas of the county.
- Developers should be encouraged to reserve "buffer" areas between different land uses to minimize the potential for conflict.
- Discourage commercial and industrial development in the rural area unless the uses are directly supportive of agricultural operations.
- Discourage strip development along transportation arteries, particularly those which serve as gateways to the municipalities.
- Prior to construction, each commercial/industrial development project should be subject to a specific site design, review and approval process. 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 strict controls affecting the number and location of accesses to commercial/ industrial areas should be established.

MANAGEMENT AND COORDINATION

It is the goal of Brookings County to efficiently and effectively manage and coordinate land use plans and implementation tools.

- Coordination should take place between local, state and regional entities on development issues.
- Employ an area-wide approach in planning utility and drainage systems.
- Citizen participation should be a major component of the development process.
- Ample opportunity will be provided for direct public comment, in every appropriate situation.
- Planning and other development documents will be written using plain language, with an absence of jargon or specialized terminology.
- Flexibility within the planning and zoning process will be retained so as to readily cope with changing social and economic conditions.
- In many cases, because of the scattered locations of land developments, extension of municipal utilities may not be a practical matter. It is therefore, important that the various governing jurisdictions encourage development of land parcels contiguous to existing developments in order to prevent the creation of large areas of passed land.
- All extensive land development proposals should be guided by a plan for site development. Such plans would determine the optimum intensity of the use for land and identify corresponding densities of land occupancy so that proper precautions could be taken to assure adequate utilities and environmental concerns.
- It is the intent of Brookings County to maintain a consistent high level of inspection performance.

LAND USE LOCATION AND DESIGN CRITERIA

The following are specific location and design criteria that should be considered when siting an associated development request.

RESIDENTIAL

- Residential density of one eligible building site on thirty-five (35) acres of land
- Minimize driveway approaches onto county and state highways
- Discourage land splits which erode the integrity of agricultural use areas

COMMERCIAL/INDUSTRIAL

- Adjacent to county and state highways
- Rail access for industrial uses
- Controlled access onto major highways
- Adequate buffering from neighboring uses
- Hard surfaced driveways and parking areas

SPECIAL USES

Intensive Agricultural Uses

- Includes feedlots, concentrated animal feeding operations
- Environmental impacts – aquifer protection, runoff, land application of animal waste
- Adequate separation from residences, churches, institutional uses, parks
- Prevention of construction of feedlots or Class A and B concentrated animal feeding operations in the floodplain, or over shallow aquifers
- Compliance with requirements for land application of animal wastes and for odor minimization
- Construction and land application to prevent runoff of animal wastes

Mining

- Developmental criteria based on type of extraction, intensity and duration of use
- Appropriate separation from existing residences
- Adjacent to hard surfaced roads or upgrade existing roads used for hauling
- Visual considerations – Berms and Natural Screening
- Environmental impacts – noise, dust, hydrology
- Reclamation as an ongoing process

IMPLEMENTATION

The comprehensive land use plan for Brookings County has been designed to provide guidance for future growth for approximately fifteen 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 Brookings County Planning Commission recommends that this document is reviewed on an annual basis and that a comprehensive update to this plan occur in ten years or as deemed necessary by the Brookings Planning Commission.

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 county. The County 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, which are discussed in the following section, may include zoning and

subdivision ordinances, building codes, etc. Finally, the Brookings County Planning Commission should continue to review all matters affecting physical development and remain active in promoting the plan with other planning agencies in the area.

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 county for various land use activities in the rural unincorporated area. Since 1980, the county has shared zoning authority (joint jurisdiction) with the City of Brookings.

Since the inception of zoning in 1976, the county has amended the ordinance as needed with comprehensive updates in 1988 and 1997. It is recommended that to insure the policies embodied within this plan are implemented, the zoning ordinance should be reviewed and appropriate changes incorporated.

ZONING TECHNIQUES

Density Zoning (Large Lot)

Since 1976, Brookings County has enforced a 35-acre minimum lot size in the Agriculture District. This requirement of large lot zoning was put into effect for a number of reasons which include the following:

- Pollution of groundwater/aquifers from septic tanks;
 - Brookings County has instituted an aquifer protection ordinance. There are many shallow aquifers dispersed throughout the county. Concentrated, small lot developments have the potential to pollute the aquifer directly or from run-off situations.
 - Communities have invested millions of dollars in sewage treatment facilities. These facilities generally have excess capacity which could be utilized, not only in the community of Brookings, but also in the smaller communities in the county.
- Demand for increased services – road improvements, snow removal – beyond what farmers and township officials need or want to pay for;
 - Rural subdivisions or strip developments often demand improvements or increased services over and above what is normally required by the farming community. These requirements often come in the form of improved road surfacing or maintenance and snow removal requirements. At a time when residents of the county are requesting reduced property taxes and in some instances, reduced services, the change from large lot zoning to small lot zoning would only tend to increase the demand for tax dollars.

- Conflict between non-farm residential development and farming operations;
 - Farming operations continue to change over time. Farming today needs to be classified as heavy industry. Heavy industry and residential uses are generally not compatible. It used to be that a livestock operation would be comprised of 100 head of stock cows. Today many feedlots must include a thousand head of cattle to be economically viable. Crop farming is not generally compatible with residential development. Potential conflicts here include herbicide drift, blowing dirt, and noise. Obviously, the spreading of animal waste and odors from livestock operations has been, and will continue to be, a major problem.
- Problems relating to strip development along county and state highways; and
 - Small lot developments along county and state highways pose a different type of problem. A strip development along these highways with multiple driveways reduces the function of the highway and also causes a traffic problem. School bus stops along these strip developments not only cause potential for accidents, but also reduce the flow of traffic.
- Removal of farmland from agricultural use.
 - The end result of small lot development in the established rural agricultural area is the removal of prime farmland from its “highest and best” use.

Large lot zoning has worked for Brookings County in reducing potential conflict between ag and non-ag uses. It has also reduced the need of an increased level of services and has preserved farmland for agricultural uses. Obviously, at this time, there is a demand for small lot development in rural areas. However, this demand for rural-type living should be encouraged to develop in and adjacent to communities which have the ability to provide the necessary services. If small lot zoning were allowed to develop in the county, it would be very difficult to change back to large lot zoning in the future.

Agriculture Preservation

Farmland protection has come to be recognized as a key ingredient in the overall effort to manage growth. Land use planning and regulatory control's primary purpose is to separate conflicting land uses. Brookings County has used agricultural zoning to promote the continuation of agricultural activities in the rural area and to minimize residential land uses that are incompatible with farming.

In the future, the county should assist the agricultural sector in exploring methods for preserving and protecting agricultural resources. These methods may include the development of nuisance disclaimers, urban growth boundaries, exclusive ag zones and right-to-farm ordinances.

JOINT JURISDICTIONAL (EXTRATERRITORIAL ZONING)

The County recognizes the rights of and obligations of municipalities to plan for their individual development. South Dakota Codified Laws enable municipalities to adopt zoning regulations for areas within their corporate limits and, with county approval, they may exercise zoning powers in areas up to three miles outside of their municipal boundaries. For municipalities to exercise these extraterritorial zoning powers, the county and city must adopt identical zoning ordinances. Presently, only the City of Brookings share extraterritorial zoning jurisdiction with the County.

If communities do not want to go through the formalized relations of joint jurisdictional zoning, another approach is to have effective communication between the governing bodies. Coordination between Brookings County and the incorporated municipalities will be essential if the goals, objectives, policies, and recommendations within this plan are to be realized. Without a coordinated approach, urban/rural sprawl and 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 County and the incorporated communities.

SUBDIVISION ORDINANCE

The Subdivision Ordinance constitutes another tool that the county may utilize in carrying out the objectives of the comprehensive land use plan.

Subdivision regulations are enforceable by communities in the county that have adopted comprehensive land use plans and a major street plan, filed with the County Register of Deeds. The reason for this joint authority is that if development is to occur within these prescribed areas, it should conform to development standards as required within the community. This is because these areas are those most susceptible to annexation, therefore, they will become a part of the same municipal structure which determined the physical standards under which they are constructed. When a community exercises platting control over rural property, the statutes require plats to be submitted to the County Planning Commission for review and recommendation. If the Commission recommends disapproval, a two-thirds vote of the entire membership of the municipal governing body is required. Communities with extraterritorial platting authority in Brookings County include – Aurora, Brookings, Elkton, and White.

Because municipal subdivision regulations may require unrealistic or unreasonable development requirements when applied to the rural areas of the county, the county should work with those communities who are or will be involved in platting outside municipal borders to ensure that subdivision regulations take into consideration the rural character of the property.

It is recommended that to insure the policies embodied within this plan are implemented, the subdivision ordinance should be reviewed and appropriate changes incorporated.

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.

Presently Brookings County does not maintain a building inspection program utilizing a nationally recognized building code. It is recommended that the county pursue the development of a building code, which would ensure that construction meets minimum structural and life requirements.

SITE DEVELOPMENT REVIEW

Brookings County's present ordinances utilize site plan and special exception 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 Commission/Board of Adjustment decision making process. In addition it is recommended that Township Boards be acknowledged as participants in the discussions regarding special exception developments within their affected township boundaries.

GIS (GEOGRAPHIC INFORMATION SYSTEMS)

Brookings County began preliminary development of a Geographic Information System in the early 1990's. GIS is a computer technology used to capture, manage, store, manipulate, analyze and display spatial information.

GIS technology provides a valuable tool to assist in implementing the comprehensive land use plan. Much of the spatial data information gathered for this plan has been entered into the GIS, including land parcels, existing land use, flood plains, aquifers, water resources, and transportation systems.

GIS involves spacial operations such as the linking of data from different sets, which is stored in a digital form. An infinite variety of analyses could be conducted on the data. Examples may include:

- What is at a certain location?
- Where do certain conditions exist?
- What has changed over time?
- What spatial patterns exist with the data?
- What if?

Modeling can be performed to determine the impact of the location of a new concentrated animal feeding operation may have on the aquifer. The possibilities are only constrained by the limits of the database. It is recommended that GIS technology continue to be used to assist in the implementation of the Comprehensive Land Use Plan as well as to support other county departments.

APPENDIX

TOWNSHIP DEVELOPMENT MAPS

AFTON
BANGOR
LAKE HENDRICKS
OAK LAKE
PRESTON
TRENTON

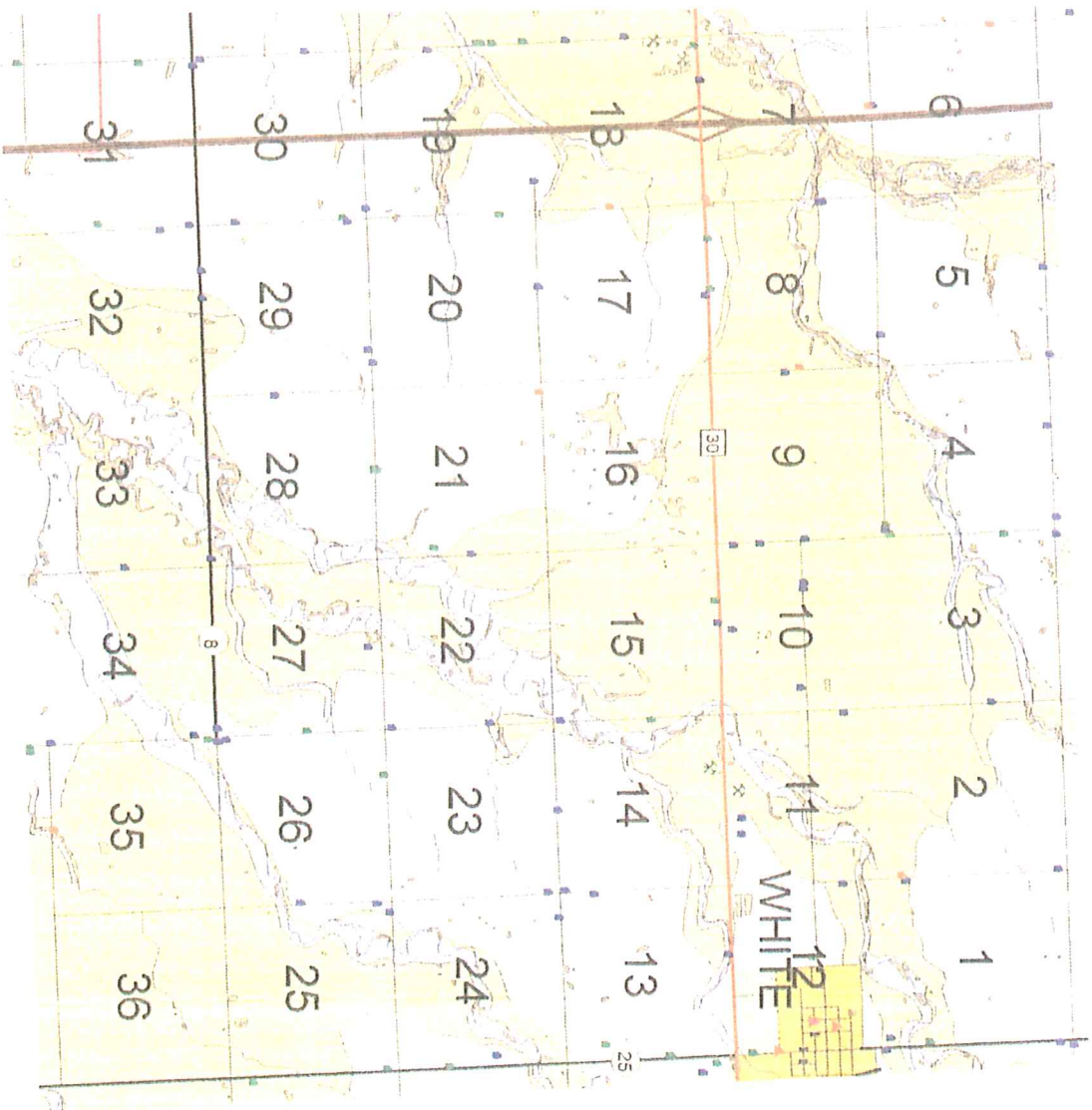
ALTON
BROOKINGS
LAKE SINAI
OAKWOOD
RICHLAND
VOLGA

ARGO
ELKTON
LAKETON
OSLO
SHERMAN
WINSOR

AURORA
EUREKA
MEDARY
PARNELL
STERLING

COUNTY FUTURE LAND USE MAP

DEVELOPMENT MAP AFTON TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Watershed Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

Special Features

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP ALTON TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

SPECIAL FEATURES

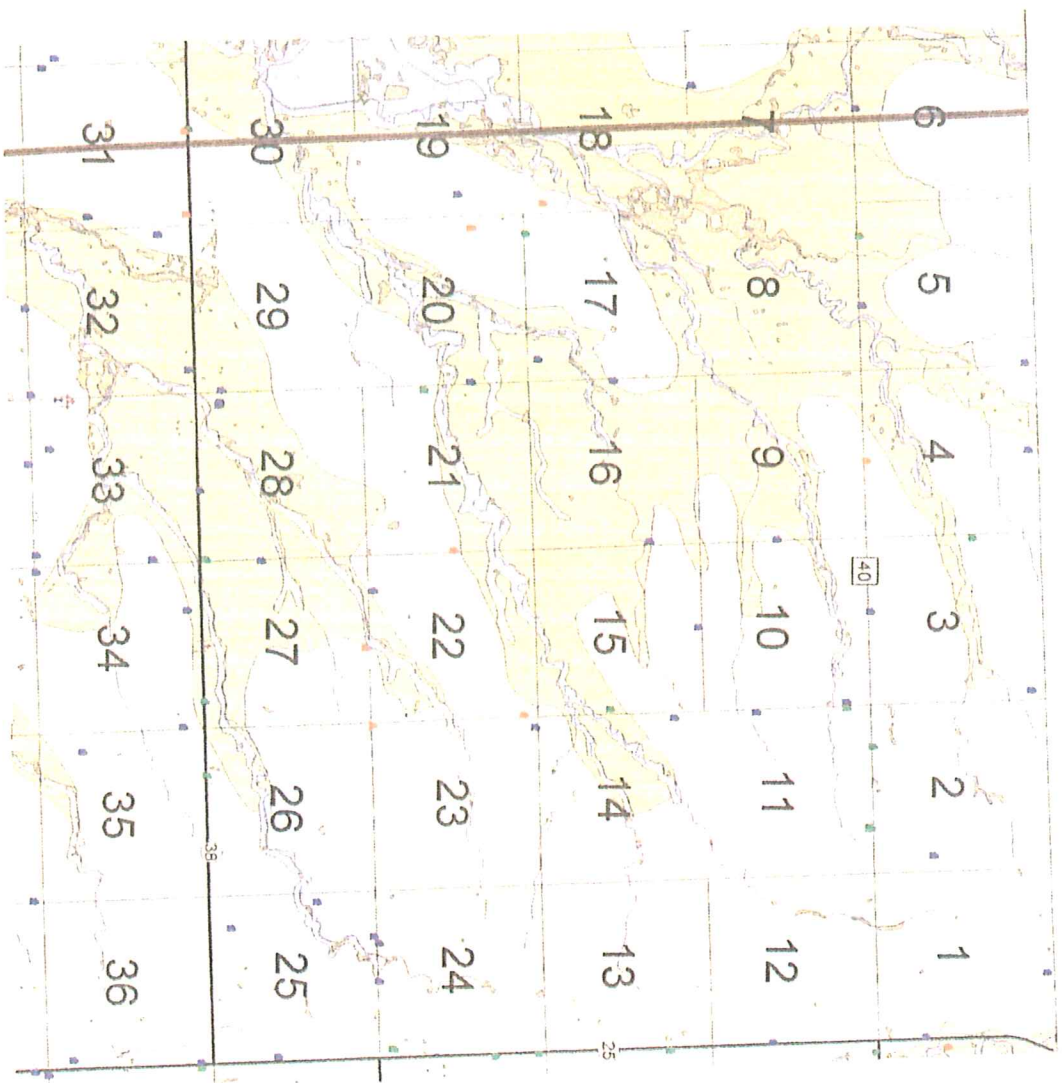
- Cemetery
- Gravel Pit
- Utilities

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP ARGO TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

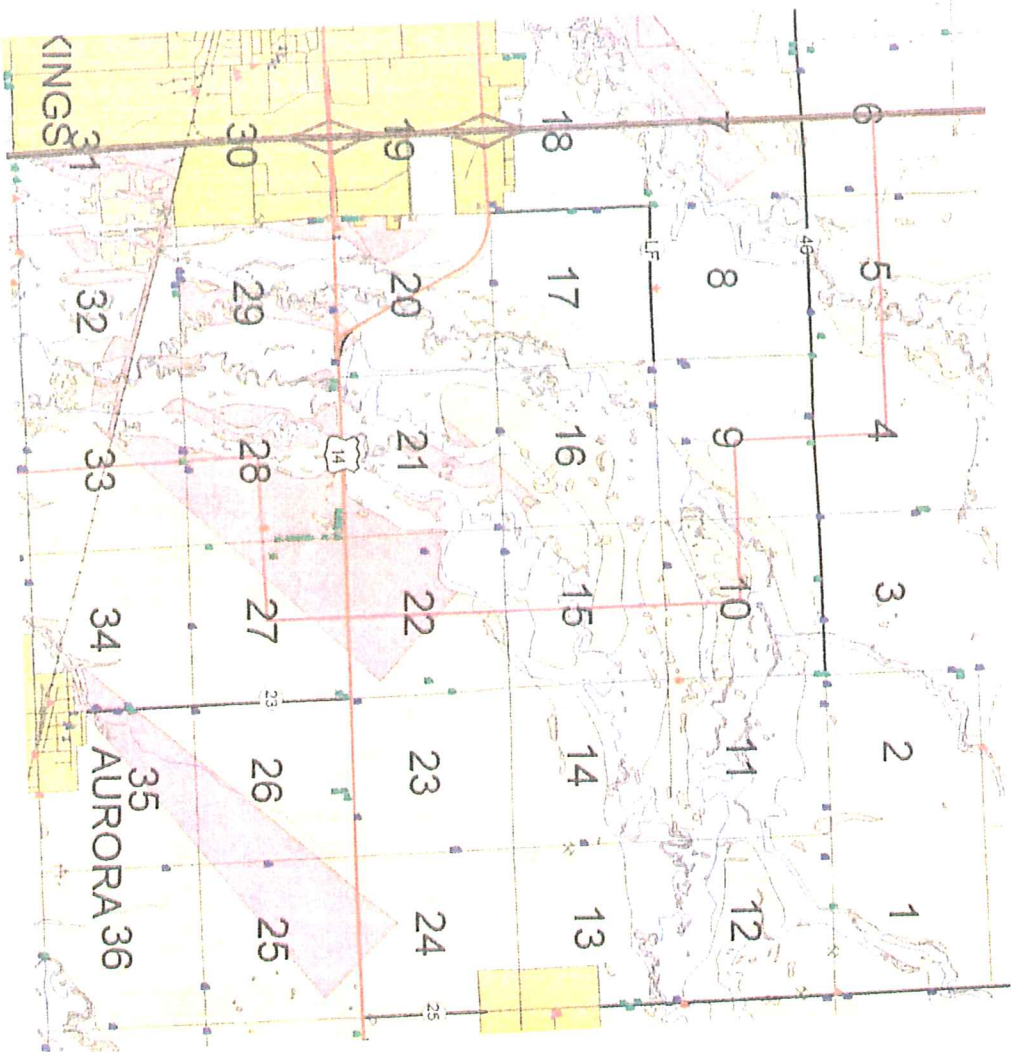
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

Special Features

- Cemetery
- Gravel Pit
- Utilities



DEVELOPMENT MAP AURORA TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

TRANSPORTATION FEATURES

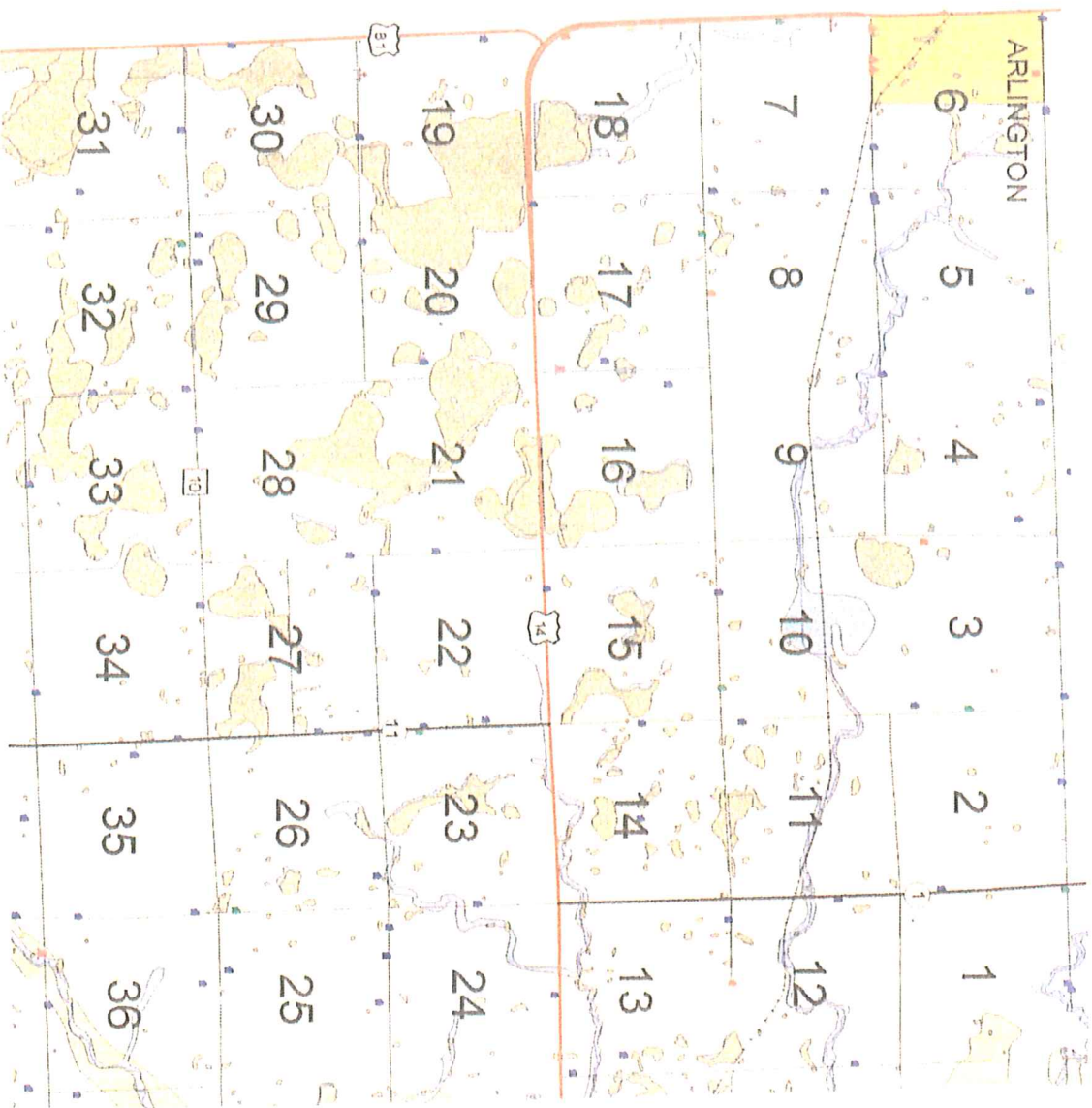
- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP BANGOR TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

SPECIAL FEATURES

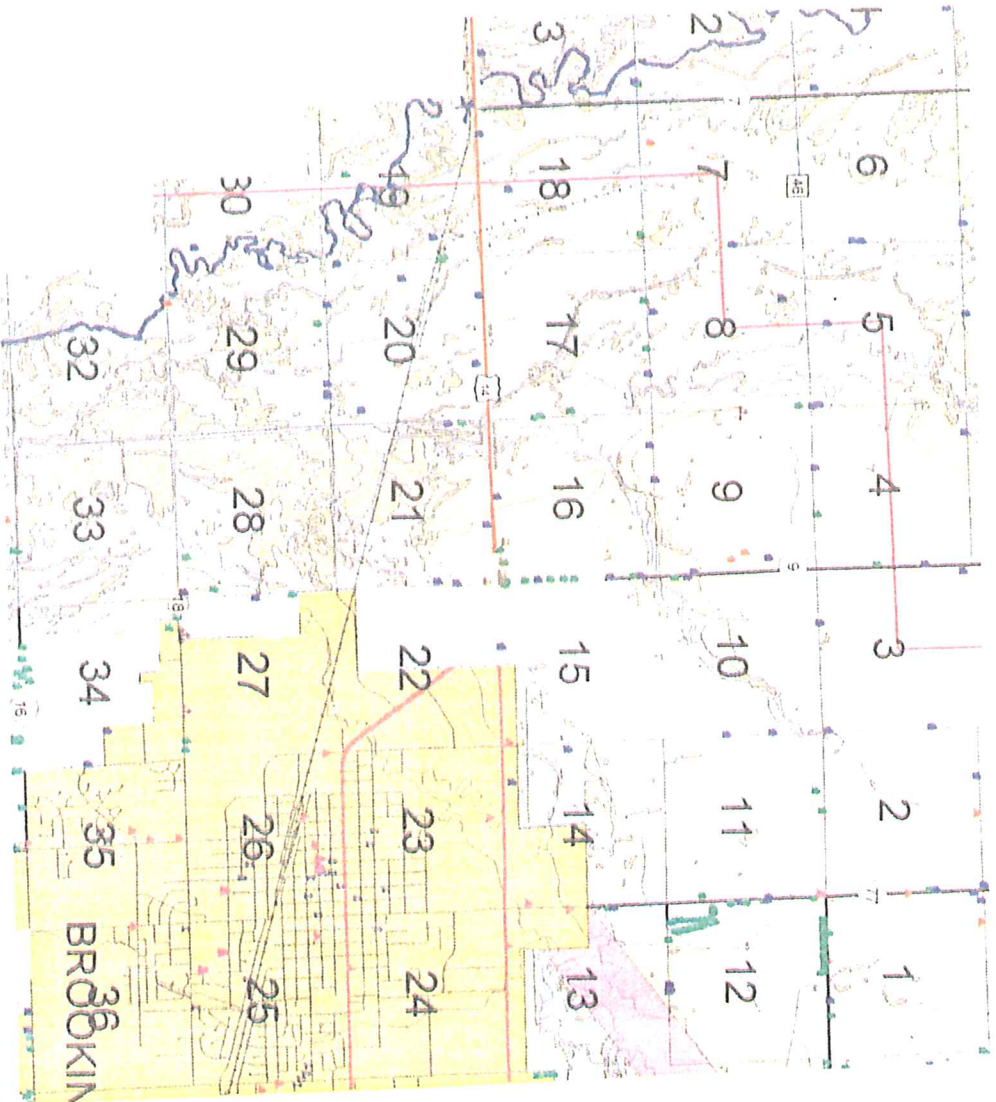
- Cemetery
- Gravel Pit
- Utilities

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP BROOKINGS TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings-Brookings County Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wildlife Protection Area

TRANSPORTATION FEATURES

- Interstate 25
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

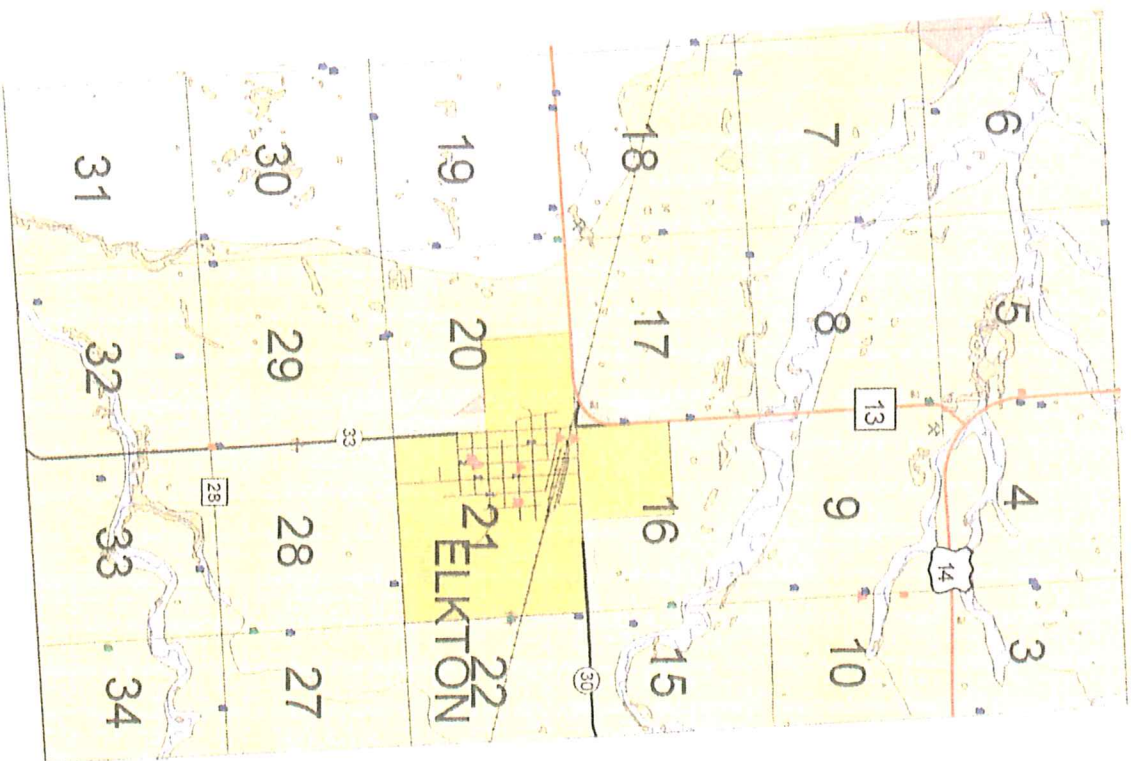
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP ELKTON TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

SPECIAL FEATURES

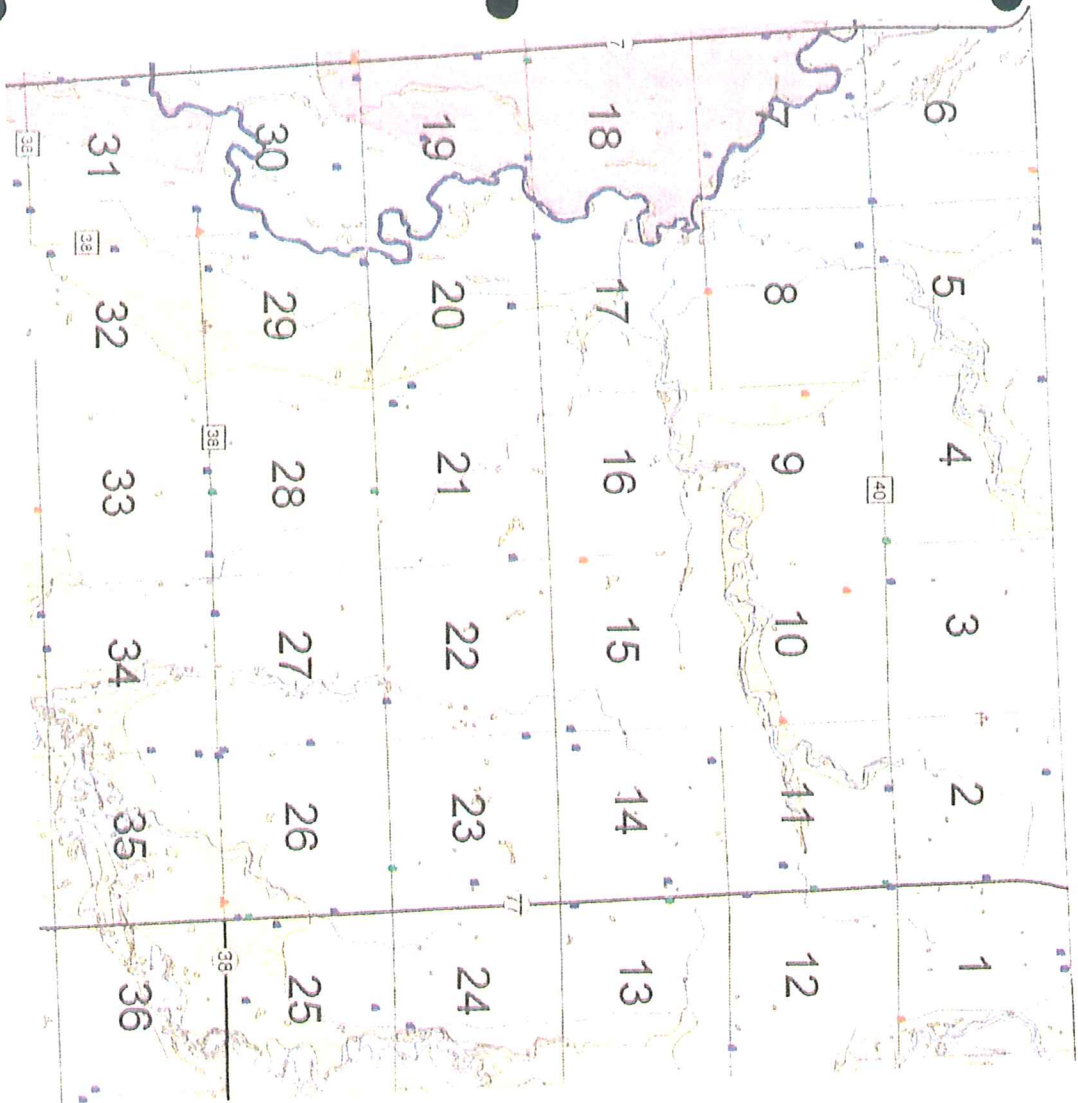
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP EUREKA TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 49
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

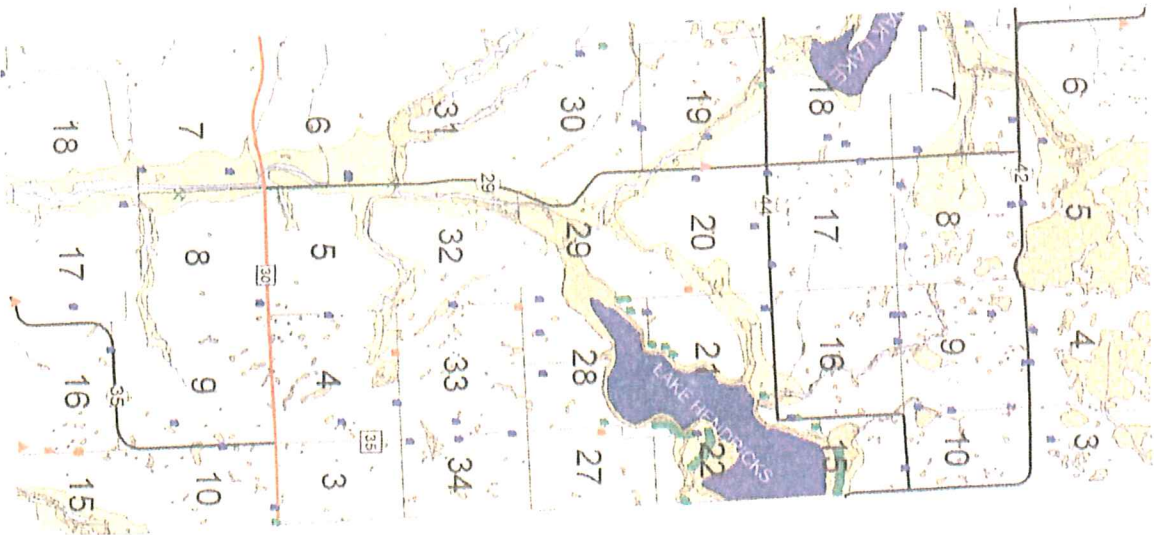
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP LAKE HENDRICKS TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

SPECIAL FEATURES

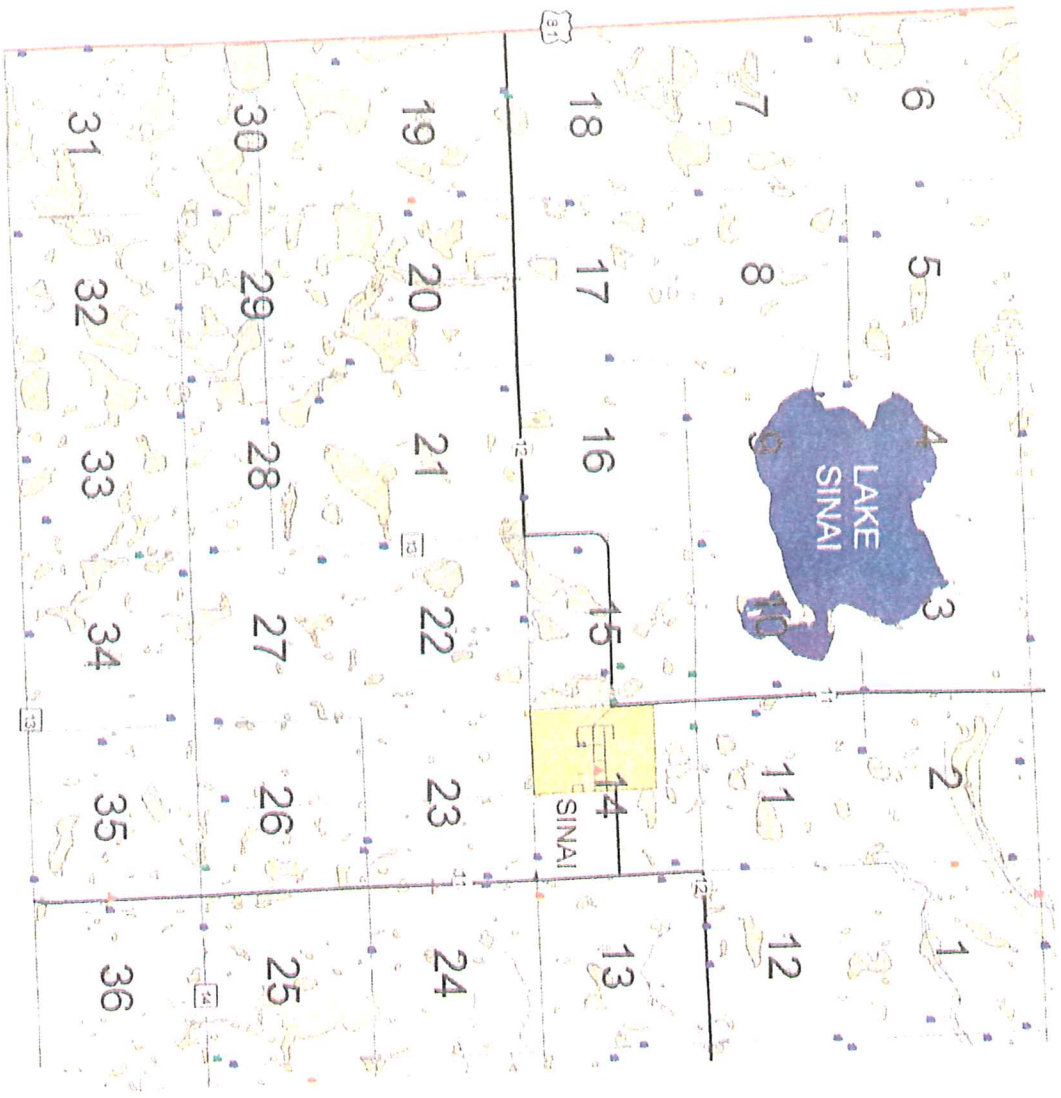
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP LAKE SINAI TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

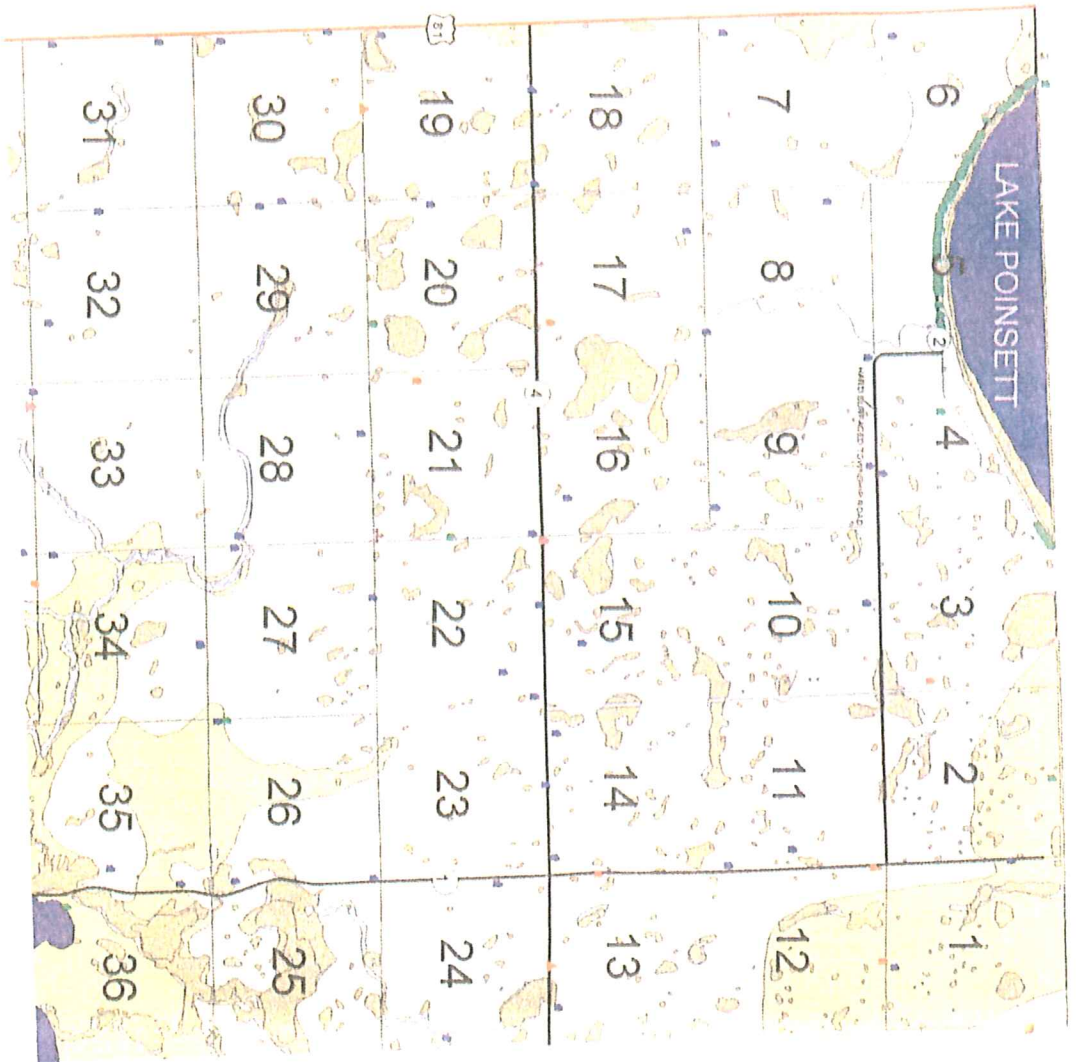
SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 25
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Farroad





DEVELOPMENT MAP LAKETON TOWNSHIP

PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

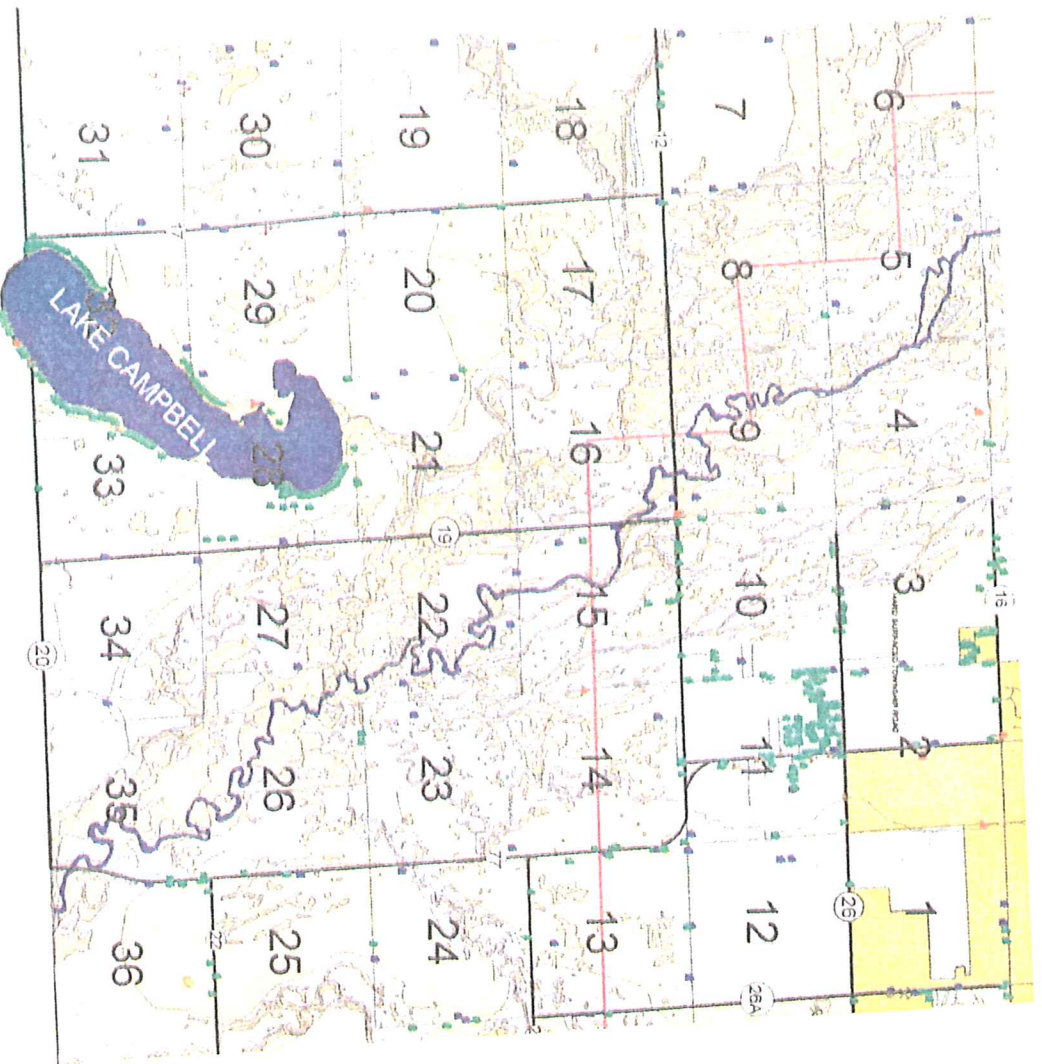
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP MEDARY TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

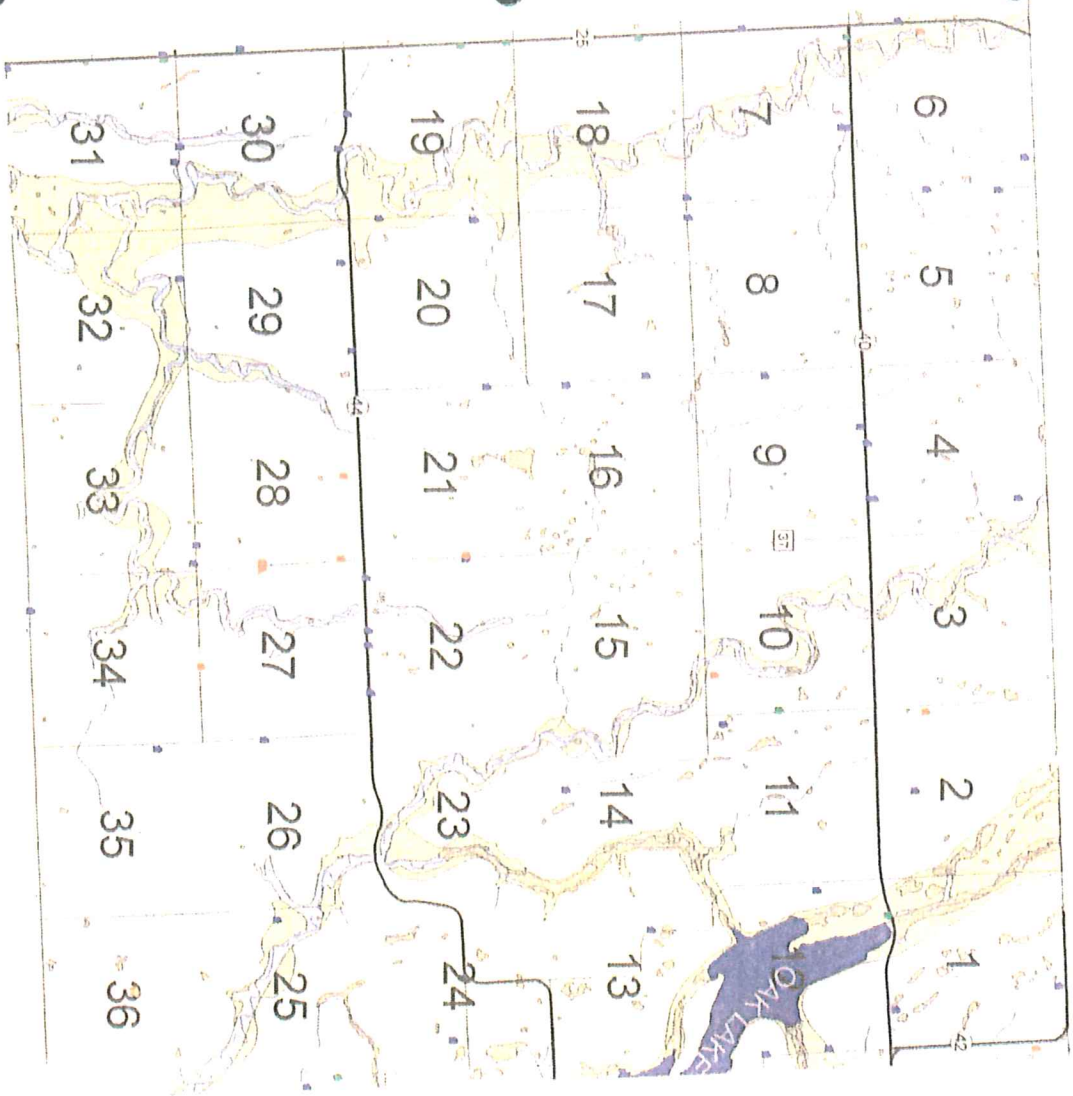
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP OAK LAKE OWNERSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

SPECIAL FEATURES

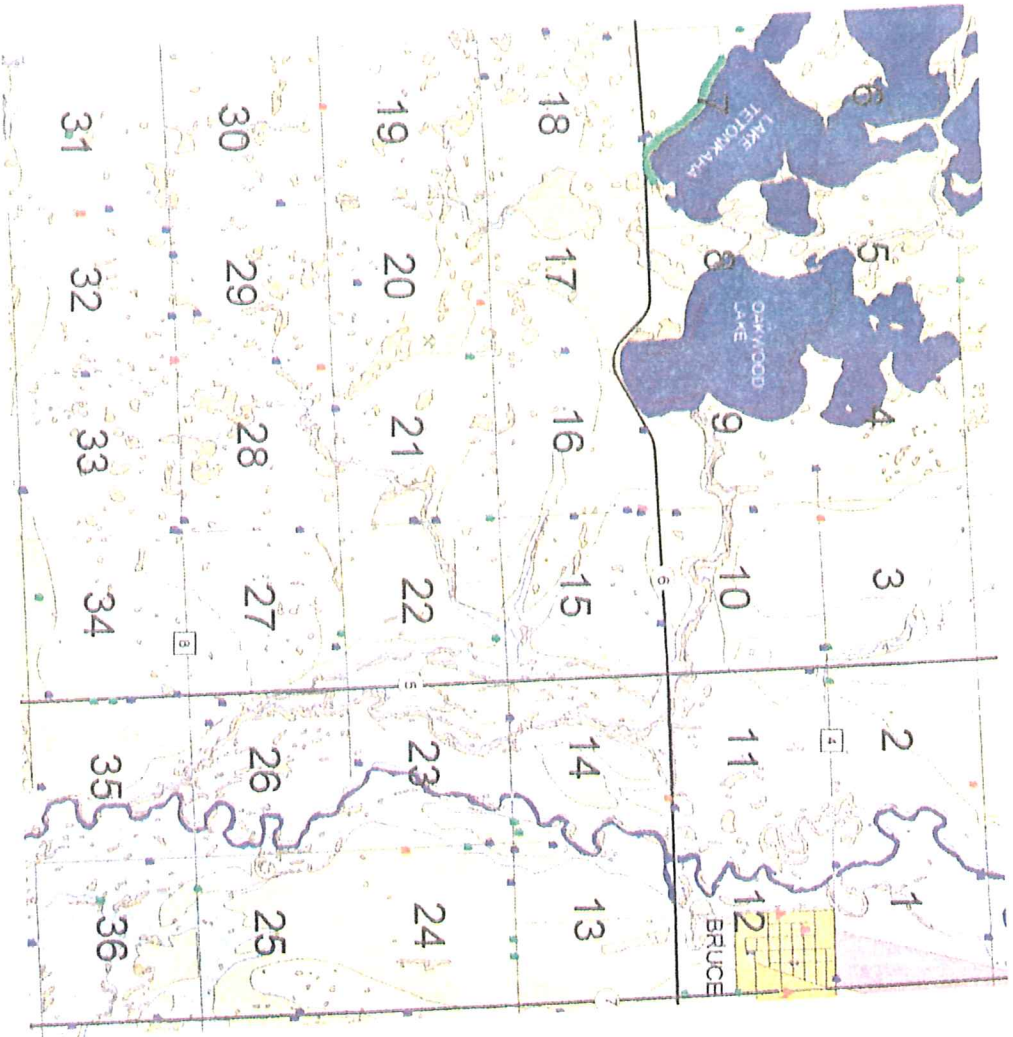
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP OAKWOOD TOWNSHIP



PLANNING AREAS

- Municipality - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

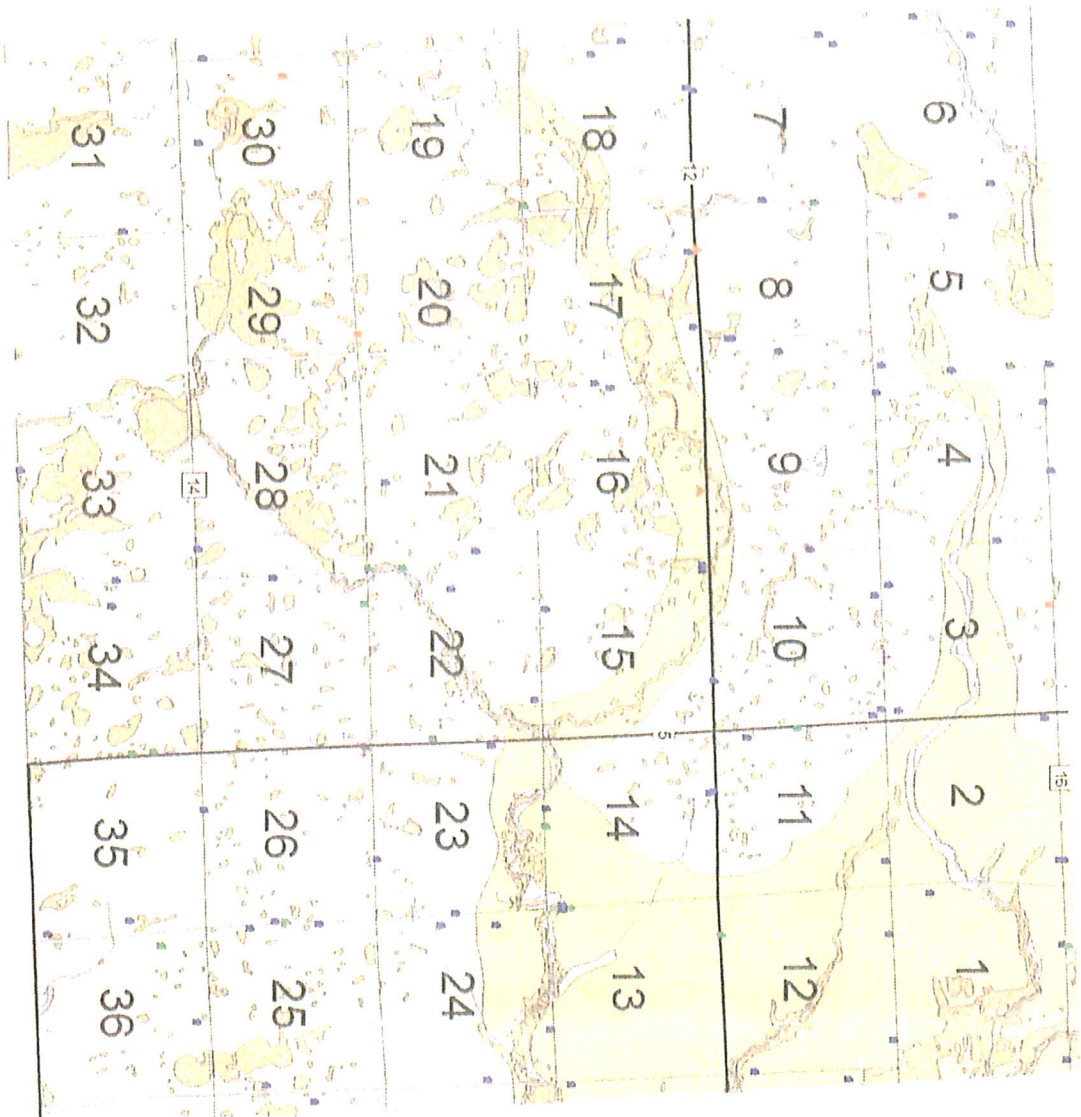
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP OSLO TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

SPECIAL FEATURES

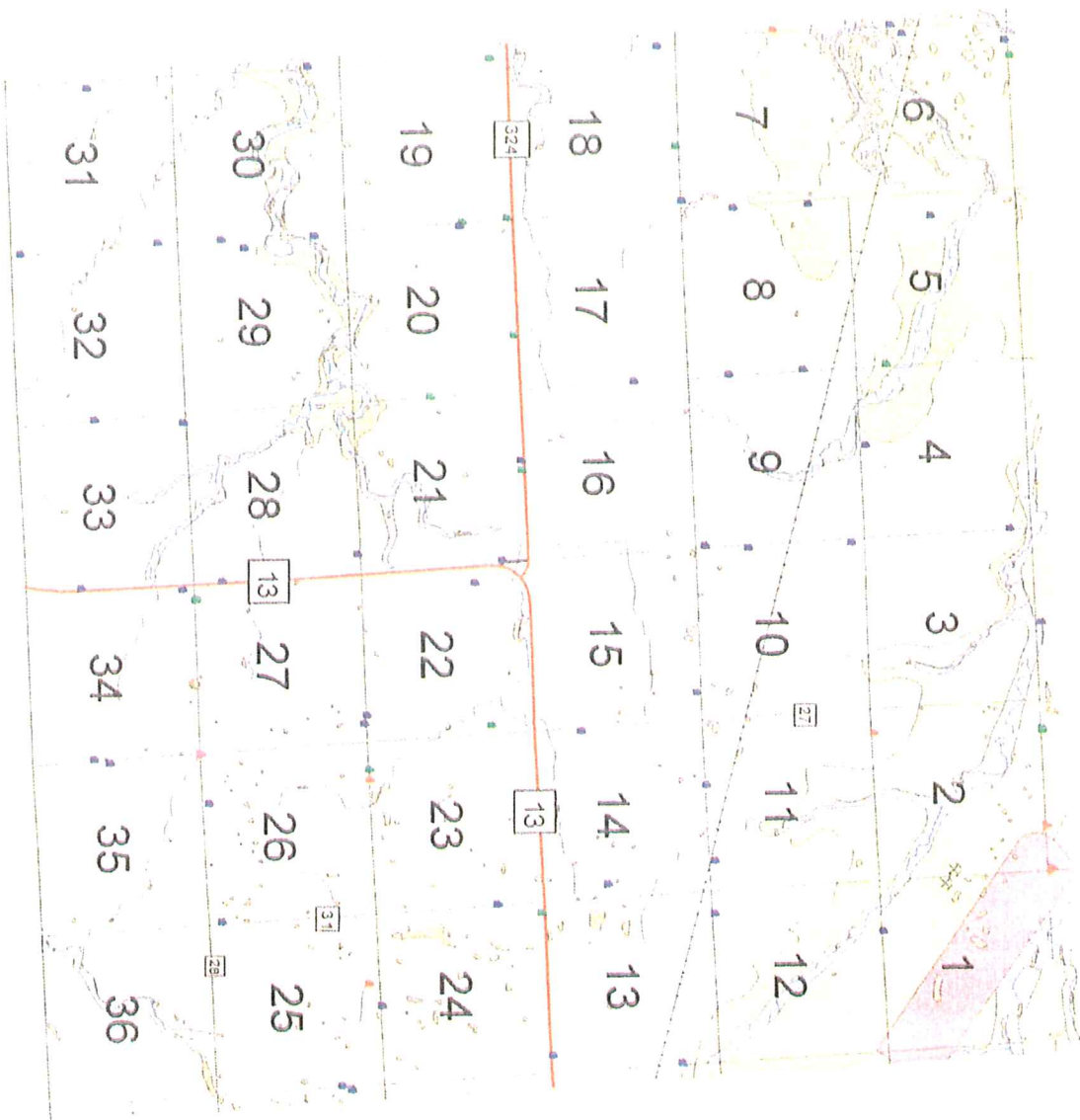
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP PARNELL TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (non-farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

TRANSPORTATION FEATURES

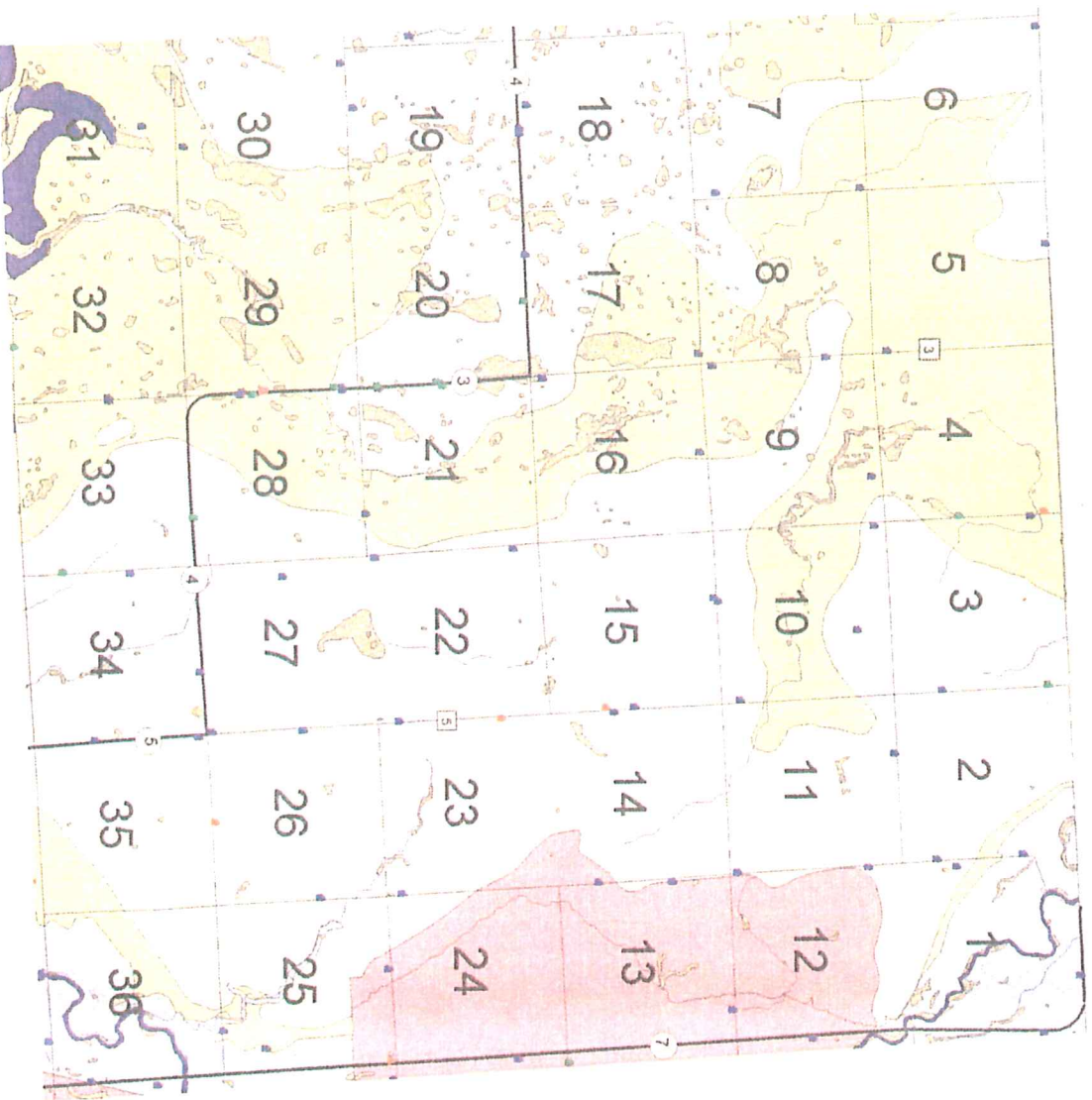
- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Wells
- Landfill



DEVELOPMENT MAP PRESTON TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

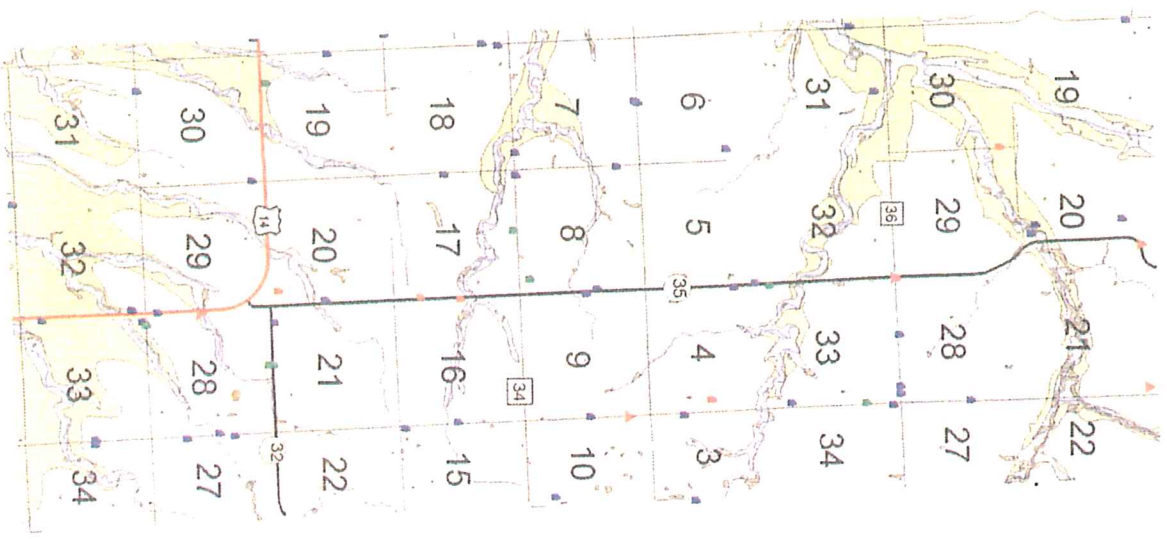
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP RICHLAND TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

Special Features

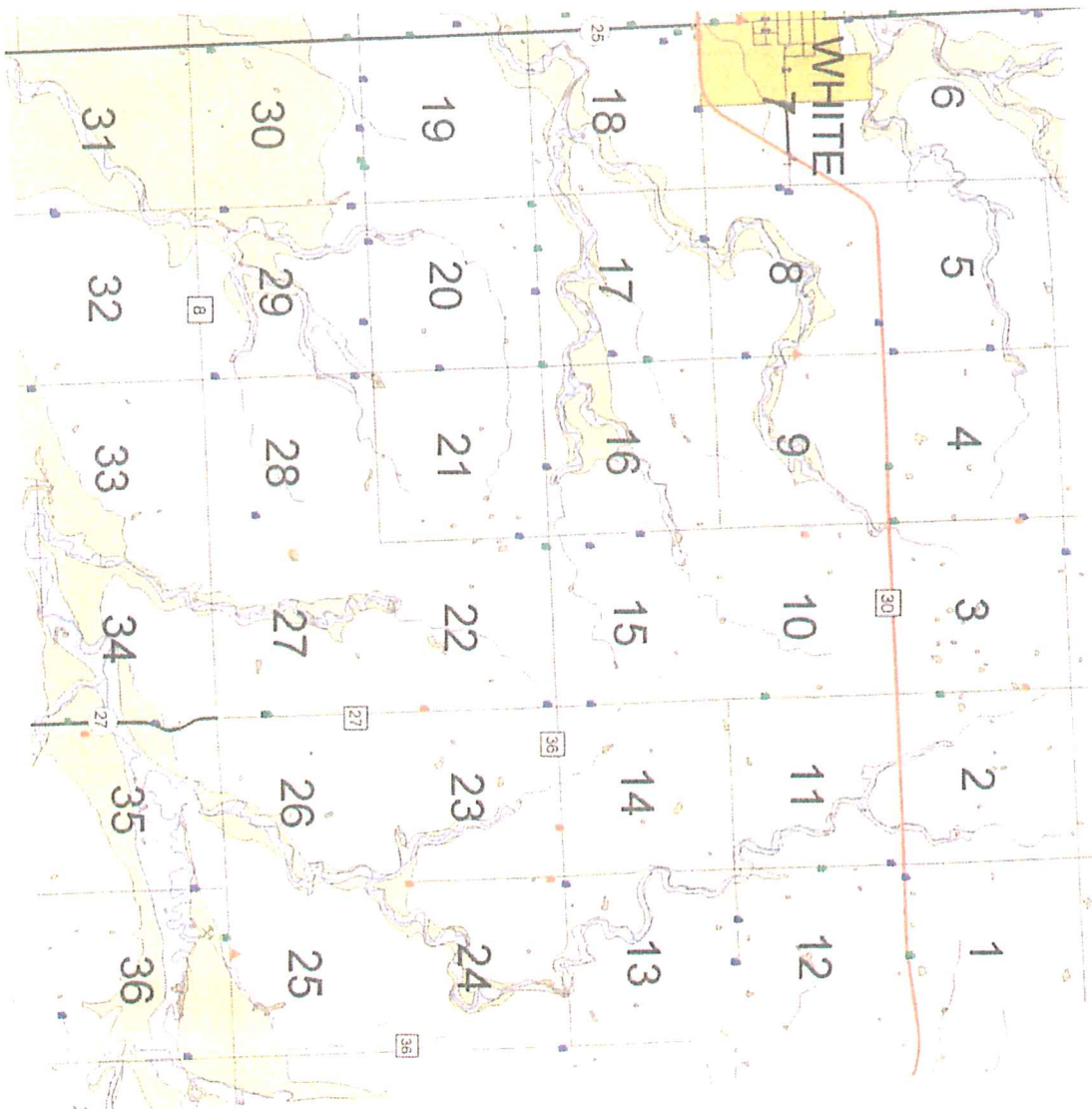
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP SHERMAN TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

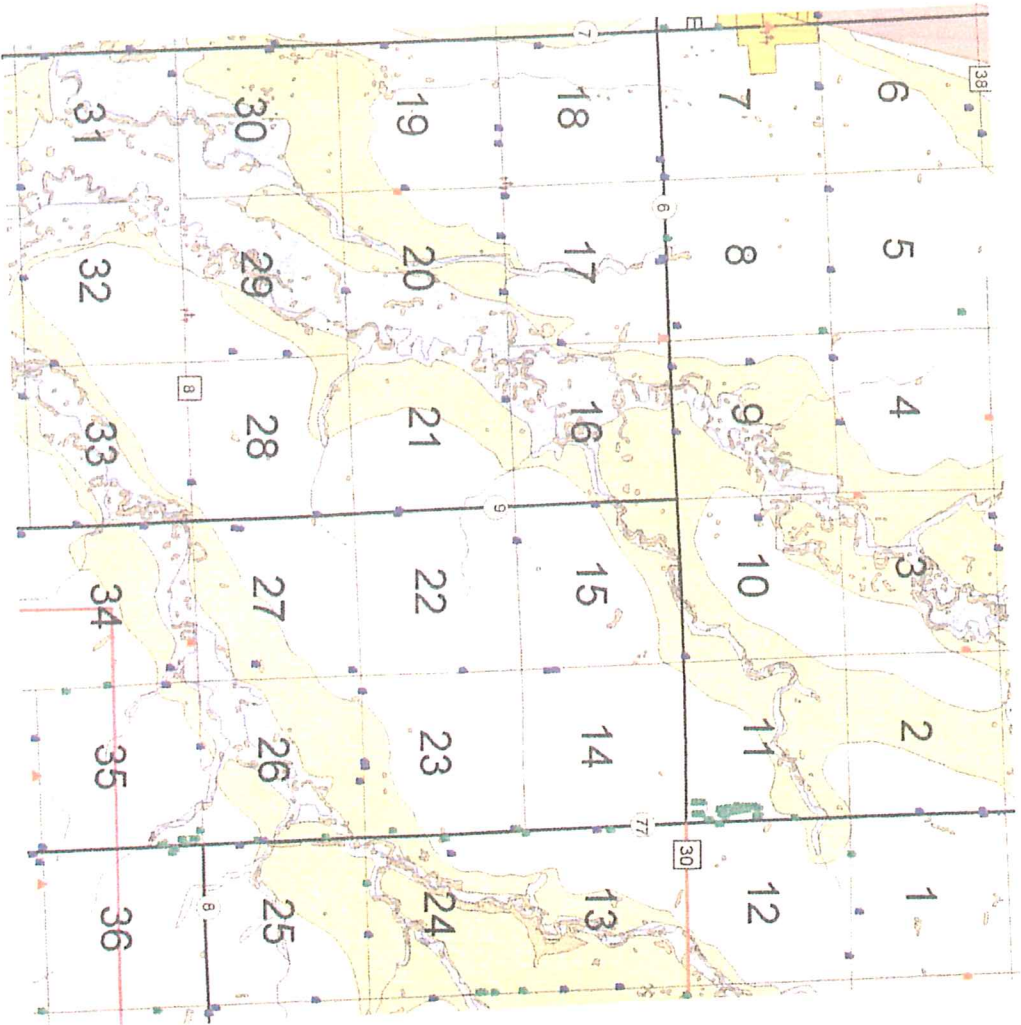
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP STERLING TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad

STRUCTURES

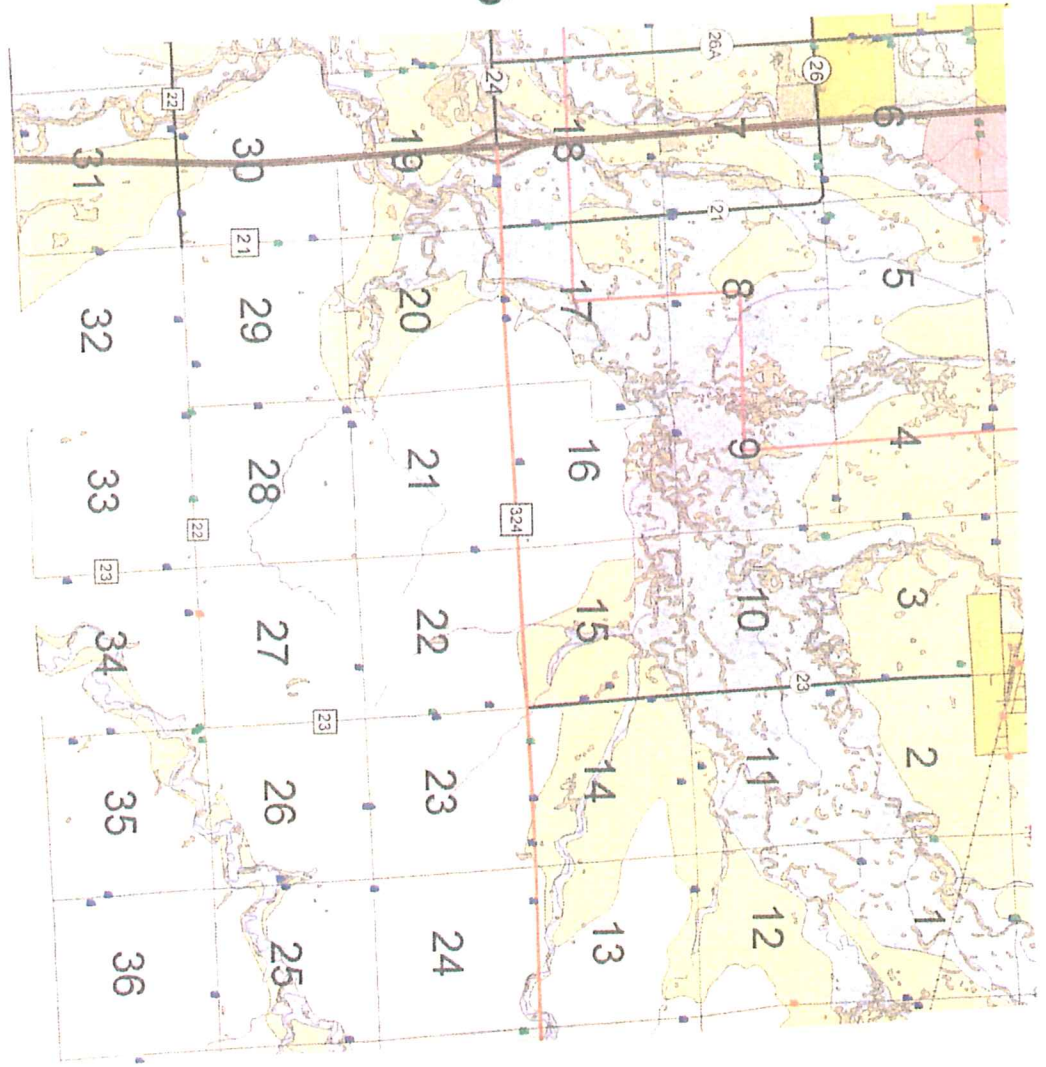
- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

Special Features

- Cemetery
- Gravel Pit
- Utilities
- Landfill



DEVELOPMENT MAP TRENTON TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

SPECIAL FEATURES

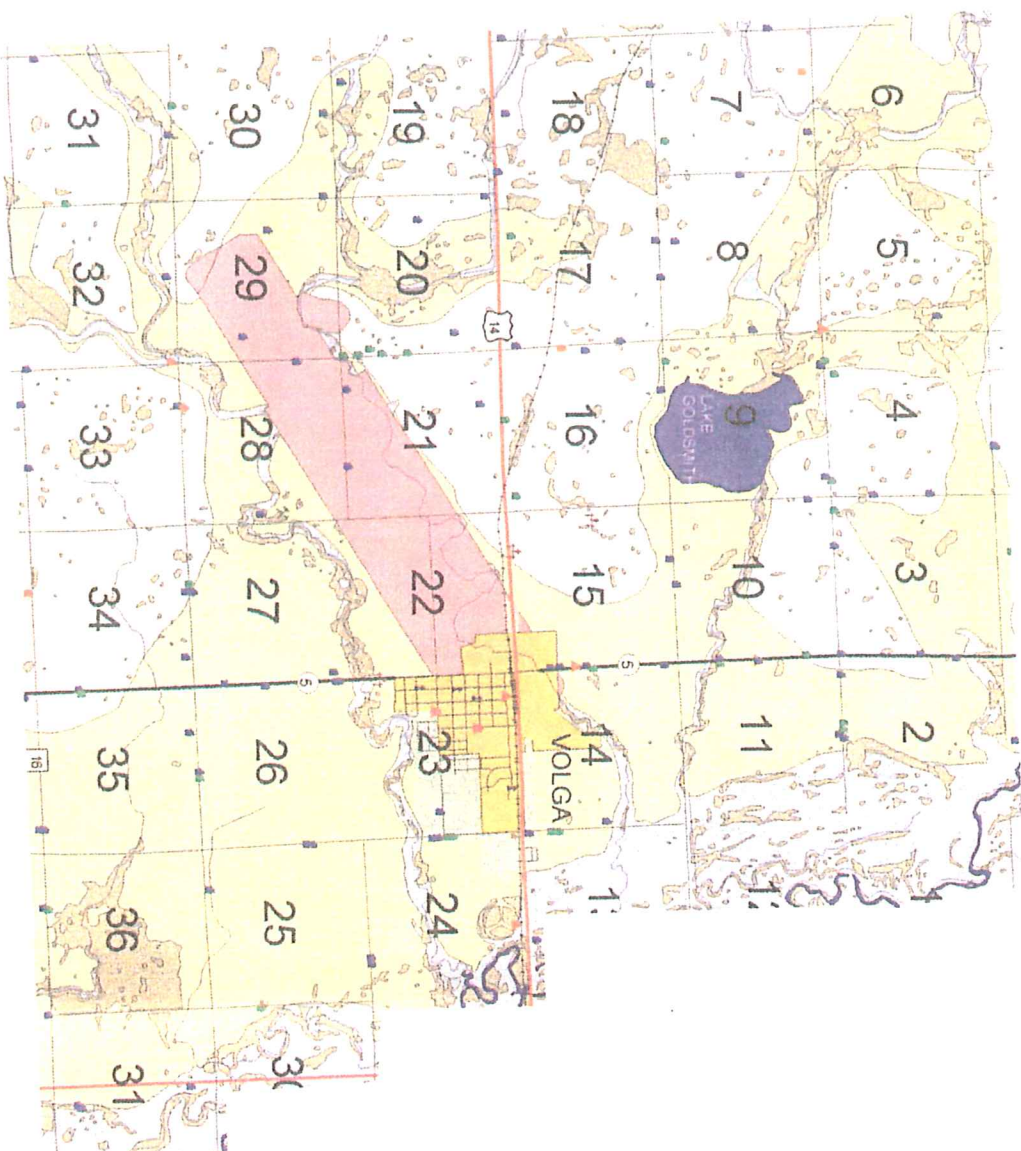
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP VOLGA TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County
- Joint Jurisdiction Boundary

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wetland Protection Area

SPECIAL FEATURES

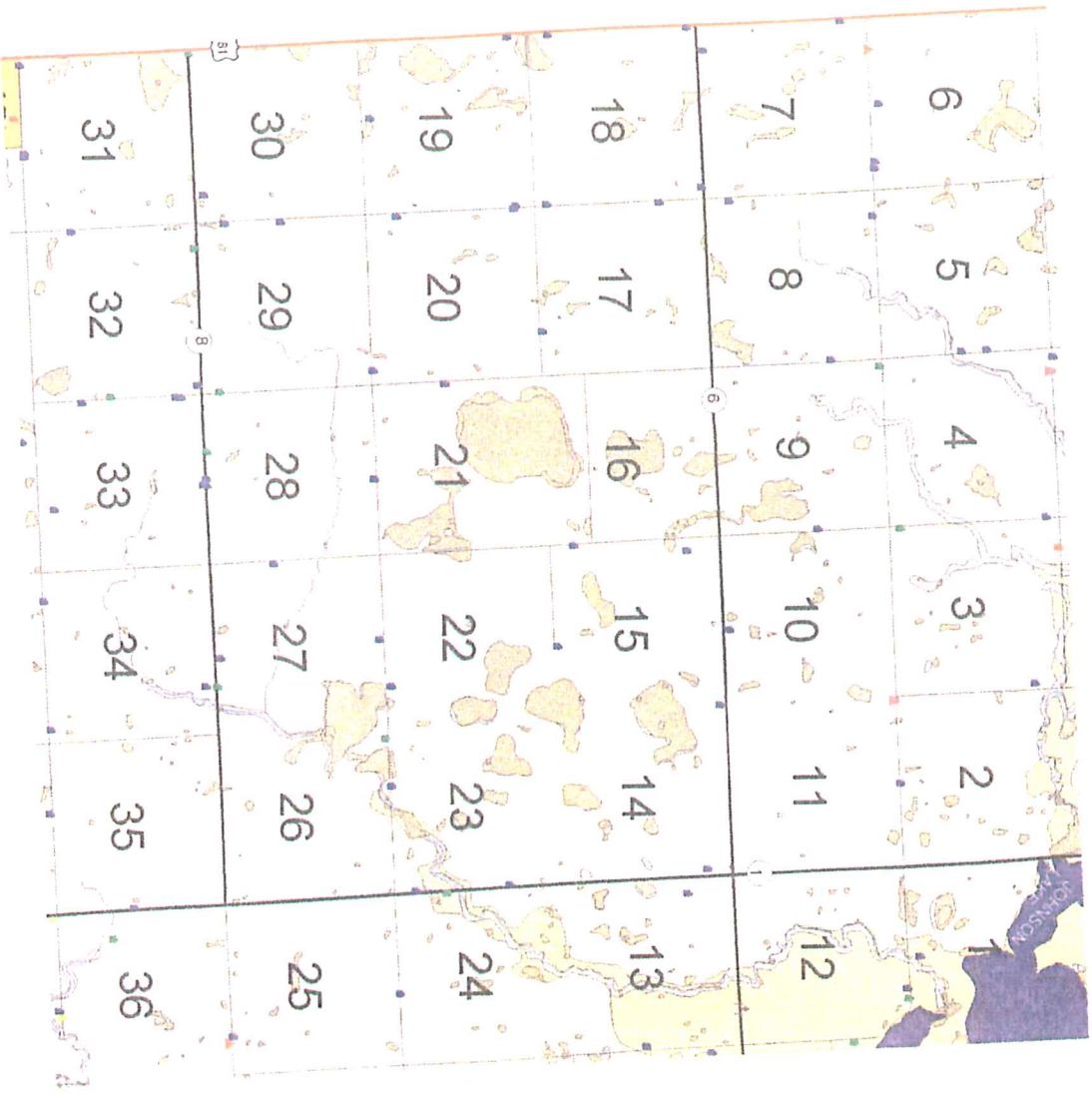
- Cemetery
- Gravel Pit
- Utilities
- Landfill

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



DEVELOPMENT MAP WINSOR TOWNSHIP



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability

STRUCTURES

- Farm
- Rural Residence (Non-Farm)
- Abandoned Residences
- School
- Business
- Church

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

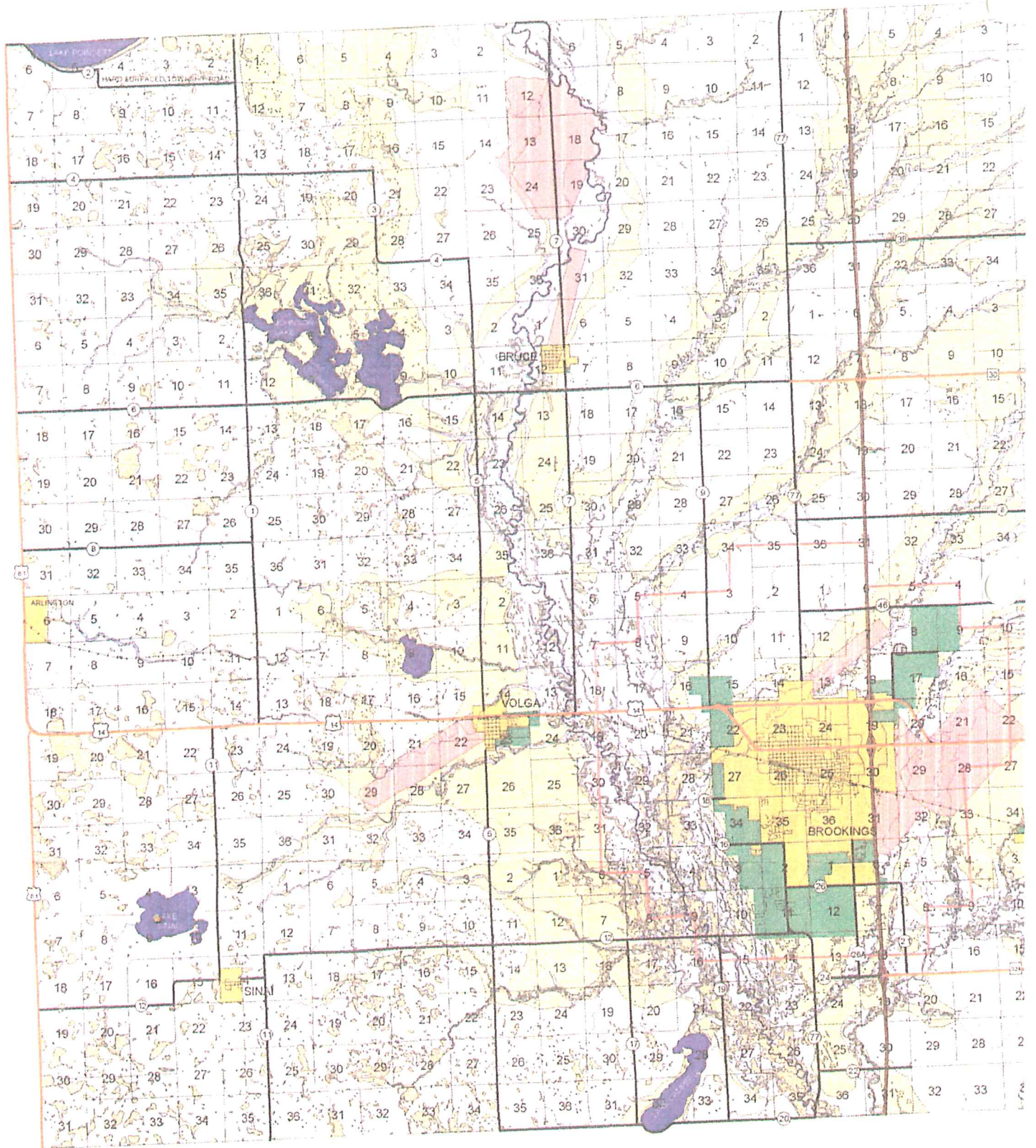
SPECIAL FEATURES

- Cemetery
- Gravel Pit
- Utilities
- Landfill

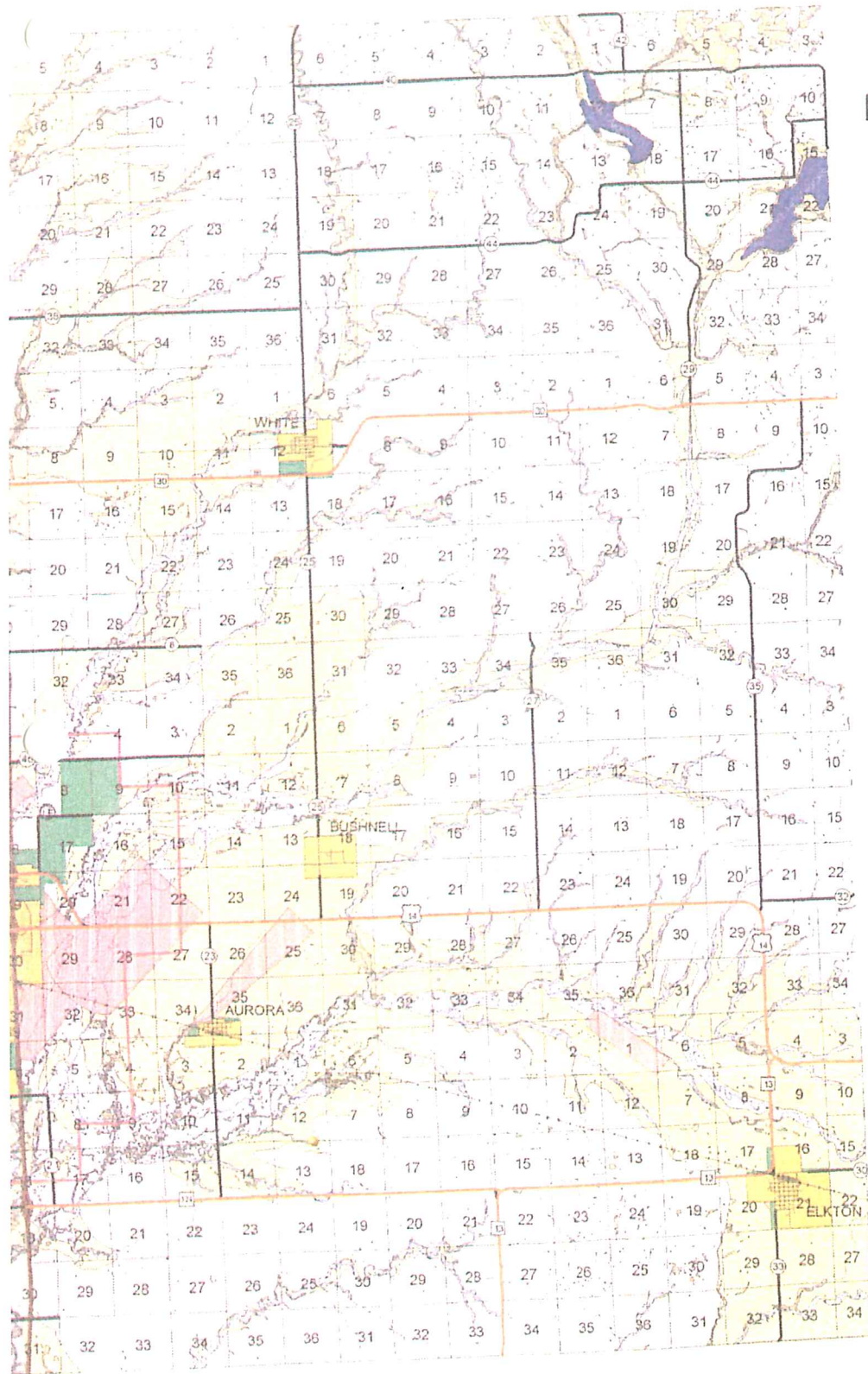
TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad





FUTURE LAND USE MAP BROOKINGS COUNTY



PLANNING AREAS

- Municipalities - Areas of Development Opportunity
- Areas of Development Transition
- Areas of Development Stability
- City of Brookings/Brookings County Joint Jurisdiction Boundary

HYDROLOGIC FEATURES

- Lakes
- Big Sioux River
- Wetlands
- Streams and Rivers
- Floodplain
- Aquifer
- Wellhead Protection Area

TRANSPORTATION FEATURES

- Interstate 29
- State and Federal Highway
- County Highway
- County and Township Gravel Roads
- Railroad



