

When is the Board's decision effective?

Every decision of the Zoning Board of Adjustment is written into the public record in a document referred to as the written Findings of Fact. The Board's decision becomes effective once the written Findings of Fact is signed and dated and filed by the Board's chairperson. A copy of the written Findings of Fact is usually mailed to the applicant within 15 days of the meeting.

Court review alleging illegality of decision by the Board of Adjustment

Any person, taxpayer, officer, department, board, or bureau of the City of Sioux Falls may present to a court of record a petition alleging an illegal decision of the Board of Adjustment. Such a petition shall be presented to the court within 30 days after the filing of the final written Findings of Fact as provided by SDCL 11-4-25.

Does a variance expire?

Yes, the variance or special exception is good for two years. A project has to be substantially complete within two years or the variance expires without notice.

MEETING SCHEDULE

FILING DEADLINE

December 23, 2025*
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026
October 22, 2026
November 27, 2026*
December 23, 2026*

DATE OF HEARING

January 21, 2026*
February 18, 2026*
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026
October 19, 2026
November 16, 2026
December 21, 2026
January 20, 2027*

**special dates*

MEETINGS ARE HELD AT 6 PM IN THE
CARNEGIE TOWN HALL COUNCIL CHAMBERS,
235 WEST TENTH STREET.

Contact the board via
**Planning and Development Services
Zoning Division**
231 North Dakota Avenue
Sioux Falls, SD 57117-7402
(605) 367-8254
TTY/Hearing Impaired (605) 367-7039
zoning@siouxfalls.gov
www.siouxfalls.gov

ZONING BOARD OF ADJUSTMENT

Purposes, Powers, and Duties




CITY OF
SIOUX FALLS
PLANNING & DEVELOPMENT
SERVICES

2026

Why does the City of Sioux Falls have a Zoning Board of Adjustment?

Since the first zoning ordinance was adopted in 1928, the Zoning Board of Adjustment (the Board) has been established to adjust certain zoning standards that cause serious problems to individual land owners. Additionally, the Board can provide decisions where it is alleged that an error was made in the enforcement of the Zoning Ordinance. Without the Board, a land owner would have to take such issues to court.

What is the Zoning Board of Adjustment?

The Zoning Board of Adjustment is called a quasi-judicial board because their decisions are legally binding and they interpret the Zoning Ordinance. Board members are volunteers. The Board consists of five members and two alternates. The members are appointed by the Mayor and confirmed by the City Council. The Board's duties include conducting public hearings and make decisions based on their authority granted in State Law and the Zoning Ordinance.

What authority does the Zoning Board of Adjustment have?

The Zoning Board of Adjustment has authority or jurisdiction over three specific types of cases which are based in the Sioux Falls Code of Ordinance found in the 2013 Shape Places Zoning Ordinance. These powers are relative to errors, variances, and exceptions.



What are the powers relative to errors?

The Zoning Board of Adjustment can hear appeals where it is alleged there is an error in any order, decision, or determination made by an administrative official when enforcing the Zoning Ordinance.

What are the Powers relative to variances?

The Zoning Board of Adjustment can adjust the standards of the Zoning Ordinance where exceptional and extraordinary circumstances apply to a lot. This exceptional and extraordinary circumstance is known as a hardship. The Board can vary the area and dimensional standards of zoning that cause particular difficulty. The Zoning Division has prepared a separate handout that explains variances and hardships.

What are the Powers relative to exceptions?

The Zoning Board of Adjustment can allow reconstruction of a building that has been destroyed by fire or an act of God, that does not conform to allowed land uses. Additionally, the Board can allow the placement of a single manufactured home as a temporary residence if the principle residence was destroyed by fire, flood, explosion or storm.

Can the Board attach any special conditions or stipulations to a request?

Yes. In granting a request, the Board's decision may include conditions or stipulations. These conditions are to assure that the property will be compatible with surrounding properties and will not alter the essential character of the neighborhood.

What information will the Board consider in reviewing a request?

Applicants should present the Board with sufficient information to have a clear understanding of the request including the nature of the hardship. The Board needs this information to establish findings of fact. Applicants should provide information regarding only the property, structure, or use proposed. Information concerning a person's health, age, family conditions, or other personal needs will not provide the Board necessary information.