

South Dakota Airport Zoning

Briefing for South Dakota Airports Conference

April 11, 2024



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Project Approach

- Portray what areas need protection (Height)
- Portray what jurisdictions correspond with the areas to protect
- Summarize Enacted Zoning or Procedures

Responses

- 69 Public Use Airports
- Outreach and Research on 69 airports, 59 South Dakota Counties, 5 other Counties, and 72 cities
- Responses for Height, Land Use, and Noise Zoning
- What is Airport Zoning?



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Responses (Height)

	Cities		Counties	
Zoning	14	20.3%	5	7.8%
Partial Zoning	-	-	3	4.7%
Limited Zoning	-	-	1	1.6%
Admin Procedure	3	4.3%	-	
None	41	59.4%	30	46.9%
No Zoning*	11	15.9%	25	39.1%

* Comprehensive Plan Required per SDCL § 11-4-3 and §11-2-12



Responses (Land Use and Noise)

	Land Use		Noise	
	Cities	Counties	Cities	Counties
Zoning	7	2	2	3
Partial Zoning	-	1	-	-
Limited Zoning	3	-	-	-
Admin Procedure	1	-	-	-
No Zoning*	47	41	56	41

* Comprehensive Plan Required per SDCL § 11-4-3 and § 11-2-12



Report Materials

- Report
- Airport Summaries
 - Narrative with Action Options, Map
- Appendices
 - Airport Design/Land Use Compatibility
 - Part 77
 - OE/AAA
 - South Dakota Zoning
 - Disclosure Statements



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Report Materials

- Project Approach
- FAR Part 77
 - Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)
- Other Surfaces
- Land Use Compatibility
 - Runway Protection Zones, Accident Potential Zones, Wildlife, Quiet Enjoyment
- Action Steps
 - Resources, OE/AAA Notifications
 - Ownership, Zoning
 - Permitting, Disclosures



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Jurisdictions that have enacted zoning are indicated on the map on the reverse showing **Green** for areas that have height zoning controls and **Yellow** for areas that have partial height zoning controls or administrative procedures. Any areas without a green or yellow hatching have no zoning controls or administrative procedures. Airport property, which is outlined in Red, is considered to have sufficient land use and height control. Priority should be made to have protections for existing and future Part 77 approach surfaces.

Airport Protection Options

FAR Part 77 Protection with Obstruction Evaluation /Airport Airspace Analysis (OE/AAA) – this is a federal requirement. Area planning and zoning officials should be educated about the requirement to process any potential obstructions through OE/AAA. See Appendix C and D

Building Permitting – incorporate OE/AAA review in the building permitting process to evaluate obstructions.

Zoning – implement an overlay district for the areas surrounding the airport to protect for obstruction height and to ensure compatible land use. Zoning controls may involve more than one jurisdiction. Therefore, coordination, consultation, cooperation, and codification is often required between the respective cities, counties, and Tribes. See Airport Zoning section of Appendix B

Disclosures – A step that can be taken in real estate transactions to disclose to residences or lodging facilities near the airport about the existence of the airport. See Appendix F.

Covenants / Deed Restrictions – covenants or deed restrictions can be enacted for land areas surrounding the airport. See Appendix F.

South Dakota – Public Use Airports – 2024 Zoning Review

Airport	Canton Municipal (7G9)
Sponsor	City of Canton
City	Canton
SD SASP Airport Role	Small GA
Latest Approved ALP	September 2003

	Existing	Future
Runways	18/36	18/36
Airport Reference Code	B-I-VIS	B-I-VIS
Lowest Visibility Minimums	Visual	Visual



Jurisdictions within the Existing/Future FAR Part 77 Surfaces

City(s)	Canton
County(s)	Lincoln, Lyon (IA)
Reservation	-
Planning District	South Eastern Council of Governments

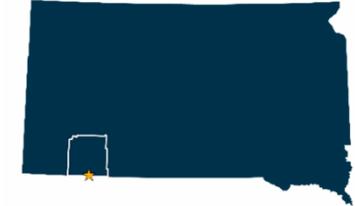
Zoning Enacted by Jurisdiction

Jurisdiction	Height	Land Use	Noise
Canton (City)	Chap 11.16	None	None
Lincoln (County)	Sec 154.253	None	None
Lyon IA (County)	2012 Zoning Ordinance	None	None

South Dakota – Public Use Airports – 2024 Zoning Review

Airport	Pine Ridge (IEN)
Sponsor	Oglala Sioux Tribe
City	Pine Ridge
SD SASP Airport Role	Small GA
Latest Approved ALP	February 2015

	Existing	Future
Runways	12/30	12/30 & 18/36
Airport Reference Code	B-I-5000	B-II-5000
Lowest Visibility Minimums	1 Mile NPI	1 Mile NPI



Jurisdictions within the Existing/Future FAR Part 77 Surfaces

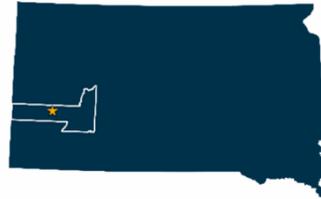
City(s)	Pine Ridge
County(s)	Ogalala Lakota, Sheridan (NE)
Reservation	Pine Ridge
Planning District	Black Hills Council & Central South Dakota Enhancement District

Zoning Enacted by Jurisdiction

Jurisdiction	Height	Land Use	Noise
Pine Ridge (City)		No Zoning	
Ogalala Lakota (County)		No Zoning	
Sheridan NE (County)	None	None	None
Pine Ridge (Resv)		No Zoning	

South Dakota – Public Use Airports – 2024 Zoning Review

Airport	Rapid City Regional (RAP)	
Sponsor	City of Rapid City	
City	Rapid City	
SD SASP Airport Role	Commercial Service	
Latest Approved ALP	March 2018	
	Existing	Future
Runways	14/32 & 5/23	14/32 & 5/23
Airport Reference Code	C-III-2400	C-III-2400
Lowest Visibility Minimums	1/2 Mile PI	1/2 Mile PI



Jurisdictions within the Existing/Future FAR Part 77 Surfaces

City(s)	Rapid City, Box Elder
County(s)	Pennington, Meade
Reservation	-
Planning District	Black Hills Council of Local Governments

Zoning Enacted by Jurisdiction

Jurisdiction	Height	Land Use	Noise
Rapid City (City)	Chap 17-58.070 et seq	None	None
Box Elder (City)	Chap 153.101 et seq (only Ellsworth AFB)	Chap 153.101 et seq (only Ellsworth AFB)	Chap 153.101 et seq (only Ellsworth AFB)
Pennington (County)	Sec 301	None	None
Meade (County)		No Zoning	

South Dakota – Public Use Airports – 2024 Zoning Review

Airport	Chan Gurney Municipal (YKN)	
Sponsor	City of Yankton	
City	Yankton	
SD SASP Airport Role	Large GA	
Latest Approved ALP	February 2014	
	Existing	Future
Runways	13/31 & 2/20	13/31 & 2/20
Airport Reference Code	B-II-2400	B-II-2400
Lowest Visibility Minimums	1/2 Mile PI	1/2 Mile PI

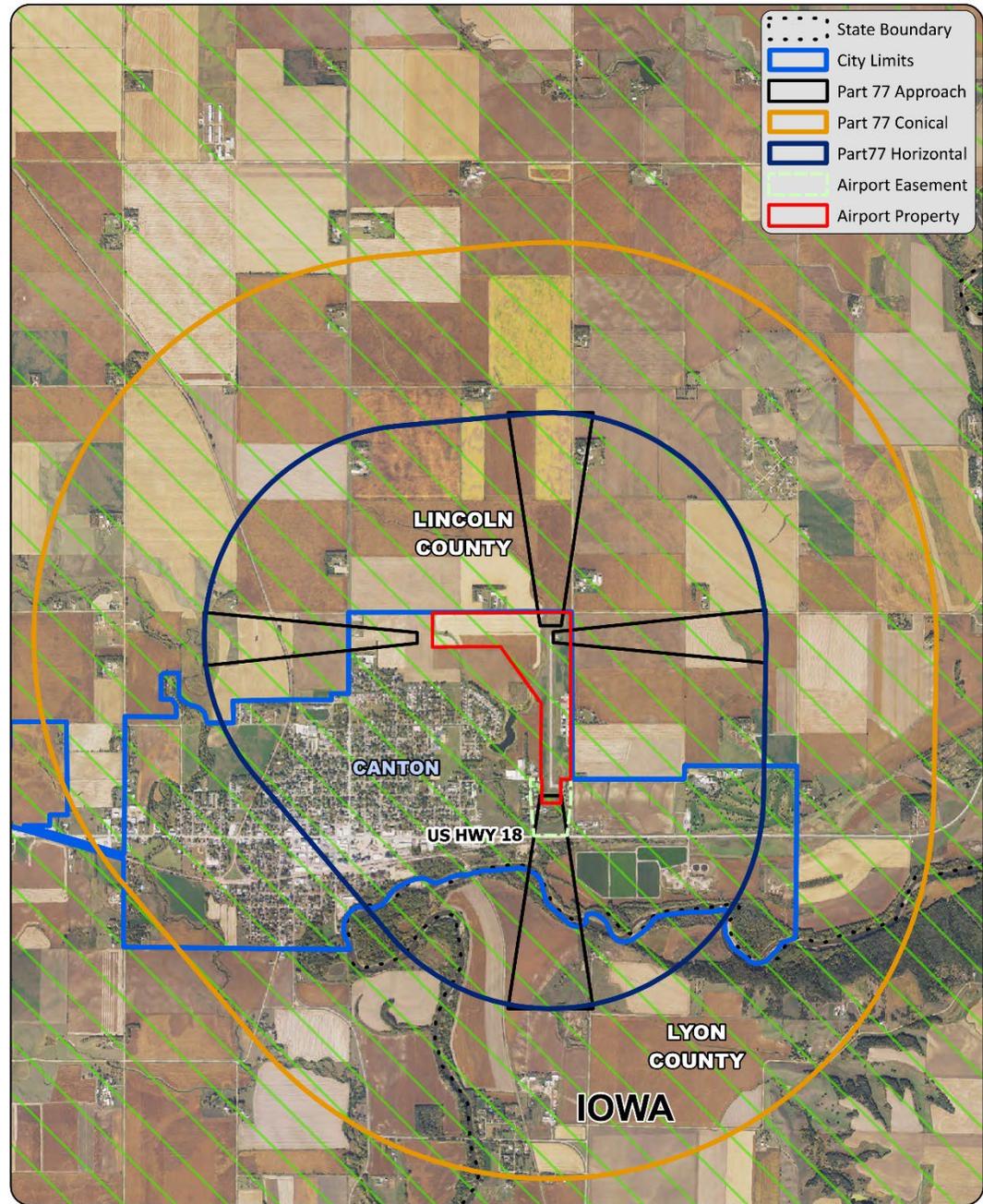


Jurisdictions within the Existing/Future FAR Part 77 Surfaces

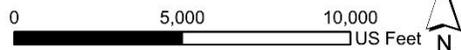
City(s)	Yankton
County(s)	Yankton, Cedar (NE)
Reservation	-
Planning District	Planning & Development District III

Zoning Enacted by Jurisdiction

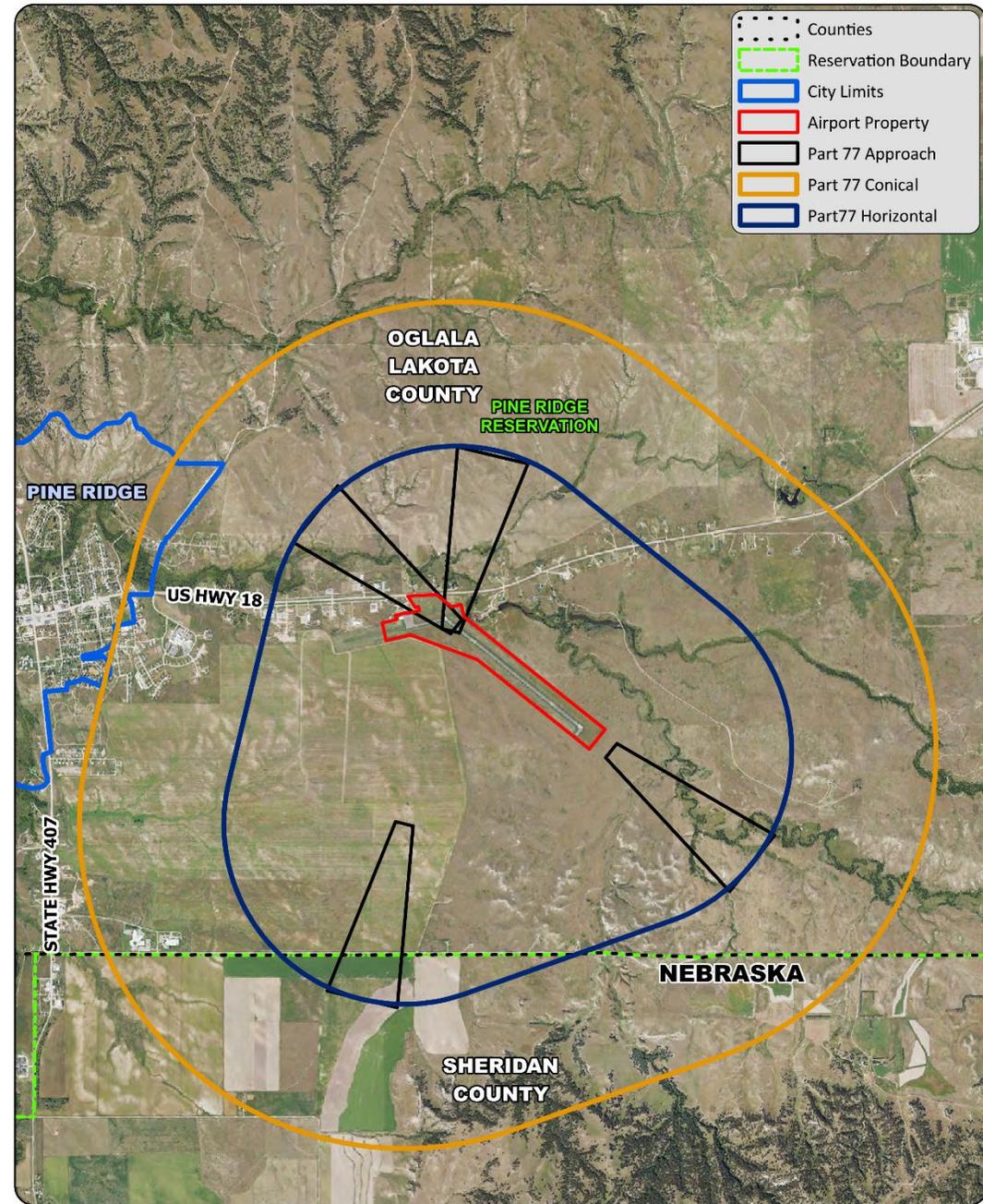
Jurisdiction	Height	Land Use	Noise
Yankton (City)	OE/AAA Procedure	Administrative Procedure with Disclosure	None
Yankton (County)	None	None	None
Cedar NE (County)	Res 0009 (Wind/Met Only)	None	None



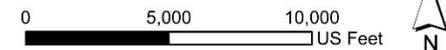
*Intended for Planning Purposes Only



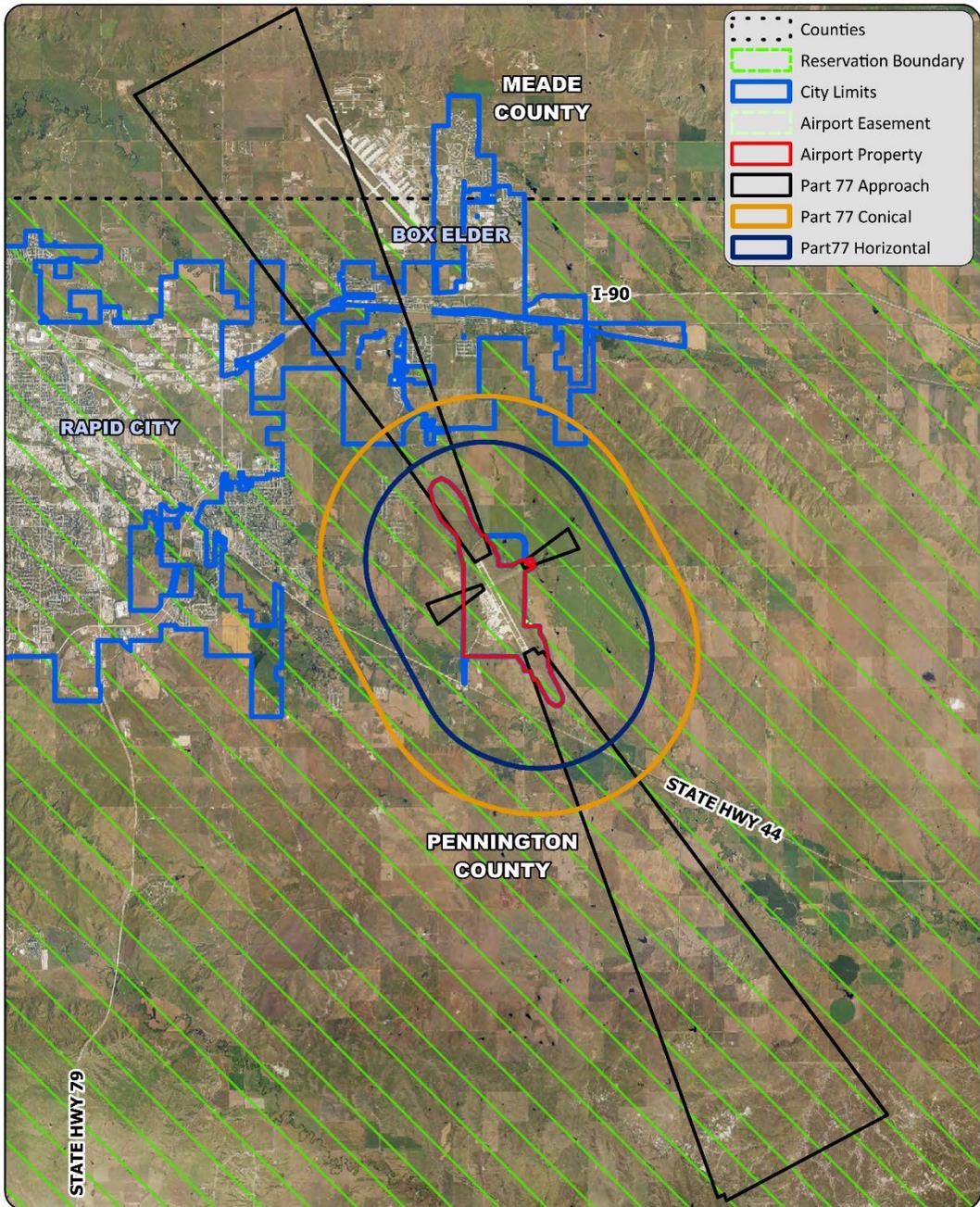
Canton Municipal Airport Zoning Map



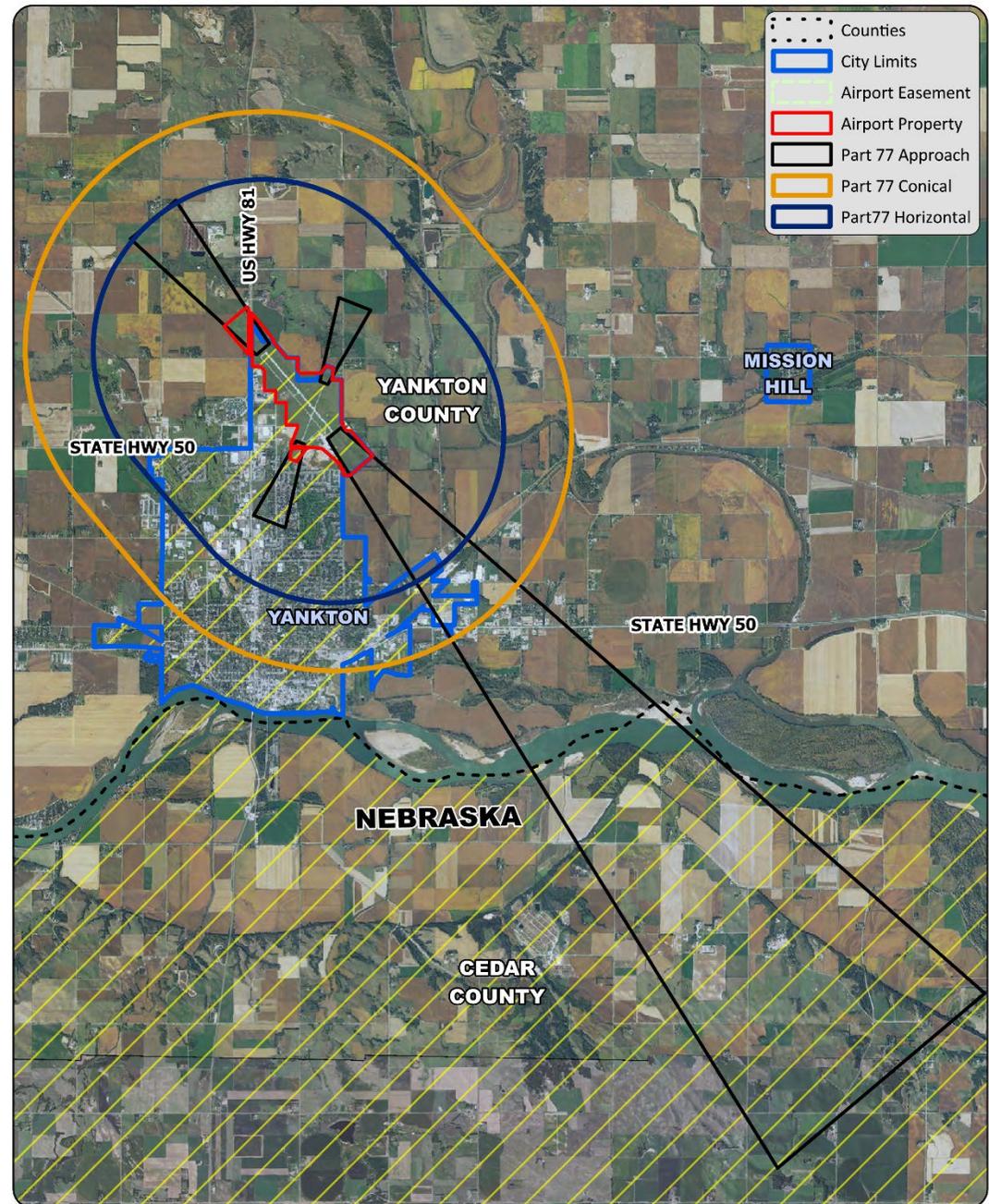
*Intended for Planning Purposes Only



Pine Ridge Airport Zoning Map



- Counties
- Reservation Boundary
- City Limits
- Airport Property
- Part 77 Approach
- Part 77 Conical
- Part 77 Horizontal



- Counties
- City Limits
- Airport Easement
- Airport Property
- Part 77 Approach
- Part 77 Conical
- Part 77 Horizontal

Conclusions

- OE/AAA
 - Good Tool required by Federal Law but Notification Only
- SD Statutes on Zoning
 - Only requires height protection for Airport Sponsor
 - Knox County NE (good example of height zoning county wide – newly enacted)
 - Many Cities and Counties have no zoning (Comprehensive Plan required)
- Communication is key between airports and surrounding jurisdictions

Questions/Comments

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