

## **TRANSFER OF BUILDING ELIGIBILITY - SECOND DWELLING WITHIN A FARMSTEAD APPLICATION PACKET**

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In the unincorporated areas outside of the Sioux Falls Joint Jurisdictional Area, a property owner wishing to have a second dwelling within their farmstead may apply to transfer an existing, unused residential building eligibility from their adjoining property into the farmstead. The county ordinance defines a farmstead as an area which contains the farm dwelling and agricultural buildings, is used as the center of operations for a farming operation, and is located on at least forty acres of land.

The property owner of a farmstead, who owns adjoining land which contains an available building eligibility, may transfer that eligibility to

their farmstead by filing an application form with the Planning Department and obtaining Planning Staff approval. The proposed residence must be located within the existing farmstead area and the transfer cannot result in more than two residences within the farmstead. If the additional residence is proposed to be placed outside of the farmstead, or if the transfer would result in more than two residences within the farmstead, the property owner may apply for a conditional use permit to enable the transfer. That process would be accomplished in the same manner as any other building eligibility transfer and must be addressed by the Planning Commission.



Administration Building, 3<sup>rd</sup> Floor  
415 N. Dakota Avenue, Sioux Falls, SD 57104

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P: (605)367-4204  
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**TRANSFER OF BUILDING ELIGIBILITY – SECOND DWELLING  
WITHIN A FARMSTEAD APPLICATION CHECKLIST**

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- Complete application form for approval by Planning Staff.



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**Minnehaha County Planning & Zoning**

**TRANSFER OF BUILDING ELIGIBILITY –  
SECOND DWELLING WITHIN A FARMSTEAD  
APPLICATION FORM**

Application #: _____
Date: _____
Building Eligibility #: _____
_____

Location of sending parcel(s): (From, include Map ID#)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Location of receiving parcel(s): (To, include Map ID#)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/We, the undersigned, do hereby approve the transfer of one residential building eligibility as described above and authorize representatives of Minnehaha County to enter the property now and in the future for inspection purposes.

**Applicant: (print)** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

Office Use only
Requirements:
<input type="checkbox"/> Properties are contiguous and under the same ownership
<input type="checkbox"/> Only two dwellings total within farmstead
Approved By: _____ Title: _____
Signature: _____ Date: _____
Jurisdiction Ordinance: _____ County _____ Dell Rapids



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