

CHAPTER VII LAND USE PATTERNS

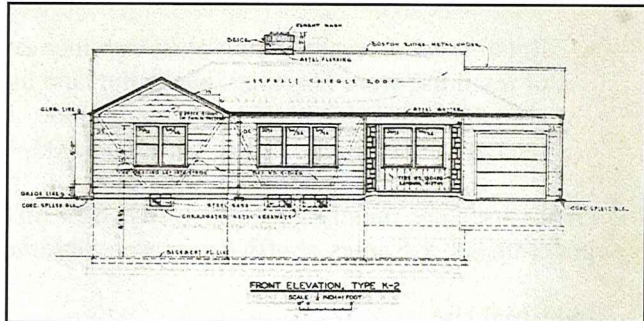
The first chapter introduced the elements of a Comprehensive Plan, as identified in state statute. South Dakota Codified Law (SDCL) specifically notes guiding “land utilization” as one of the required outcomes of a comprehensive plan. The intent of this chapter is to identify, map, and analyze the various land use patterns and issues within the City of Pickstown. It will then propose areas in and around the community where specific types of development seem appropriate.

Existing Land Use

Pickstown’s land use changes were largely influenced by the construction of the Fort Randall Dam and Lake Francis Case. In 1950, Pickstown had more land area devoted to buildings, parks, and public facilities. Since the completion of the Missouri River project and the Town’s population has contracted, buildings have been razed and development has been steered towards areas with existing infrastructure. This Land Use Element of the Pickstown Plan evaluates existing uses of Pickstown’s land and potential conflicts with the scattered development practices utilized in the past.

Pickstown is like many communities in South Dakota, with much of the land dedicated to residential use. Typically, a city has at least 40 percent of its land used devoted to housing. Older housing generally has smaller lot sizes and is more centrally located, while newer homes tend to situate on the edge of town.

Few of the housing lots in Pickstown contain the original dwelling type. Most of the dwelling types in Pickstown included higher density dormitories and cabins when the town was founded. Areas were also reserved for trailers, a growing housing type in the 1950s. A permanent settlement of single family homes was built on the southwest side of town. This area along Missouri Drive resembles the small ranch and cottage-style homes typically found in the “Levittown” suburbs of the 1950s. An example of one of homes is shown at right.



Before the Town was incorporated as a municipality, the Army Corps of Engineers controlled all building and development in Pickstown. Since the Town was incorporated in 1986, land that was not privately owned was given title to the Town Board. Since 1986, the Town has steadily sold lots to private owners for lower density, single family dwellings.

Residential Use

The current residential land uses in Pickstown can be grouped in to three general areas.

- The first area is in the northern area of town bounded by Missouri Drive, White Swan Drive, the Highway, and the golf course. This area contains a mixture of medium density and lower density homes.
- The second area is centrally located around the Pickstown Chapel. The area is found between the golf course, Spillway Drive, and James Avenue. This area contains duplex units as well as medium and low density homes.
- The third area is in the southwest part of town and contains the original permanent housing plus new homes built within the last five years. This area is mainly devoted to low density single family homes.

Residential land uses (including hotel/motel units) total just under 60 acres in Pickstown. Medium density housing (3-5 units per acre) occupies half of the residential land area in Pickstown (29 acres). The balance of residential acreage is fairly evenly divided between low density (1-2 units per acre) and higher density attached units (9-14 units per acre).

In the past Pickstown allowed multiple types of residences in the community. The majority of homes are single family with multi-family and mobile homes comprising the remaining existing dwellings.

Commercial Use

Commercial areas are located in Pickstown's along South Dakota Highway 46, the major transportation route that connects Pickstown with the region. Development emerged along this primarily auto-oriented corridor in order to attract people passing through the area. The major business types along this route include convenience stores and lodging.

- Pickstown's does not have a "downtown" per se. However, it does have a "Town Center," which includes a bank, a community center, and a storage facility.
- Retail space is virtually non-existent, since employment in that sector is minimal. Only 1.7 acres of retail use were observed during the land use survey. The retail activity in Pickstown would be classified as "Neighborhood" retail trade according to the population of the area it serves (Neighborhood Retail serves between 3,000-40,000 residents).

Office uses are mainly confined to the bank in the Town center and the operation of the Town's government. 1.5 acres of office uses were observed in the land use survey

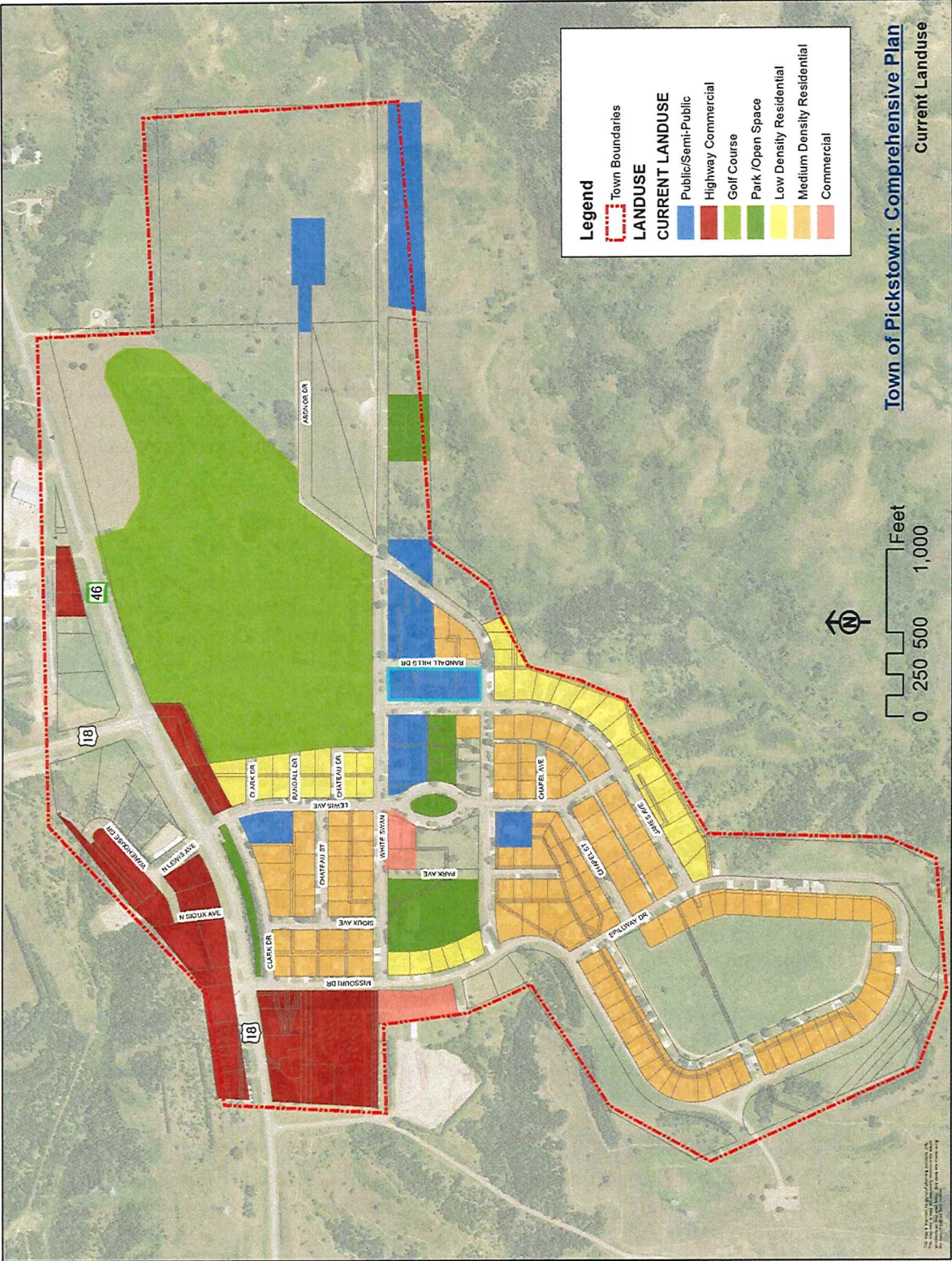
Industrial Use

Pickstown has no industrial areas to speak of within the corporate limits. However, many lots are currently unused, giving a new industrial business the opportunity to expand or locate in the town.

Civic Use

Parks and open space encompass a wide range of facilities, each having their own spatial requirements. Particularly important for residential areas are recreation areas with small service areas such as tot lots, playgrounds, and neighborhood parks. Pickstown is rich in open space by its proximity to Lake Francis Case and State Recreation areas.

FIGURE 14-Current Land Use



Future Land Use

Data presented in earlier chapters supports the expectation of continued growth within and surrounding the City of Pickstown. The impacts associated with growth can be controlled through clearly established goals and policies with regards to the development of property. These goals must balance individual property rights with the public good thus mitigating the potential of negative impacts.

Pickstown's role in influencing development should be guided by the phrase, "in the best interest of the public," and not for the benefit of certain individuals or select groups. It is important to concentrate on the whole community rather than bits and pieces prior to adopting additional planning documents such as a zoning ordinance or subdivision regulations.

The future land use section should help Pickstown plan successfully for internal land use changes and external developments. Overall development patterns should reinforce the functional and aesthetic values and traditions of the community. New growth should be designed with compact development standards and a high degree of connectedness regarding pedestrian and vehicle mobility. Pickstown has existing resources that need to be maintained and expanded upon in order to accommodate growing and changing needs. A Future Land Use Plan provides a development vision for the city, but cannot anticipate every land use conflict or rezoning, therefore the plan must remain somewhat flexible in nature.

Residential Growth

In planning for future residential land uses in Pickstown, population and household projections must be considered. The scenario presented in **Table 12** assumes that similar patterns in residential density will occur. However, retirees may be attracted to the area and wish to move to Pickstown into a townhouse or duplex arrangement. The scenario accounts for some increases in density, but a larger share of the future population will demand lower density.

Pickstown does not have any long term care facilities, but there will eventually be a demand for places such as an assisted living center and/or a nursing home. Future demand for such facilities should only be about 2 acres, so placement of an assisted living center should not be difficult.

There are several areas identified for residential growth in Pickstown. The most readily discussed area for housing in Pickstown is "Outlot 8." This area contains 19 acres. There are also several lots available around the edge of Outlot 8 that could be built upon. Other attractive areas include space along the outer rim of Spillway Drive in the southwest part of town. These two areas combine for a total of 15 acres of available land.

Two areas that could accommodate higher density housing in Pickstown are located near the Town center. One parcel measures 1.3 acres and once housed a shopping center. The other parcel is 2.2 acres and once housed the administration building for the Missouri River Project. Both sites are available to accommodate multi-family dwellings.

The final area identified for housing is the "Golf Course" area. There are over 52 acres of developable property in this area. However, the Town must evaluate its capacity to serve this area with water sewer and streets. Therefore, this area should be developed after the other areas are full, unless private developers are willing to pay the costs of infrastructure in a shorter timeframe.

Commercial and Industrial Growth

Employment projection is the key component in planning for future employment and commercial areas. Shift share analysis (discussed in more detail in the Economy Chapter of the Plan) provides the basis for commercial and industrial land use planning.

The area where we see the most land needed is in Education. But, as was mentioned in the Economy Chapter, there are no educational facilities in Pickstown where people work. Therefore this need can be largely ignored. The services sector of the economy is expected to increase in employment over the next several years. The increased employment will increase demand for office space. Therefore, an increase of 0.15 acres (about 6,000 square feet) will be needed to accommodate future employment.

The construction sector should experience increased employment. Construction employment could require 0.15 acres of land; the amount of land needed for construction activities is not as much as other land uses because most of the work is done away from the “home base.”

Due to an increase in employment in health care, the demand for clinical office space may arise (approximately 3,000 square feet).

Government is a sector that could demand an acre of land. This would mainly be for administrative and public works functions.

All totaled, commercial and employment uses will require 7.3 acres of land (factoring in infrastructure and market adjustments).

Civic Growth

Another factor that could influence growth in Pickstown is the recent emphasis placed on the importance of tourism as an economic development tool. As far as tourism is concerned, Pickstown has plenty of options to help spur development which should continue to be explored and effectively marketed to attract visitors to the region.

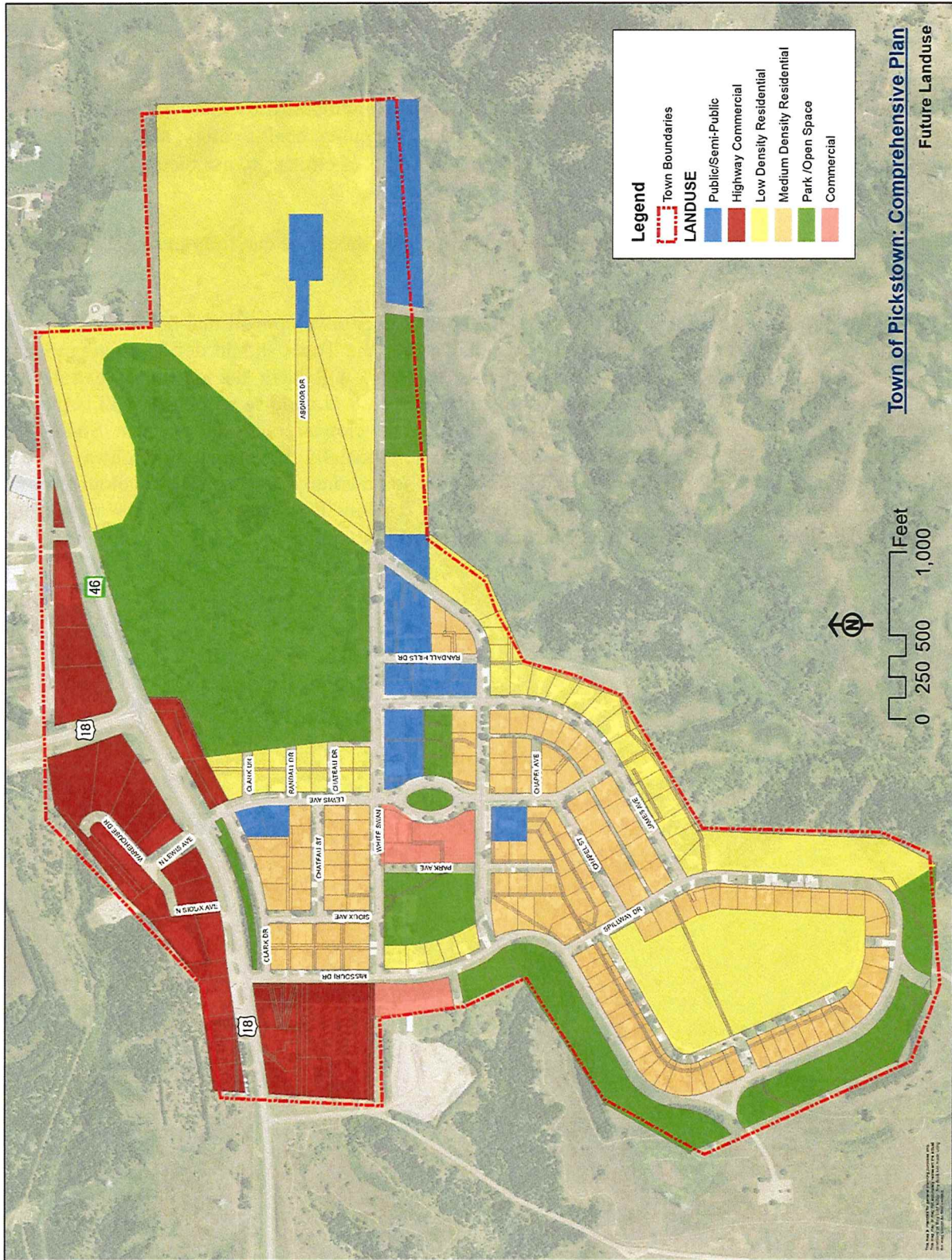
Development of parks and recreational facilities will continue to play an important role in improving the quality of life of local residents and attracting new residents and visitors to the community. The city is in the process of designing a multi-purpose trail that will link to a nature area on the southern end of town. This area will be visible from the Interstate and will be very attractive and provide benefits to residents and tourists alike. Other city park improvements include replacement of outdated playground equipment and the promotion of active healthy lifestyles through summer activities.

The future land use plan for the Town of Pickstown is the culmination of all of the previous elements of this document; trends, analysis, projections, public input, goals, and policies. Each of the land uses proposed in the future land use plan were analyzed and discussed in detail in the Land Use and Community Facilities Elements of the Pickstown Plan. The amount of land demanded in the future land use plan was based on the following analyses:

- *Residential Land Uses:* Population and housing unit projections as well as housing density assumptions.
- *Commercial and Industrial Land Uses:* Employment projections and space needs per employee.
- *Park, Community Facilities, and Other Uses:* Demands for space based on level of service standards for each use.

The future land use plan for Pickstown is shown in **Figure 18**.

Figure 18 – Future Land Use



Development Principles

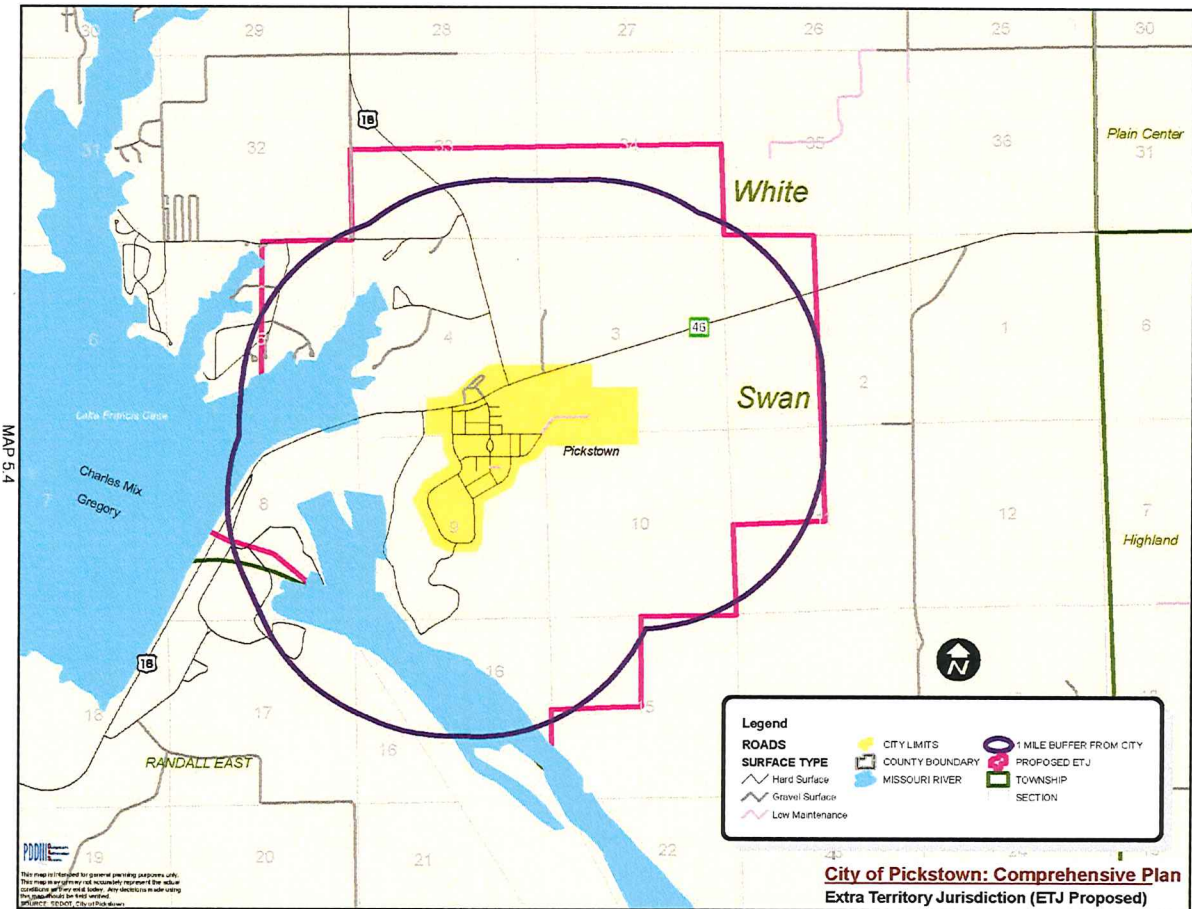
Future land uses should be designed according to four basic principles:

- Future development should be compatible with existing land uses.
- Future development should take advantage of existing public infrastructure and systems.
- Future development should be beneficial regarding the public health, safety, and general welfare.
- Future development should be consistent with the rights of citizens to use their property for lawful purposes.

Development proposals that do not follow these principles should be carefully evaluated before being implemented.

It is also important for Pickstown to have some control over development that occurs in the area just outside the Town's existing city limits. To achieve this, the Town should define an area extending approximately one mile beyond the city limits where it will have the power of extraterritorial jurisdiction (ETJ). The proposed ETJ is shown in **Figure 20**. Land use within the ETJ is planned to remain primarily agricultural, although other uses could develop as conditions warrant. Some areas of the potential ETJ have already developed residentially, especially the area along Highway 46 east of the Town. Establishing the ETJ will give Pickstown some control over nearby development, which should allow the community to grow in a more orderly fashion. It will also give the Town control over certain key locations that are currently outside the Town limits.

Figure 20 – Proposed Extraterritorial Jurisdictional Area



THIS PAGE INTENTIONALLY LEFT BLANK

Chapter VIII

GOALS AND OBJECTIVES

This chapter contains the development vision for Pickstown. 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.
- Objective** A statement concerning a specific target or purpose.
- Policy** A statement concerning an action or position that will be taken to help achieve an objective.

The goals, objectives, and policies are being presented under the following headings:

- ❖ General Community Objectives
- ❖ Natural and Cultural Resources
- ❖ Transportation
- ❖ Parks, Recreation, and Community Facilities
- ❖ Public Services
- ❖ Housing
- ❖ Economy

The Planning & Zoning Commission compiled the survey results and studied the responses to the survey and the discussion groups. The following goals, objectives, and policies were formulated based on the surveys and community input.

GENERAL COMMUNITY OBJECTIVES

Goal 1: Promote a gradual increase in the number of townspeople

- Objective 1A: Maintain an adequate supply of land available for residential development.
- Objective 1B: Strive for a manageable annual growth rate through the life of the plan (2020-2040).

Goal 2: Promote Pickstown as a “resort village.”

- Objective 2A: Attract “empty nesters” and young families looking for a place to live and recreate.
- Objective 2B: Work with the regional tourism association(s) to promote the community via the internet and social media.
- Objective 2C: Provide information to prospective buyers and builders on available financing programs lots and housing priorities.

Goal 3: Strengthen Pickstown’s appeal as an outdoors community.

- Objective 3A: Promote Pickstown as town full of outdoor recreation options for many different lifestyles (i.e; trails, golf, fishing, boating, and hunting).

NATURAL AND CULTURAL RESOURCES

Goal 1: Preserve the rural character of the Town

- Objective 1A: Preserve greenbelts and promenades on the edge of Pickstown to maintain its open space and viewsheds.

Goal 2: Preserve precious natural resources in the immediate vicinity of Pickstown

- Objective 2A: Zone rural land for agricultural use or dedicate the land for conservation

Goal 3: Protect life and property from floods and other natural hazards

- Objective 3A: Maintain a storm drain system and ensure free movement of storm water through the system.
- Objective 3B: Develop a wildfire defensible fire zone.
- Objective 3C: Develop best management practices for the handling of surface water.
- Objective 3D: Develop tree belts for wind protection.

Goal 4: Protect historic buildings and sites

- Objective 4A: Create a fund or seek grant assistance for the renovation of historic structures.

TRANSPORTATION GOALS

It is recommended that a transportation system that supports the concepts of land use and city development presented in body of the plan. In supporting the land use concept and providing for the needs of regional movement, Pickstown’s transportation system must:

Goal 1: Address functional issues that result from Pickstown’s position in the regional transportation system

- Objective 1A: Create an eastern link to SD Highway 46/US Hwy 18, connecting to new neighborhoods of the town and Cemetery Road.
- Objective 1B: Encourage the coordination of a transit service for the elderly residents of the town.
- Objective 1C: Develop links to the trail system within the State Parks and Corps land nearby.

Goal 2: Provide enhanced movement around the town

- Objective 2A: Encourage the continuation of Pickstown’s street pattern, which is a combination of curvilinear streets and organic blocks, which have a high degree of connectivity.

Goal 3: Create a balanced system that also includes non-automobile modes, including pedestrian, bicycle, and public transportation.

- Objective 3A: Develop and implement a plan for curbs and gutters to deal with storm drainage.
- Objective 3A: Implement a sidewalk management program that provides for the construction and maintenance of an adequate pedestrian movement system in town.
- Objective 3B: Consider a multi-use trail and shared street system.

PARKS, RECREATION, AND COMMUNITY FACILITIES

Goal 1: Create a linked network of parks that connect neighborhoods and activity centers.

In addition to excellent local parks, Pickstown is greatly benefited by its adjacency to the Lake Francis Case and Fort Randall Dam Recreation Area. Tying Pickstown's parks and recreational resources into an overall network of open spaces connected by trails, greenways, and street connections would allow the town's present and future parks to work together as a coordinated system, providing unique resources that at the same time are accessible to all parts of the town.

- Objective 1A: Provide recreational parks facilities to meet the needs of newly developing areas.
- Objective 1B: Distribute active recreation use across the geographical area of the town, guarding against over concentration of park resources in any neighborhood.
- Objective 1C: Trees and greenery should be planted in strategic locations to provide shade and comfort.

PUBLIC SERVICES

Goal 1: The basic function of any municipal government is to provide basic public services to ensure the health, safety, and general welfare of its residents.

- Objective 1A: Maintain the quality of Pickstown's public services in the most economical way possible.
- Objective 1B: Support new development with adequate, economical infrastructure.
- Objective 1C: Assure the adequate rehabilitation of aging infrastructure to maintain the quality service levels expected by residents.
- Objective 1D: Enhance the availability of fire, law enforcement, and emergency medical services (EMS). The Town should seek agreements with area providers of fire, law enforcement, and EMS to ensure the Town is covered.
- Objective 1E: Provide space for a small medical clinic or doctor's office.
- Objective 1F: Promote a community-wide cleanup day.

HOUSING GOALS

This section presents the basic goals that housing policies in Pickstown should address. Pickstown's most significant affordable housing resource is already on the ground and is virtually impossible to replace. The leadership in the community should sustain the policies in place that maintain the quality of affordable housing. In working to strengthen its housing resources, the community should strive to:

GOAL 1: PRESERVE PICKSTOWN'S EXISTING SOUND HOUSING STOCK. With over 67% of the city's housing supply constructed between 1940 and 1960, housing preservation and maintenance becomes an important issue.

Objective 1A: Create an improvement program for decaying multi-family housing stock.

GOAL 2: CREATE AN ENVIRONMENT IN PICKSTOWN THAT OFFERS BETTER HOUSING OPPORTUNITIES FOR ALL. Providing new housing to serve a range of people, such as young families, professionals new to the town, low-income households, and seniors, is important to the town's ability to attract business and retain its population. Even with new housing construction, the town struggles to meet the housing needs of its population of retirees, young families and long-time residents seeking to better their own housing situations. Pickstown must continue to work to meet the needs of all in order to prosper. The town should not overlook the opportunity for more seasonally occupied housing. The town already has a resort flavor and a fair share of retirees. The development of different housing types available for spring-fall occupancy, such as condominiums, townhouses, and duplexes would provide more housing options for senior citizens. The possibility of more assisted housing should be considered since there are currently no such facilities.

Objective 2A: Develop vacation/resort/retirement type housing.

Objective 2B: Promote the development and proper location of "cottage homes," which can provide senior citizens and outdoor enthusiasts an opportunity to live in a close-knit community.

Objective 2C: Consider reserving areas for multi family housing.

GOAL 3: HOUSING SHOULD BE DEVELOPED WHERE ADEQUATE PUBLIC FACILITIES ARE AVAILABLE.

An opportunity for housing development in Pickstown is "Outlot 8," the area between Missouri Drive and Spillway Drive. Water and sewer are not readily available, but a developer could assume this role. New development should be timed in conjunction with the installation of streets and utilities. An attractive location for single family development is the area east/south of the Randall Hills golf course. Housing development, in general, should be directed toward existing streets.

Objective 3A: Direct single family housing development along Spillway Drive

Objective 3B: Direct single family housing development toward Missouri Drive / "Outlot 8" neighborhood.

Objective 3C: Provide enough land in residential areas for accessory buildings such as sheds and garages.

Objective 3D: Direct large, single family estate lots to northeast part of the community.

ECONOMIC DEVELOPMENT

Goal 1: Seek to increase employment opportunities and raise local incomes

Objective 1A: Attempt to diversify the local economic base by attracting new retail stores and small businesses while encouraging and facilitating the expansion of existing businesses in the community.

Goal 2: Improve the mix of businesses

Objective 2A: The Town should consider adopting an appearance code for development along Highway 46. A well-designed corridor communicates to residents, visitors, and potential investors that Pickstown is a healthy, vibrant, well-cared-for community.

Goal 3: Expand the local property tax base through increased economic development

Objective 3A: Obtain state and federal grants to improve the local sewer and water systems in conjunction with the development of workplaces north of Highway 46.

Objective 3B: Establish an investment in the Areawide Business Council (ABC) revolving loan fund with the help of local banks to leverage local investment in business start-up and expansion in Pickstown.

Objective 3C: Establish a relationship with the Board of Directors and the staff of Wagner Area Growth, the economic development corporation for the Wagner area to recruit prospective businesses as well as develop short-term economic strategies for the Wagner-Pickstown corridor.

CHAPTER IX PLAN IMPLEMENTATION

The Planning & Zoning Commission is responsible for drafting the Comprehensive Plan and presenting the document to the Town's Board of Trustees for its review, approval, and potential adoption. In drafting the plan, the Planning Commission was provided extensive amounts of statistical information along with planning principles, theory, and examples for its consideration and possible inclusion in the comprehensive plan.

The first eight chapters contained information ranging from demographic to economic data along with summations of individual tables, statistics, and theories. The close of each chapter included planning challenges and policy recommendations. The challenges and policy recommendations were developed from three primary sources:

1. Information within the preceding chapter;
2. Discussions amongst the commission members; and
3. Incorporation of survey results completed by the membership of both commissions.

In order for the plan to be effective in guiding development in Pickstown, the Board of Trustees should review it on a regular basis. The entire plan should be reviewed and revised every five years, but an annual examination of critical development issues will make the plan more realistic and effective. The City can then modify its goals and objectives as progress is made or situations change. Modifications should be made through recommendations from the Pickstown planning commission to the Pickstown city council.

Adoption of the Comprehensive Plan

Following are the steps necessary for the adoption of the Comprehensive Plan:

1. The Planning Commission shall hold at least one public hearing, notice of the time and place of which shall be given at least ten days in advance by publication in a newspaper having general circulation in Pickstown.
2. The Planning Commission shall send the recommended Comprehensive Plan to the City Council.
3. The City Council shall hold at least one public hearing, notice of time and place of which shall be given at least ten days in advance by publication in a newspaper having general circulation in Pickstown.
4. The Comprehensive Plan must be adopted by resolution of the City Council by not less than a majority vote of its members. The resolution shall expressly refer to the maps, descriptive matter, and other items that make up the plan and all attached documents. The action taken shall be recorded on the adopted plan by the identifying signature of the President. If a zoning ordinance is part of the Comprehensive Plan, it shall be published like other ordinances and take effect like other ordinances, unless a referendum is involved or unless a written protest is filed with the Finance Officer.

5. The action of the Board of Trustees, in adopting the Comprehensive Plan, shall be filed with the Town Finance Officer.
6. A summary of the Council's action is sent to the Town's Attorney for approval.
7. Once the Town Attorney approves the Comprehensive Plan, the summary is published once in the official Town newspaper. Included in the summary is a notice that the public may inspect the full Comprehensive Plan, during normal business hours, in the office of the Finance Officer.
8. The Comprehensive Plan takes effect twenty days after the publication of the summary.

Zoning and Subdivision Regulations

Upon adoption of the Comprehensive Plan by the Town Board of Trustees, the Planning & Zoning Commission may wish to begin writing a Zoning Ordinance.

- **Zoning Ordinance:** The purpose of a zoning ordinance is to regulate changes in the use of land. Pickstown currently does not enforce zoning regulations. Zoning can be divided into several districts. The most common zoning districts in a typical zoning ordinance are:

A	Agricultural
R	Residential
C	Commercial
HC	Highway Commercial
I	Industrial
P-SP	Public/Semi-Public
MHP	Manufactured Home Park

These zones would provide for a variety of land use activities within Pickstown. The zoning ordinance is based on existing land use patterns and future needs of the community.

There are a variety of land use regulation options available to local governments within the State of South Dakota, with the zoning ordinance as the most common and relied upon method of regulating or controlling the use of land. In many situations a zoning ordinance is the first step in a series of regulations. Various common options available for regulating the use, development, appearance, or maintenance of property are detailed below.

- **Subdivision Regulations:** These rules usually follow the adoption of zoning regulations and are considered the second step in land use planning regulations. The intent of a subdivision ordinance is to:
 - ✓ regulate the subdivision of land;
 - ✓ coordinate streets and roads;
 - ✓ promote planned infrastructure development;
 - ✓ address drainage and flood control;
 - ✓ minimize cut and fill operations;
 - ✓ foster efficient and orderly urban growth compatible with the natural environment;
 - ✓ prevent premature land subdivision; and
 - ✓ promote and protect the interests of all members of the community.

Housing, Building, Health, and Environmental Codes

Pickstown should implement and enforce an effective codes program which is a necessary element in order to maintain and improve the Town's overall housing quality. Codes must be enforced to be effective. Only by continuing with a strict, but fair, enforcement program can a community hope to improve its housing stock, and maintain a healthy and attractive environment. A sound code enforcement program will pay dividends for Pickstown by helping to attract new businesses to the community, and compelling current businesses and residents to stay.

Annexation

As Pickstown grows, additional land outside of the Town may be needed for development, although there is currently a large amount of land inside the Town limits that is not being utilized. Still, the potential exists for scattered development, whether residential, commercial, or industrial. Large, rural land parcels are sometimes needed for new subdivisions, industrial uses, and commercial facilities.

Because of this, community leaders and residents of Pickstown need to be aware of, and plan for, the possibility of annexation. Planning prior to development can greatly facilitate the annexation of property into Pickstown. Careful consideration must be given before annexation so that the areas annexed do not become a liability to the Town.

Capital Improvements Program

The land use regulations detailed above are able to provide the regulations necessary to guide the development of the Town. These regulations do not provide for future public facilities. A Capital Improvements Program (CIP) is a means to develop public facilities through identifying immediate and future needs based on population, growth, and development. The advantages of implementing a CIP include: fiscally sound budgeting and planning thereby ensuring a stable tax rate, planning, engineering, and other professional studies can be completed in a "non-crisis" atmosphere, assurance that the projects can be carried out within the means and needs of the Town, and increased coordination between agencies, governmental entities, and commercial or private interests having responsibility for public facility construction.

The Pickstown Planning & Zoning Commission and Town Board of Trustees should examine and analyze the financial status and resources of the city and revise the CIP as necessary. As projects in the CIP approach a planned construction date, the Town should continue to seek detailed planning and engineering studies.

Other Implementation Methods

The Building Code

The building code is a set of regulations that describe standards for the construction of new buildings. A building code can spell out what materials can or cannot be used in construction as well as establish minimum standards for plumbing, wiring, fire safety, structural soundness, and overall building design. The purpose of the building code is to ensure the safety of new buildings and alterations to existing buildings. Towns do not draft building codes, but rather adopt a standard form of code. Some commonly used codes include: The Code of the Building Officials Conference of America, the Uniform

Building Code, and the Southern Standard Building Code. Some towns add or delete sections of the code to fit their local needs.

The Housing Code

The housing code defines standards for how a dwelling unit is to be used and maintained after it is built. These standards typically include overcrowding, indoor plumbing and heating, air quality, and fire safety. Other standards may be borrowed from the housing conditions portion of the Comprehensive Plan.

Design Review

A design review ordinance seeks to protect the town from unsightly development which would detract from the appearance of the community and reduce property values. Design review ordinances are used in towns where tourism is a major economic activity and the town's buildings have historic or architectural importance. The planning commission could serve as a design review board and establish certain design standards and design review districts.

Nuisance Ordinance

Nuisance ordinances are special laws enacted by the Town's Board of Trustees to protect the health, safety, and welfare of the citizens. A nuisance is a use of land or behavior that brings harm or annoyance to adjacent property owners or the public in general. A nuisance ordinance is a way to resolve land use conflicts that would otherwise lead to harm or aggravation. State laws generally provide enabling legislation for towns to regulate a wide array of nuisances, including: noise, odor, visual (as in junk strewn about someone's property), and dangerous structures (such as abandoned or dilapidated buildings). A nuisance ordinance is ineffective unless there are penalties for violation.

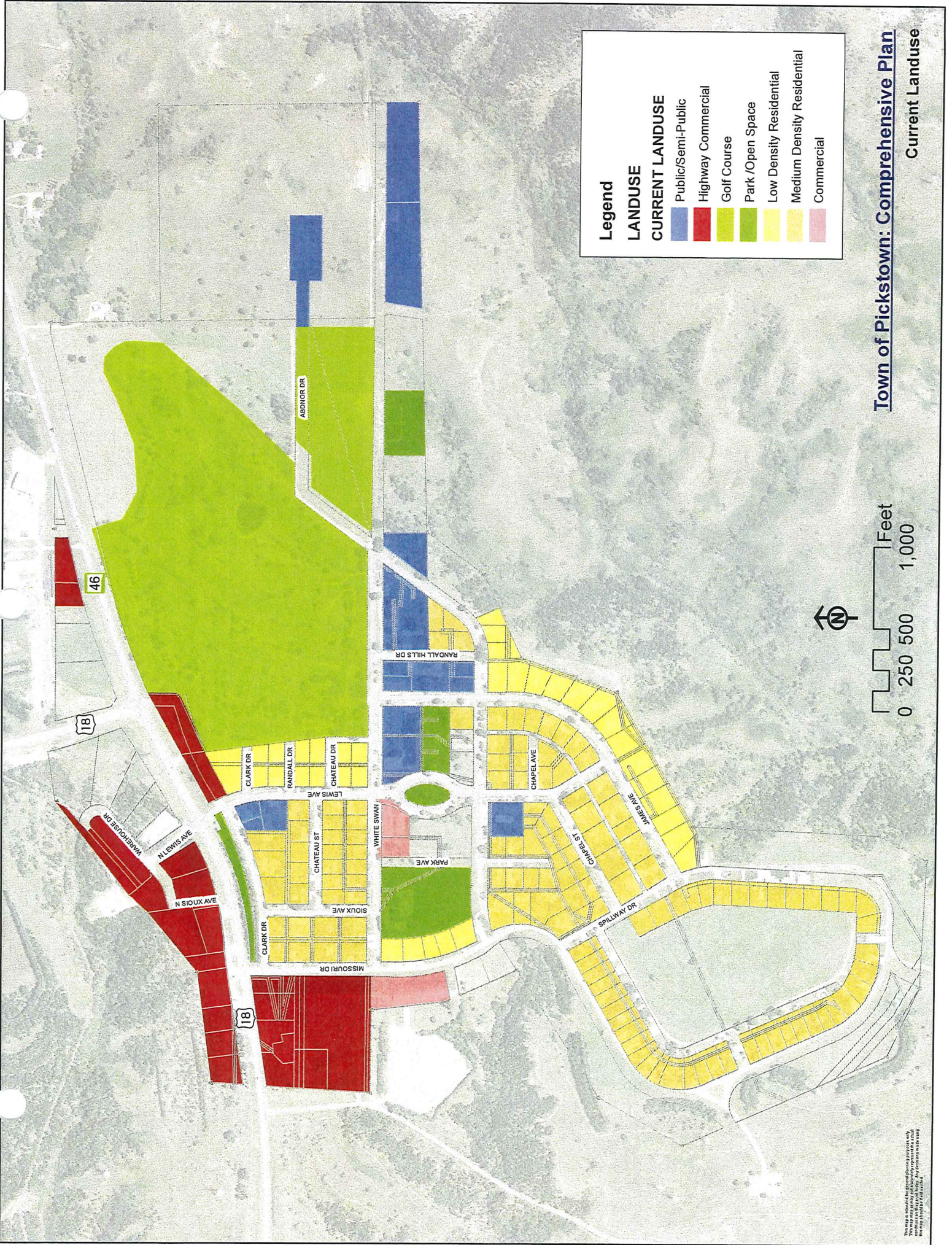
Changes in the Comprehensive Plan

The Comprehensive Plan may have changes, additions, or deletions made to it, by action of the Town Board. Changes to the plan may also be requested through petition by thirty (30) percent of the landowners in the zoning district or districts requesting the change.

The entire Comprehensive Plan should be reviewed and revised every five years. An annual examination of critical development issues will make the plan more realistic and effective.

In the last chapter, the various development objectives for Pickstown were outlined, along with policies to realize the objectives. In order for the policies to be realized, implementation mechanisms are necessary. Implementation of the various policies will take varying lengths of time. Some of the objectives are more urgent than others, and therefore policies to address these issues should be enacted more quickly. However, for general planning purposes, the timeframe for meeting all of the objectives in the plan is five years.

To implement the plan, the Town of Pickstown will use whatever means necessary and within its jurisdictional power. The primary means and actions are described below, starting with the adoption of the comprehensive plan.



Legend

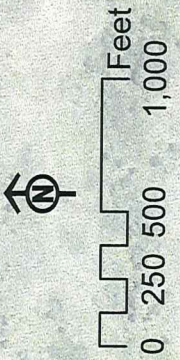
LANDUSE

CURRENT LANDUSE

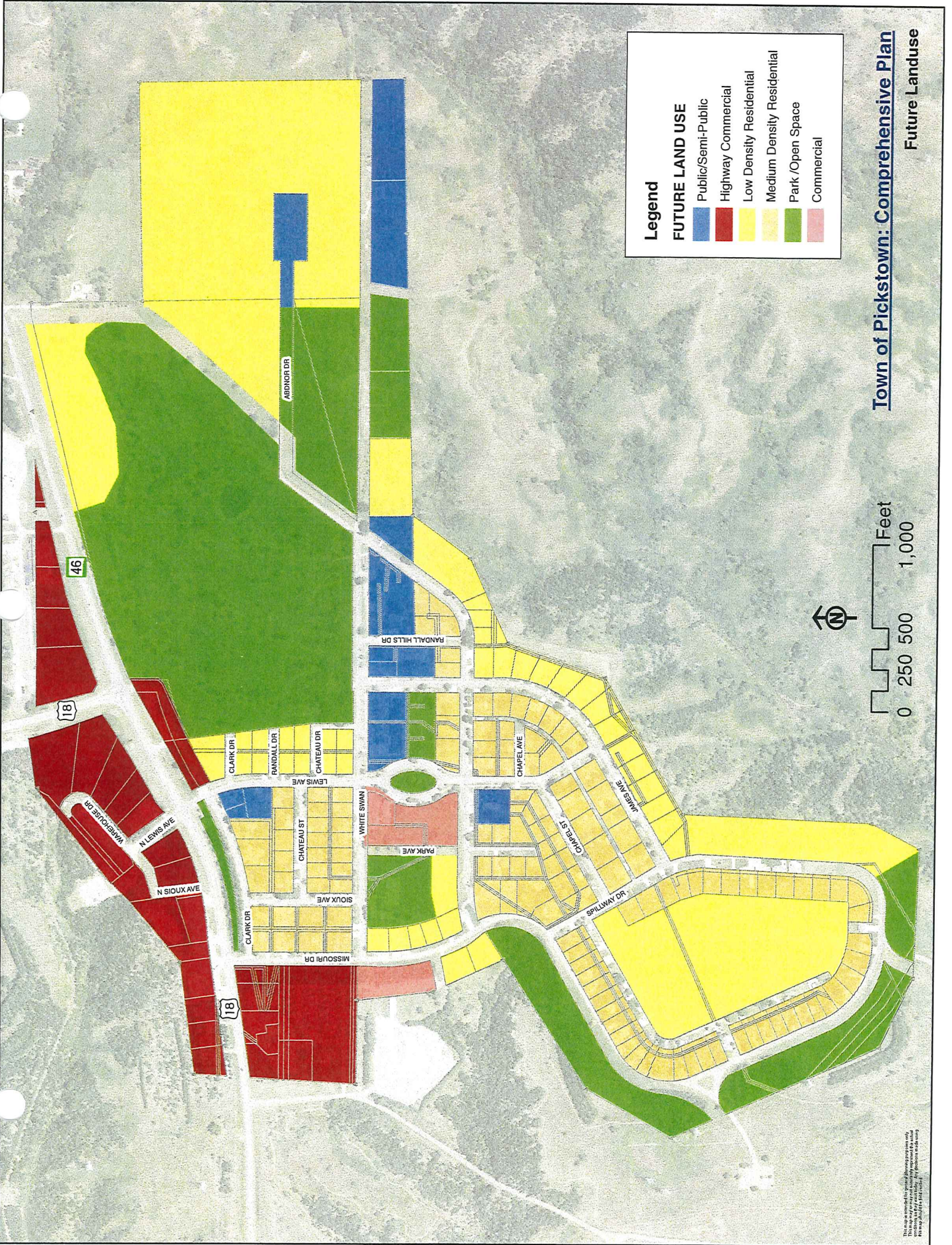
- Public/Semi-Public
- Highway Commercial
- Golf Course
- Park /Open Space
- Low Density Residential
- Medium Density Residential
- Commercial

Town of Pickstown: Comprehensive Plan

Current Landuse



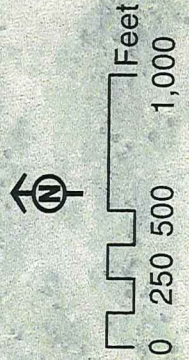
This map is a model of the potential future land use. It is not a guarantee of any future land use. The map is for informational purposes only. The map is not a legal document. The map is not a guarantee of any future land use. The map is for informational purposes only.



Legend

FUTURE LAND USE

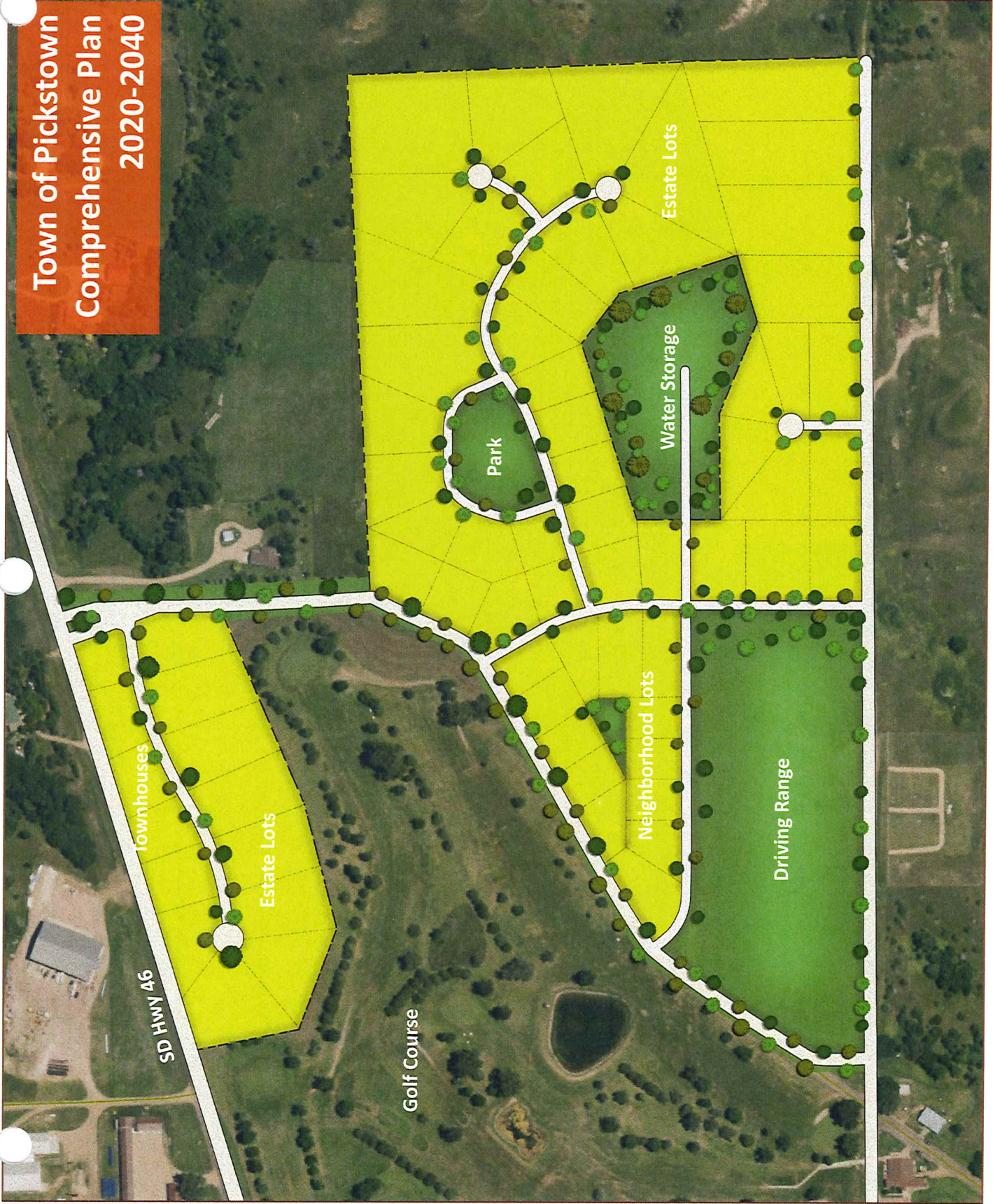
- Public/Semi-Public
- Highway Commercial
- Low Density Residential
- Medium Density Residential
- Park /Open Space
- Commercial



Town of Pickstown: Comprehensive Plan
Future Landuse

This map is compiled for general planning purposes only. It is not intended to be used as a legal document. The map is subject to change without notice. © 2010 Pickstown, SD

Town of Pickstown
Comprehensive Plan
2020-2040



East Neighborhood Concept

