CITY OF SOUTH SIOUX CITY
DAKOTA COUNTY, NEBRASKA
Use and Height District Map 2021

N

0 500 1000 2000
SCALE (FT.)

MISSOURI RIVER

DESIGN COMMISSION REVIEW BOUNDARY

OUTER APPROACH ZONE

ZONING LIMITS

INNER APPROACH ZONE

OPERATION ZONE

TRANSITION ZONE

London Estates Zoned Agr PUD

Golf Road

142ND STREET

Elgin Ave.

MARTIN'S AIRPORT

Kemon Drive

Sunset Dr

Sunrise Dr

G Ave.

US 20 & I-129

HIGHWAY 110

CRYSTAL LAKE

Crystal Cove Park

CRYSTAL COVE LAKE

Old Sawmill Road

155th St

Lakeside Drive

Arbor Drive

Meadow Drive

Ridge Drive

Valley Drive

Lake Ave

OLD HWY 20

W 29TH ST

U.S. 77

E 29TH ST.

This area is outside the corporate limits.

Cardinal Park

Cypress Drive

Spruce Drive

Hickory Drive

Oak Drive

Maple Drive

Elm Drive

Ash Drive

Walnut Drive

Pine Drive

Aspen Drive

Willow Drive

Birch Drive

Cedar Drive

Redwood Drive

Sequoia Drive

Palm Drive

Fir Drive

Ivy Drive

Rose Drive

Daisy Drive

Tulip Drive

Iris Drive

Lily Drive

Violet Drive

Orchid Drive

Poppy Drive

Daffodil Drive

Sunflower Drive

Marigold Drive

Petunia Drive

Begonia Drive

Geranium Drive

Carnation Drive

Peony Drive

Lilac Drive

Jasmine Drive

Magnolia Drive

Dogwood Drive

Cherry Drive

Apple Drive

Peach Drive

Pear Drive

Plum Drive

Grape Drive

Berry Drive

Strawberry Drive

Blueberry Drive

Raspberry Drive

Blackberry Drive

Cranberry Drive

Watermelon Drive

Cantaloupe Drive

Honeydew Drive

Pumpkin Drive

Squash Drive

Zucchini Drive

Cucumber Drive

Tomato Drive

Potato Drive

Onion Drive

Garlic Drive

Carrot Drive

Celery Drive

Lettuce Drive

Spinach Drive

Kale Drive

Cabbage Drive

Broccoli Drive

Cauliflower Drive

Asparagus Drive

Artichoke Drive

Eggplant Drive

Pepper Drive

Bean Drive

Pea Drive

Corn Drive

Wheat Drive

Rice Drive

Oat Drive

Barley Drive

Rye Drive

Millet Drive

Sorghum Drive

Quinoa Drive

Buckwheat Drive

Flax Drive

Hemp Drive

Cotton Drive

Wool Drive

Silk Drive

Leather Drive

Fur Drive

Feather Drive

Down Drive

Fiber Drive

Yarn Drive

Thread Drive

Fabric Drive

Textile Drive

Clothing Drive

Apparel Drive

Footwear Drive

Accessory Drive

Jewelry Drive

Watch Drive

Clock Drive

Timepiece Drive

Chronometer Drive

Stopwatch Drive

Timer Drive

Alarm Drive

Calendar Drive

Diary Drive

Planner Drive

Notebook Drive

Journal Drive

Ledger Drive

Accounting Drive

Bookkeeping Drive

Auditing Drive

Taxation Drive

Finance Drive

Banking Drive

Investment Drive

Insurance Drive

Real Estate Drive

Property Drive

Land Drive

Soil Drive

Water Drive

Air Drive

Fire Drive

Earth Drive

Metal Drive

Wood Drive

Stone Drive

Glass Drive

Plastic Drive

Rubber Drive

Paper Drive

Cardboard Drive

Ink Drive

Pencil Drive

Pen Drive

Eraser Drive

Ruler Drive

Compass Drive

Protractor Drive

Scissors Drive

Glue Drive

Tape Drive

Stapler Drive

Paperclip Drive

Binder Drive

Folder Drive

Envelope Drive

Stamp Drive

Postcard Drive

Letter Drive

Package Drive

Box Drive

Crate Drive

Barrel Drive

Bottle Drive

Can Drive

Jar Drive

Tube Drive

Bag Drive

Sack Drive

Pouch Drive

Wrapper Drive

Label Drive

Sticker Drive

Tag Drive

Seal Drive

Lock Drive

Key Drive

Combination Drive

Password Drive

Security Drive

Surveillance Drive

Camera Drive

Monitor Drive

Recorder Drive

Storage Drive

Backup Drive

Archive Drive

Retrieval Drive

Search Drive

Index Drive

Catalog Drive

Database Drive

Software Drive

Hardware Drive

Network Drive

Internet Drive

Website Drive

Email Drive

Message Drive

Chat Drive

Forum Drive

Blog Drive

Podcast Drive

Video Drive

Audio Drive

Image Drive

Graphic Drive

Design Drive

Art Drive

Music Drive

Dance Drive

Theater Drive

Film Drive

Photography Drive

Sculpture Drive

Painting Drive

Drawing Drive

Craft Drive

Hobby Drive

Game Drive

Sport Drive

Exercise Drive

Fitness Drive

Health Drive

Medicine Drive

Hospital Drive

Clinic Drive

Pharmacy Drive

Dentist Drive

Optometrist Drive

Veterinarian Drive

Animal Drive

Pet Drive

Zoo Drive

Aquarium Drive

Museum Drive

Library Drive

School Drive

University Drive

College Drive

Church Drive

Temple Drive

Mosque Drive

Synagogue Drive

Cemetery Drive

Park Drive

Playground Drive

Recreation Drive

Community Drive

Government Drive

City Hall Drive

Courthouse Drive

Police Station Drive

Fire Station Drive

Post Office Drive

Airport Drive

Train Station Drive

Bus Station Drive

Subway Drive

Tram Drive

Ferry Drive

Boat Drive

Ship Drive

Harbor Drive

Dock Drive

Pier Drive

Bridge Drive

Tunnel Drive

Road Drive

Highway Drive

Interstate Drive

Freeway Drive

Expressway Drive

Boulevard Drive

Avenue Drive

Street Drive

Lane Drive

Alley Drive

Court Drive

Place Drive

Circle Drive

Square Drive

Terrace Drive

Trail Drive

Path Drive

Walkway Drive

Sidewalk Drive

Crosswalk Drive

Intersection Drive

Roundabout Drive

Traffic Light Drive

Stop Sign Drive

Yield Sign Drive

Speed Limit Drive

Parking Drive

Garage Drive

Carport Drive

Driveway Drive

Curb Drive

Gutter Drive

Sewer Drive

Drainage Drive

Utility Drive

Power Drive

Electricity Drive

Gas Drive

Water Drive

Telephone Drive

Cable Drive

Internet Drive

Wireless Drive

Satellite Drive

Antenna Drive

Tower Drive

Pole Drive

Wire Drive

Cable Drive

Fiber Drive

Conduit Drive

Transformer Drive

Substation Drive

Generator Drive

Battery Drive

Solar Drive

Wind Drive

Hydro Drive

Nuclear Drive

Coal Drive

Oil Drive

Natural Gas Drive

Propane Drive

Biofuel Drive

Ethanol Drive

Biodiesel Drive

Hydrogen Drive

Fuel Cell Drive

Electric Vehicle Drive

Charging Station Drive

Battery Swap Drive

Range Drive

Efficiency Drive

Emissions Drive

Pollution Drive

Environment Drive

Conservation Drive

Sustainability Drive

Renewable Drive

Recycling Drive

Waste Drive

Landfill Drive

Composting Drive

Hazardous Drive

Toxic Drive

Radioactive Drive

Nuclear Drive

Waste Drive

Disposal Drive

Treatment Drive

Sewage Drive

Wastewater Drive

Stormwater Drive

Drainage Drive

Flood Drive

Erosion Drive

Sediment Drive

Pollution Drive

Contamination Drive

Remediation Drive

Cleanup Drive

Restoration Drive

Habitat Drive

Wildlife Drive

Plant Drive

Tree Drive

Forest Drive

Woodland Drive

Grassland Drive

Prairie Drive

Wetland Drive

Marsh Drive

Swamp Drive

Bog Drive

Fen Drive

Peatland Drive

Tundra Drive

Desert Drive

Mountain Drive

Hill Drive

Valley Drive

Canyon Drive

Gorge Drive

Cliff Drive

Rock Drive

Stone Drive

Gravel Drive

Sand Drive

Clay Drive

Silt Drive

Loam Drive

Topsoil Drive

Subsoil Drive

Bedrock Drive

Aquifer Drive

Groundwater Drive

Surface Water Drive

River Drive

Stream Drive

Creek Drive

Brook Drive

Pond Drive

Lake Drive

Reservoir Drive

Dam Drive

Levee Drive

Floodplain Drive

Delta Drive

Estuary Drive

Ocean Drive

Sea Drive

Coast Drive

Beach Drive

Dune Drive

Cliff Drive

Island Drive

Peninsula Drive

Isthmus Drive

Strait Drive

Bay Drive

Gulf Drive

Inlet Drive

Fjord Drive

Glacier Drive

Iceberg Drive

Tundra Drive

Permafrost Drive

Arctic Drive

Antarctic Drive

Polar Drive

Equator Drive

Tropic Drive

Subtropic Drive

Temperate Drive

Continental Drive

Oceanic Drive

Climate Drive

Weather Drive

Meteorology Drive

Forecast Drive

Storm Drive

Hurricane Drive

Tornado Drive

Cyclone Drive

Typhoon Drive

Monsoon Drive

Drought Drive

Heatwave Drive

Cold Snap Drive

Blizzard Drive

Snowstorm Drive

Ice Storm Drive

Hailstorm Drive

Thunderstorm Drive

Lightning Drive

Rainbow Drive

Sunset Drive

Sunrise Drive

Twilight Drive

Dusk Drive

Dawn Drive

Night Drive

Day Drive

Noon Drive

Midnight Drive

Solstice Drive

Equinox Drive

Season Drive

Spring Drive

Summer Drive

Autumn Drive

Winter Drive

Year Drive

Month Drive

Week Drive

Day Drive

Hour Drive

Minute Drive

Second Drive

Time Drive

Date Drive

Calendar Drive

Holiday Drive

Festival Drive

Celebration Drive

Parade Drive

Fireworks Drive

Concert Drive

Performance Drive

Show Drive

Exhibition Drive

Fair Drive

Market Drive

Shop Drive

Store Drive

Mall Drive

Restaurant Drive

Cafe Drive

Bar Drive

Hotel Drive

Motel Drive

Inn Drive

Resort Drive

Spa Drive

Gym Drive

Pool Drive

Beach Drive

Park Drive

Trail Drive

Campground Drive

Picnic Drive

Barbecue Drive

Grill Drive

Oven Drive

Stove Drive

Refrigerator Drive

Freezer Drive

Microwave Drive

Dishwasher Drive

Sink Drive

Faucet Drive

Toilet Drive

Shower Drive

Bathtub Drive

Towel Drive

Soap Drive

Shampoo Drive

Toothbrush Drive

Toothpaste Drive

Razor Drive

Mirror Drive

Comb Drive

Brush Drive

Hairdryer Drive

Makeup Drive

Perfume Drive

Cologne Drive

Deodorant Drive

Lotion Drive

Sunscreen Drive

Bandage Drive

Medicine Drive

Pill Drive

Syringe Drive

Needle Drive

Thermometer Drive

Stethoscope Drive

Blood Pressure Drive

Heart Rate Drive

Oxygen Drive

Ventilator Drive

Wheelchair Drive

Crutch Drive

Cane Drive

Walker Drive

Prosthetic Drive

Hearing Aid Drive

Glasses Drive

Contact Lens Drive

Eye Drop Drive

Ear Drop Drive

Nose Drop Drive

Inhaler Drive

Nebulizer Drive

Spacer Drive

Peak Flow Meter Drive

Asthma Drive

Allergy Drive

Eczema Drive

Psoriasis Drive

Dermatitis Drive

Rash Drive

Hives Drive

Itch Drive

Pain Drive

Headache Drive

Migraine Drive

Fever Drive

Cold Drive

Flu Drive

Cough Drive

Sneeze Drive

Runny Nose Drive

Sore Throat Drive

Earache Drive

Toothache Drive

Backache Drive

Stomachache Drive

Nausea Drive

Vomiting Drive

Diarrhea Drive

Constipation Drive

Indigestion Drive

Heartburn Drive

Ulcer Drive

Hernia Drive

Appendicitis Drive

Gallstone Drive

Kidney Stone Drive

Urinary Tract Infection Drive

Prostate Drive

Testicular Drive

Penile Drive

Vaginal Drive

Uterine Drive

Ovarian Drive

Cervical Drive

Breast Drive

Mammogram Drive

Pap Smear Drive

Colonoscopy Drive

Endoscopy Drive

Biopsy Drive

Surgery Drive

Anesthesia Drive

Recovery Drive

Rehabilitation Drive

Physical Therapy Drive

Occupational Therapy Drive

Speech Therapy Drive

Counseling Drive

Psychiatry Drive

Psychology Drive

Therapy Drive

Medication Drive

Prescription Drive

Dosage Drive

Side Effect Drive

Allergy Drive

Interaction Drive

Overdose Drive

Withdrawal Drive

Addiction Drive

Substance Abuse Drive

Alcohol Drive

Drug Drive

Tobacco Drive

Smoking Drive

Vaping Drive

Gambling Drive

Internet Addiction Drive

Video Game Addiction Drive

Shopping Addiction Drive

Food Addiction Drive

Sex Addiction Drive

Work Addiction Drive

Exercise Addiction Drive

Body Image Drive

Eating Disorder Drive

Anorexia Drive

Bulimia Drive

Binge Eating Drive

Obesity Drive

Weight Loss Drive

Diet Drive

Nutrition Drive

Vitamin Drive

Mineral Drive

Supplement Drive

Herbal Drive

Homeopathy Drive

Acupuncture Drive

Chiropractic Drive

Massage Drive

Meditation Drive

Yoga Drive

Tai Chi Drive

Qigong Drive

Pilates Drive

Aerobics Drive

Weightlifting Drive

Running Drive

Walking Drive

Cycling Drive

Swimming Drive

Hiking Drive

Camping Drive

Fishing Drive

Hunting Drive

Golf Drive

Tennis Drive

Basketball Drive

Football Drive

Soccer Drive

Baseball Drive

Softball Drive

Volleyball Drive

Hockey Drive

Skiing Drive

Snowboarding Drive

Skating Drive

Surfing Drive

Sailing Drive

Rowing Drive

Kayaking Drive

Canoeing Drive

Diving Drive

Snorkeling Drive

Scuba Drive

Rock Climbing Drive

Bungee Jumping Drive

Skydiving Drive

Parachuting Drive

Hang Gliding Drive

Paragliding Drive

Base Jumping Drive

Wingsuit Drive

Extreme Sports Drive

Adventure Drive

Exploration Drive

Discovery Drive

Research Drive

Science Drive

Technology Drive

Engineering Drive

Mathematics Drive

Education Drive

Learning Drive

Teaching Drive

Training Drive

Development Drive

Growth Drive

Improvement Drive

Innovation Drive

Creativity Drive

Imagination Drive

Inspiration Drive

Motivation Drive

Goal Drive

Success Drive

Achievement Drive

Reward Drive

Recognition Drive

Celebration Drive

Party Drive

Gathering Drive

Meeting Drive

Conference Drive

Seminar Drive

Workshop Drive

Lecture Drive

Presentation Drive

Discussion Drive

Debate Drive

Negotiation Drive

Agreement Drive

Contract Drive

Law Drive

Legal Drive

Court Drive

Judge Drive

Jury Drive

Lawyer Drive

Attorney Drive

Prosecutor Drive

Defendant Drive

Plaintiff Drive

Witness Drive

Evidence Drive

Testimony Drive

Verdict Drive

Sentence Drive

Punishment Drive

Prison Drive

Jail Drive

Parole Drive

Probation Drive

Rehabilitation Drive

Crime Drive

Criminal Drive

Victim Drive

Police Drive

Officer Drive

Detective Drive

Investigation Drive

Arrest Drive

Warrant Drive

Search Drive

Seizure Drive

Interrogation Drive

Confession Drive

Trial Drive

Appeal Drive

Pardon Drive

Amnesty Drive

Clemency Drive

Commutation Drive

Reprieve Drive

Execution Drive

Death Penalty Drive

Capital Punishment Drive

Life Imprisonment Drive

Solitary Confinement Drive

Maximum Security Drive

Medium Security Drive

Minimum Security Drive

Correctional Facility Drive

Reformatory Drive

Penitentiary Drive

Detention Center Drive

Juvenile Hall Drive

Group Home Drive

Foster Care Drive

Adoption Drive

Child Protective Services Drive

Social Services Drive

Welfare Drive

Unemployment Drive

Disability Drive

Retirement Drive

Pension Drive

Social Security Drive

Medicare Drive

Medicaid Drive

Insurance Drive

Benefits Drive

Assistance Drive

Support Drive

Charity Drive

Donation Drive

Volunteer Drive

Nonprofit Drive

Organization Drive

Association Drive

Foundation Drive

Trust Drive

Endowment Drive

Grant Drive

Scholarship Drive

Fellowship Drive

Internship Drive

Apprenticeship Drive

Job Drive

Career Drive

Profession Drive

Occupation Drive

Employment Drive

Unemployment Drive

Labor Drive

Union Drive

Strike Drive

Lockout Drive

Wage Drive

Salary Drive

Income Drive

Tax Drive

Revenue Drive

Budget Drive

Expenditure Drive

Deficit Drive

Surplus Drive

Debt Drive

Loan Drive

Mortgage Drive

Interest Drive

Principal Drive

Bankruptcy Drive

Foreclosure Drive

Eviction Drive

Homelessness Drive

Poverty Drive

Wealth Drive

Inequality Drive

Justice Drive

Fairness Drive

Equality Drive

Discrimination Drive

Prejudice Drive

Bias Drive

Stereotype Drive

Racism Drive

Sexism Drive

Homophobia Drive

Transphobia Drive

Xenophobia Drive

Islamophobia Drive

Anti-Semitism Drive

Hate Crime Drive

Violence Drive

Abuse Drive

Neglect Drive

Trauma Drive

PTSD Drive

Depression Drive

Anxiety Drive

Bipolar Drive

Schizophrenia Drive

Suicide Drive

Self-Harm Drive

Mental Health Drive

Psychiatric Drive

Psychological Drive

Emotional Drive

Spiritual Drive

Religious Drive

Faith Drive

Belief Drive

Prayer Drive

Worship Drive

Ritual Drive

Ceremony Drive

Tradition Drive

Culture Drive

Heritage Drive

Ancestry Drive

Genealogy Drive

Family Drive

Relationship Drive

Marriage Drive

Divorce Drive

Custody Drive

Child Support Drive

Alimony Drive

Prenuptial Drive

Will Drive

Estate Drive

Inheritance Drive

Probate Drive

Trust Drive

Power of Attorney Drive

Living Will Drive

Advance Directive Drive

Hospice Drive

Palliative Drive

Grief Drive

Mourning Drive

Funeral Drive

Burial Drive

Cremation Drive

Obituary Drive

Memorial Drive

Legacy Drive

Remembrance Drive

Afterlife Drive

Reincarnation Drive

Heaven Drive

Hell Drive

Purgatory Drive

Limbo Drive

Nirvana Drive

Enlightenment Drive

Meditation Drive

Prayer Drive

Worship Drive

Ritual Drive

Ceremony Drive

Tradition Drive

Culture Drive

Heritage Drive

Ancestry Drive

Genealogy Drive

Family Drive

Relationship Drive

Marriage Drive

Divorce Drive

Custody Drive

Child Support Drive

Alimony Drive

Prenuptial Drive

Will Drive

Estate Drive

Inheritance Drive

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Grief Drive

Mourning Drive

Funeral Drive

Burial Drive

Cremation Drive

Obituary Drive

Memorial Drive

Legacy Drive

Remembrance Drive

Afterlife Drive

Reincarnation Drive

Heaven Drive

Hell Drive

Purgatory Drive

Limbo Drive

Nirvana Drive

Enlightenment Drive

TURNING ZONE

48th Street

B Street

E Ave

SSC Sewer Treatment Facility

ord 2006-13 rezone to M3 with conditional use permit for meat processing

ZONING LIMITS

164TH STREET

U.S. 77

OUTER APPROACH ZONE

LEGEND

- Reserved — R1a – Single Family Dwellings Min Lot Size 20,000sqft 1 dwelling unit per acre
- R1b – Single Family Dwellings Min Lot Size 15,000sqft 2 dwelling units per acre
- R1c – Single Family Dwellings Min Lot Size 10,000sqft 4 dwelling units per acre
- Reserved — R1d – Single Family Dwellings Min Lot Size 8,200sqft 5 dwelling units per acre
- Reserved — R2a – Single Family & Duplex Min Lot Size 8,200sqft & 10,000sqft 4 dwelling units per acre
- R2b – Single Family & Duplex Min Lot Size 8,200sqft & 10,000sqft 6 dwelling units per acre
- Reserved — R3a – Multifamily Dwellings Min Lot Size 10,000sqft 8 dwelling units per acre
- R3b – Multifamily Dwellings Min Lot Size 10,000sqft 12 dwelling units per acre
- R4 – Mobile Home Parks
- Reserved — R5a – Multifamily Dwellings Min Lot Size 20,000sqft 4 Story Max, No Max Density
- Reserved — R5b – Multifamily Dwellings Min Lot Size 20,000sqft, No Story Limit, No Max Density
- C1 – office, retail, restaurant, school, day care, public utility, auto service station, public library, or personal service use servicing day-to-day needs.
- C2 – Any C-1 use
- C3 – Any C-2 use and supermarkets, dept stores, hospitals, printing plants, cocktail lounges, self storage centers, theaters, bowling, light comm.
- C4 – Any C3 use and large-scale retail, bakeries, storage yards, distributors, auto sales, machine shops, lumberyards, heavy comm.
- W1 – Light manufacturing/industrial warehouses, labs, distribution centers, woodwork & machine shops, auto body, contractor storage, tow yards.
- W2 – Any W1 use and stadiums & arenas, indoor shooting ranges, bottling plants, concrete manufacturing corset manufacturing, monument sales.
- W3 – Any W2 use and cement, lime, gypsum manu., hot rendering, distillation of bones, stock yards, slaughter houses, tanning, hide or skin processing.
- W4 – Wrecking & salvage yards and recycling centers
- AG1 – Single family & duplex. Any agriculture including crops horticulture, animal husbandry, poultry, grain storage, excluding feed lots
- R42R – Rural Residential Subdivision – Single family & duplex, non-commercial conservatory for plants and flowers
- City Property
- Recreation & green spaces
- Right-of-way closed to traffic
- Right-of-way Vacated
- MU – Mixed Use

ACCEPTED

MAYOR _____ Rod Kosch DATE _____

12th CLERK _____ Nancy Walsh DATE _____