

ARTICLE 3

REGULATIONS

Chapter 3.01 CITY-WIDE REGULATIONS

3.01.01 Like Uses. Applications for Building Permits may be made for a use which is not specifically identified in these regulations as a Permitted Use or Conditional Use, but which is substantially similar to a use which is so identified. In such cases, the Zoning Administrator shall refer the application and a recommendation for action to the Board of Adjustment, which shall determine if the proposed use is in fact substantially similar to a Permitted Use or Conditional Use.

3.01.02 Visibility at Intersections. On a corner lot in any district except Commercial, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2.5 feet and 10 feet above the center line grades of the intersecting streets in the area within 50 feet of the intersection of the center lines of the streets.

3.01.03 Accessory Buildings. No accessory building which is attached to or within 10 feet of a principal structure, shall be erected in any required yard. No separate accessory building shall be erected within 3 feet of any side or rear lot line, except that when a garage is entered from an alley it shall not be located closer than 20 feet to the alley line. Accessory buildings may be located in a rear yard, but may not occupy more than 30% of a rear yard, and shall not be used for dwelling purposes.

3.01.04 Structures to Have Access. Every building constructed or moved shall be on a lot adjacent to a public street, or with access to an approved private drive, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

3.01.05 Manufactured Homes (outside of an approved Manufactured Home Park)

(A) Outside of an approved Manufactured Home Park, no manufactured home shall be parked in any district for more than 48 hours, unless a building permit has been issued for the location of such manufactured home, or in the following situations:

- (1) In the A District, whenever a manufactured home is utilized as a temporary dwelling for family members or farm / ranch laborers, such dwelling shall be considered an accessory use.
- (2) During the construction of a dwelling, a manufactured home may be parked and occupied on land owned by the occupant or occupants thereon, until the construction of the dwelling is complete, but not for a period exceeding 180 days.

(B) No building permit for the location of a manufactured home shall be issued until a Conditional Use Permit has been approved by the Board of Adjustment. The Board of Adjustment shall not approve a Conditional Use Permit unless the following performance standards will be met:

- (1) The manufactured home shall meet or exceed the federal Manufactured Home Construction and Safety Standards;
- (2) The manufactured home shall be constructed upon a permanent foundation;
- (3) The manufactured home shall comply with all lot and yard requirements established for the zoning district in which it is to be located; and
- (4) The manufactured home shall be aesthetically compatible with neighboring dwelling units, including but not limited to the following factors: width, length, area, number of stories, siding and roofing materials, roof style and pitch, and condition.

3.01.06 Manufactured Home Parks. A manufactured home park may be developed in certain districts as a Conditional Use, as specified in Chapter 3.03 - District Regulations. To be granted a Conditional Use Permit, a manufactured home park shall at minimum, meet all of the following requirements:

(A) The applicant shall present plans and specifications for the proposed park in a form suitable for making the determinations required herein; these shall include the legal and locational description of the property and maps showing the layout, dimensions, streets, utility lines, lots, locations of manufactured homes and other buildings, and any other information which the Zoning Administrator deems necessary for the Board of Adjustment to approve a Conditional Use Permit.

(B) The site for a manufactured home park shall be at least 3 acres, and shall not exceed 7 lots per gross acre.

© Each manufactured home unit shall be located on a lot having an area of not less than 6,000 square feet.

(D) Each manufactured home lot shall have a minimum lot width of 60 feet.

(E) Each manufactured home shall be at least 25 feet from any adjacent manufactured home. Any extensions, porches, decks, lean-tos, or other extensions are considered to be a part of the attached mobile home for the purposes of determining the 25 foot minimum distance. In determining minimum yard requirements, distances shall be measured from the lot lines in the same manner as lots which abut on a public right-of-way.

(F) The manufactured home lot shall be located on a well-drained area, and the premises shall be properly graded to prevent the accumulation of storm or other waters.

(G) The manufactured home park shall be connected to a central water distribution system.

3.01.07 Off-Street Parking Spaces. In computing the number of required off-street parking spaces the floor area shall mean the gross floor area of the specific use, excluding any floor or portion used for parking. Where fractional spaces result, the parking spaces required shall be the nearest whole number. The parking requirements in this section shall not be applicable to property in the B-1 Central Business District. For the number of off-street parking and loading spaces required in all other districts, see TABLE 3-1 below:

TABLE 3-1: Minimum Off-Street Parking & Loading Requirements

USES & STRUCTURES	MIN. PARKING REQUIREMENTS	MIN. LOADING REQUIREMENTS
Boarding Houses	1 space per 2 rental units	None required
Bowling Alleys	4 spaces per bowling lane	1 space per establishment
Filling Stations	4 spaces per establishment	None required
Funeral Homes & Chapels	8 spaces per reposeing room	2 spaces per establishment
Hospitals	1 space per 2 beds	3 spaces per establishment
Hotels and Motels	1 space per 2 rental units	1 space per establishment
Houses of Worship	1 space per 4 seats in main worship room	None required
Industrial Uses	1 space per 2 employees on largest shift	2 spaces per establishment
Libraries	1 space per 500 sq. ft. of gross floor area	1 space per establishment
Manufactured Home Parks	2 spaces per dwelling unit	None required
Medical Clinics	5 spaces per staff doctor or dentist	None required
Offices/service businesses	1 space per 200 sq. ft. of gross floor area	1 space per establishment
Private Clubs and Lodges	1 space per 500 sq. ft. of gross floor area	1 space per establishment
Residential Structures	2 spaces per dwelling unit	None required
Rest, Convalescent or Nursing Homes	1 space/per 3 beds + 1 space/ employee	1 space per establishment
Restaurants and Bars	0.3 spaces per person capacity	2 spaces per establishment
Retail Businesses	1 space per 200 sq. ft. of gross floor area	1 space per establishment
Schools, Primary (elementary)	0.2 spaces per student	2 spaces per establishment
Schools, all other	0.4 spaces per student	2 spaces per establishment
Theaters and Auditoriums	1 space per 5 people in design capacity	1 space per establishment
Veterinary Businesses	3 spaces per staff doctor	None required
Wholesale & Distribution Businesses	1 space per 2 employees on largest shift	2 spaces per establishment

3.01.08 Signs.

(A) No private sign shall be erected or maintained which:

*creates a hazard due to collapse, fire, collision, decay or abandonment; or

*creates traffic hazards, by either:

-confusing or distracting motorists, or

-impairing the driver's ability to see pedestrians, obstacles or other vehicles, or

-impairing the driver's ability to see and interpret any official traffic sign, signal or device;

or

*creates a nuisance to persons using a public right-of-way; or

*constitutes a nuisance to occupancy of adjacent and contiguous property by its brightness, size, height or movement.

(B) Signs shall be permitted in all zoning districts, subject to the following provisions:

- *wall signs may be located anywhere on the wall of a building;
- *projecting signs shall have a minimum clearance of 10 feet above grade level above any yard or sidewalk, and a minimum clearance of 16 feet above grade level above any road or drive;
- *freestanding signs shall not project over public property;
- *freestanding signs shall not be erected adjacent to a corner of two intersecting streets, unless such signs are constructed to not obstruct the view of said intersection.

3.01.9 Permanent Foundations Required for Dwellings. No dwelling shall be constructed , installed, or moved into the area under the jurisdiction of these regulations, unless said dwelling is constructed upon, installed on or moved onto a permanent foundation, as defined in these regulations. Exempted from this requirement are manufactured homes in an approved manufactured home park, provided said manufactured homes are anchored with tie downs to prevent the manufactured home from dangerous motion during high wind or other weather related events.

Chapter 3.02 NON-CONFORMING USES

3.02.01 Uses and Structures. A lawful use or structure existing at the time this ordinance is adopted or amended may continue even though such use does not conform with the district regulations subject to the following provisions:

- (A) If no structural alterations are made, a nonconforming use or structure may be changed to another nonconforming use or structure of the same or more restricted zoning district.

(B) Whenever a nonconforming use or structure has been changed to a more restricted or conforming use, it shall not be changed back to a less restricted use.

© Should any nonconforming use or structure be destroyed by any means to the extent of more than 50% of its replacement cost, such nonconforming use shall not continue.

(D) When a nonconforming use or structure is discontinued for a period of 1 year, it shall not be continued unless in conformance with the requirements of this ordinance.

(E) Any nonconforming use may be extended throughout any part of a structure which was arranged or designed for such use previous to the adoption of this ordinance, but shall not be extended outside such structure.

(F) No existing nonconforming use or structure shall be enlarged, moved, or structurally altered except to change to a permitted use. This is not to include normal repairs and maintenance which do not enlarge, move or structurally alter a nonconforming use.

3.02.02 Lots of Record. In any district in which single-family dwellings are permitted, such uses may be constructed on any single lot of record at the time this ordinance is adopted or amended. This provision shall apply even though such lot does not meet requirements for area or width, or both, provided that yard dimensions and requirements shall conform to the district requirements. Variance of yard requirements shall be approved only by the Board of Adjustment.

Chapter 3.03 DISTRICT REGULATIONS

3.03.01 Generally. The district regulations included in this Chapter may be qualified or supplemented by additional regulations appearing elsewhere in this ordinance.

Any use or uses not expressly permitted in a particular district shall be prohibited, unless such uses are existing at the effective date of these regulations and qualify as nonconforming uses, or unless a Conditional Use Permit is granted as provided for in 4.04.02 of these regulations.

Deviation from zoning district lot, yard and related requirements, and deviation from City-wide zoning regulations, shall be prohibited, unless a Variance is granted as provided for in 4.04.03 of these regulations.

Additional requirements and standards for uses and structures permitted by Conditional Use Permit may be established by the Board of Adjustment as conditions to said Conditional Use Permit.

3.03.02 Application of District Regulations. The district regulations set forth in this chapter shall be minimum regulations, and shall apply uniformly to each class or kind of structure or land in a particular district.

No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements established. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

3.03.03 Zoning Districts. The following zone and use districts are hereby established for the purposes of administration and enforcement of this ordinance:

(A) **A Agricultural District.** The purpose of this district is to preserve lands best suited for agricultural use from encroachment by incompatible uses, and to preserve in agricultural use land suited for eventual development to other uses, pending proper timing for practical and economical provision of utilities, streets and other municipal facilities.

(B) **B-1 Central Business District.** The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to preserving the City's Main Street Commercial Core. The grouping of uses is intended to preserve and improve the character and economic vitality of Main Street.

© **B-2 General Business District.** The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to the carrying capacity of roads and streets, and to encourage provision of adequate off-street parking and loading space. It is not the intent of this district to encourage the extension or enlargement of strip commercial areas.

(D) F Floodplain District. The purpose of this district is twofold:

- (1) protect natural drainage courses in their capacities to carry runoff water, by preventing certain types of land use and structures in the area subject to flooding;
- (2) prevent the destruction or pollution of valuable and irreplaceable natural resources, and to prevent the encroachment of uses which would reduce the potential of these resources.

(E) I-1 Light Industrial District. The purpose of this district is to provide space for a wide range of industrial uses and structures, and for certain commercial uses. Regulations are intended to provide guidelines for locating activities which may be injurious or offensive to occupants of adjacent areas, or which emit odors, fumes or gases, dust, smoke, noise, or vibrations which are evident beyond the property of such uses.

(F) I-2 General Industrial District. The purpose of this district is to provide land for the widest range of industrial operations appropriate for the City, for those industrial uses which are unable to meet the performance standards for uses within the I-1 Light Industrial District.

(G) R Residential District. The purpose of this district is to provide locations for dwellings. Restrictions and requirements are intended to preserve and protect the residential character by preventing incompatible uses and facilities.

3.03.04 Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of district as shown on the Official Zoning Map, the following rules shall apply:

(A) Boundaries indicated as approximately following platted lot lines or city limits shall be interpreted to follow such platted lot lines or city limits;

(B) Boundaries indicated as approximately following railroad lines shall be interpreted to be midway between the main tracks;

© Boundaries indicated as approximately following the center lines of streets or other rights-of-way, or streams or other bodies of water, shall be interpreted to follow such center lines;

(D) Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Board of Adjustment, as established in Article 4, shall interpret the district boundaries.

(E) Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Adjustment may permit, as a Conditional Use Permit the extension of the regulations for either portion of the lot into the remaining portion of the lot.

3.03.05 District Regulations Established. Regulations for each zoning district are hereby established. Such regulations shall be as described on the following pages:

DISTRICT	PAGES
A: Agricultural	24-26
B-1: Central Business	27-29
B-2: General Business	30-32
F: Floodplain	33-34
I-1: Light Industrial	35-37
I-2: General Industrial	38-40
R: Residential	41-42

A: AGRICULTURAL DISTRICT

PURPOSE

The purpose of this district is to preserve lands best suited for agricultural use from encroachment by incompatible uses, and to preserve in agricultural use land suited for eventual development to other uses, pending proper timing for practical and economical provision of utilities, streets and other municipal facilities.

PERMITTED USES

Agriculture, horticulture and ranching
Antennas, 35 feet or less in height
Farm dwellings
Temporary housing for farm laborers
Utility lines and substations

CONDITIONAL USES

Agricultural chemical production facilities
Airports
Amusement areas and facilities
Antennas, over 35 feet in height
Cemeteries
Commercial feedlots
Day care centers
Fairgrounds
Farm service businesses
Filling stations
Grain storage facilities
Home occupations
Houses of worship
Junk yards

Manufactured homes
Mining/processing of gravel or other aggregate material
Park and recreation areas and facilities
Satellite dishes
Schools
Signs
Single-family dwellings
Solid waste transfer, processing or recycling facilities
Solid waste disposal facilities
Telecommunications businesses and relay facilities
Water / wastewater treatment facilities and lagoons

MINIMUM LOT SIZE

Frontage: 150 feet
Area: 1 acre

MINIMUM YARD SIZE

Front: 75 feet
Side: 30 feet
Rear: 50 feet

ADDITIONAL A DISTRICT REGULATIONS

1. Limits on the Number of Dwellings Per Parcel in the A District.

(A) Each land parcel containing less than 20 acres, and which has been recorded in the office of the County Register of Deeds prior to the effective date of these regulations, shall be entitled to 1 dwelling.

(B) Each land parcel which is 20 acres or larger, regardless of whether it has been recorded in the office of the County Register of Deeds prior to the effective date of these regulations, shall be entitled to 1 dwelling.

© Vacant dwellings shall be considered to be dwellings, until such time as the vacant dwelling is removed. In cases where a new dwelling is constructed to replace the vacant dwelling, the vacant dwelling shall be demolished or removed within 180 days of occupation of the new dwelling.

3.03.05 District Regulations Established (continued).

B-1: CENTRAL BUSINESS DISTRICT

PURPOSE

The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to preserving the City's Main Street Commercial Core. The grouping of uses is intended to preserve and improve the character and economic vitality of Main Street.

PERMITTED USES

Antennas, 35 feet or less in height
Automobile parking lots
Commercial service businesses
Cultural areas and facilities
Funeral homes and chapels
Governmental service facilities
Offices
Parks
Personal service businesses
Preservation areas and facilities
Professional service businesses
Public or private meeting facilities
Recreation areas and facilities
Retail businesses
Schools
Signs
Telecommunications businesses
Utility lines and substations
Wholesale businesses

CONDITIONAL USES

Animal clinics, hospitals and kennels
Antennas, over 35 feet in height
Automobile service and repair businesses
Bars, taverns and liquor stores
Day care centers
Dry cleaning establishments
Fairgrounds
Farm service businesses
Filling Stations
Food lockers (only if animal prep work is done indoors)
Grain storage facilities
Heavy vehicle garaging, maintenance, terminals and transfer facilities
Hotels and Motels
Junk yards
Lumber yards
Manufactured home parks
Manufactured homes
Metal-working, carpentry, plumbing or printing shops
Outdoor amusement areas and facilities
Restaurants
Satellite dishes
Single-family dwellings

Stockyards
Telecommunications relay facilities
Warehouses and storage facilities

MINIMUM LOT SIZE

Frontage: 25 feet
Area: 2,400 sq. ft.

MINIMUM YARD SIZE*

Front: The average setback existing on that street

Rear: 5 feet, if the rear of the lot abuts an alley

Side: (none)

*Lots adjacent to an R District shall, along any lot line which borders said R District, provide the same yard as required in an R District

ADDITIONAL B-1 DISTRICT REGULATIONS

1. To be a permitted use or Conditional Use Permit in the B-1 District, such use shall be conditional upon the property owner meeting the following performance standards:

(A) No operation shall involve the use or storage of highly flammable gases, liquids, or other fire hazards. This provision shall not prohibit the use of normal heating fuels, motor fuels, or welding gasses.

(B) No operation shall be carried on which involves the discharge into a sewer or water course liquid wastes which are harmful to normal sewage plant operations or corrosive to sewer pipes and installations.

© Activities shall be prohibited which are injurious or offensive to occupants of adjacent premises or which emit air contaminants, smoke, odors, gasses, noise or vibrations which are evident beyond the property lines of a lot upon which are evident beyond the property lines of a lot upon which such activity is to be located.

B-2: GENERAL BUSINESS DISTRICT

PURPOSE

The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to the carrying capacity of roads and streets, and to encourage provision of adequate off-street parking and loading space. It is not the intent of this district to encourage the extension or enlargement of strip commercial areas.

PERMITTED USES

Antennas, 35 feet or less in height
Automobile parking lots
Commercial service businesses
Cultural areas and facilities
Funeral homes and chapels
Governmental service facilities
Offices
Parks
Personal service businesses
Preservation areas and facilities
Professional service businesses
Public or private meeting facilities
Recreation areas and facilities
Retail businesses
Schools
Signs
Telecommunications businesses
Utility lines and substations
Wholesale businesses

CONDITIONAL USES

Animal clinics, hospitals and kennels
Antennas, over 35 feet in height
Automobile service and repair businesses
Bars, taverns and liquor stores
Day care centers
Dry cleaning establishments
Fairgrounds
Farm service businesses
Filling Stations
Food lockers (only if animal prep work is done indoors)
Grain storage facilities
Heavy vehicle garaging, maintenance, terminals and transfer facilities
Hotels and Motels
Junk yards
Lumber yards
Manufactured home parks
Manufactured homes
Metal-working, carpentry, plumbing or printing shops
Outdoor amusement areas and facilities
Restaurants
Satellite dishes
Single-family dwellings
Solid waste transfer, processing or recycling facilities
Stockyards
Telecommunications relay facilities
Warehouses and storage facilities

MINIMUM LOT SIZE

Frontage: 60 feet
Area: 6,000 sq. ft.

MINIMUM YARD SIZE*

Front: 25 feet

Rear: 8 feet

Side: 8 feet

*Lots adjacent to an R District shall, along any lot line which borders said R District, provide the same yard as required in an R District

ADDITIONAL B-2 DISTRICT REGULATIONS

1. To be a permitted use or Conditional Use Permit in the B-2 District, such use shall be conditional upon the property owner meeting the following performance standards:

(A) No operation shall involve the use or storage of highly flammable gases, liquids, or other fire hazards. This provision shall not prohibit the use of normal heating fuels, motor fuels, or welding gasses.

(B) No operation shall be carried on which involves the discharge into a sewer or water course liquid wastes which are harmful to normal sewage plant operations or corrosive to sewer pipes and installations.

(C) Activities shall be prohibited which are injurious or offensive to occupants of adjacent premises or which emit air contaminants, smoke, odors, gasses, noise or vibrations which are evident beyond the property lines of a lot upon which are evident beyond the property lines of a lot upon which such activity is to be located.

3.03.05 District Regulations Established (continued).

F: FLOODPLAIN DISTRICT

PURPOSE

The purpose of this district is twofold: (1) protect natural drainage courses in their capacities to carry runoff water, by preventing certain types of land use and structures in the area subject to flooding; (2) prevent the destruction or pollution of valuable and irreplaceable natural resources, and to prevent the encroachment of uses which would reduce the potential of these resources.

PERMITTED USES

Agriculture, horticulture and ranching uses
Antennas, 35 feet or less in height
Parks and recreation areas
Utility lines

CONDITIONAL USES

Agriculture, horticulture and ranching buildings
Antennas, over 35 feet in height
Farm dwellings and temporary housing for farm laborers
Satellite dishes
Signs
Single-Family dwellings
Utility Substations
Water / wastewater treatment facilities and lagoons

MINIMUM LOT SIZE

Frontage: 150 feet
Area: 1 acre

MINIMUM YARD SIZE

Front: 75 feet

Side: 30 feet

Rear: 50 feet

3.03.05 District Regulations Established (continued).

I-1: LIGHT INDUSTRIAL DISTRICT

PURPOSE

The purpose of this district is to provide space for a wide range of industrial uses and structures, and for certain commercial uses. Regulations are intended to provide guidelines for locating activities which may be injurious or offensive to occupants of adjacent areas, or which emit odors, fumes or gases, dust, smoke, noise, or vibrations which are evident beyond the property of such uses.

PERMITTED USES

Antennas 35 feet or less in height
Any permitted use of the B Districts
Automobile service and repair businesses
Grain storage facilities
Signs
Utility lines and substations
Warehouses and storage facilities

CONDITIONAL USES

Antennas over 35 feet in height
Fairgrounds
Junk yards
Satellite dishes
Solid waste transfer, processing or recycling facilities
Water / wastewater treatment facilities and lagoons

Any industrial use which meets the performance standards established in the Additional I-1 District Regulations, and is consistent with the intent and purpose of this district.

MINIMUM LOT SIZE

Frontage: 80 feet

Area: 10,000 square feet

MINIMUM YARD SIZE

Front: 25 feet

Side: 10 feet *

Rear: 20 feet *

*If a side or rear lot line is adjacent to the R District, then the minimum side and rear yards shall be 25 feet

ADDITIONAL I-1 DISTRICT REGULATIONS

1. To be a Permitted or Conditional Use in the I-1 District, such use shall be conditional upon the property owner meeting the following performance standards:

(A) No operation shall involve the use or storage of highly flammable gases, liquids, or other fire hazards. This provision shall not prohibit the use of normal heating fuels, motor fuels, or welding gasses.

(B) No operation shall be carried on which involves the discharge into a sewer or water course liquid wastes which are harmful to normal sewage plant operations or corrosive to sewer pipes and installations.

© Activities shall be prohibited which are injurious or offensive to occupants of adjacent premises or which emit air contaminants, smoke, odors, gasses, noise or vibrations which are evident beyond the property lines of a lot upon which are evident beyond the property lines of a lot upon which such activity is to be located.

(D) Appearance. Junk, salvage, auto wrecking and similar operations shall be shielded from view from streets, and from adjacent properties in another district, by means of a sturdy, site obscuring fence in good repair, or two rows of alternate planted evergreen or red cedar trees.

(E) Fire Hazard. All flammable substances involved in any activity established in this district shall be handled in accordance with the laws of the State of South Dakota and other applicable federal, state and local regulations.

(F) Noise. All noises and noise causing activities shall be muffled so that they will not create a disturbance greater than normal peak traffic noise on a major street, when from any adjacent Residential district. Major street noise for comparison purposes shall be measured at the property line.

(G) Sewage and Liquid Waste. No operation shall be carried on which involves the discharge into a sewer or water course, or onto the ground, of liquid wastes of any radioactive nature, or liquid waste of a chemical nature, which are detrimental to normal sewage plant operation, or are corrosive and damaging to sewer pipes and installations.

(H) Air Contaminants. Emissions of contaminants and smoke shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state and local regulations.

(I) Gasses and Odors. Emissions of gasses and odors shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state and local regulations.

(J) Vibration. All machines including punch presses and stamping machines shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.

I-2: GENERAL INDUSTRIAL DISTRICT

PURPOSE

The purpose of this district is to provide land for the widest range of industrial operations appropriate for the City, for those industrial uses which are unable to meet the performance standards for uses within the I-1 Light Industrial District.

PERMITTED USES

Antennas 35 feet or less in height

Signs

Any industrial use which meets the performance standards established in the Additional I-2 District Regulations, is consistent with the intent and purpose of this district, and is not listed separately as a Conditional Use.

CONDITIONAL USES

Above-ground storage of flammable, noxious liquid petroleum products or chemicals

Antennas over 35 feet in height

Junk yards

Meat packing, slaughtering, eviscerating and skinning

Rendering of by-products of animal slaughtering

Satellite dishes

Solid waste transfer, processing or recycling facilities

Underground or above-ground storage of flammable, noxious gases

MINIMUM LOT SIZE

Frontage: 80 feet

Area: 10,000 square feet

MINIMUM YARD SIZE

Front: 50 feet

Side: 20 feet *

Rear: 40 feet *

*If a side or rear lot line is adjacent to the R District then the minimum side and rear yards shall be 50 feet

ADDITIONAL I-2 DISTRICT REGULATIONS

1. To be a Permitted Use or Conditional Use in the I-2 District, such use shall be conditional upon the property owner meeting the following performance standards:

(A) Appearance. Junk, salvage, auto wrecking and similar operations shall be shielded from view from streets, and from adjacent properties in another district, by means of a sturdy, site obscuring fence in good repair, or two rows of alternate planted evergreen or red cedar trees.

(B) Fire Hazard. All flammable substances involved in any activity established in this district shall be handled in accordance with the laws of the State of South Dakota and other applicable federal, state and local regulations.

© Noise. All noises and noise causing activities shall be muffled so that they will not create a disturbance greater than normal peak traffic noise on a major street, when from any adjacent Residential district. Major street noise for comparison purposes shall be measured at the property line.

(D) Sewage and Liquid Waste. No operation shall be carried on which involves the discharge into a sewer or water course, or onto the ground, of liquid wastes of any radioactive nature, or liquid waste of a chemical nature, which are detrimental to normal sewage plant operation, or are corrosive and damaging to sewer pipes and installations.

(E) Air Contaminants. Emissions of contaminants and smoke shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state and local regulations.

(F) Gasses and Odors. Emissions of gasses and odors shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state and local regulations.

(G) Vibration. All machines including punch presses and stamping machines shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.

3.03.05 District Regulations Established (continued).

R: RESIDENTIAL DISTRICT

PURPOSE

The purpose of this district is to provide locations for dwellings. Restrictions and requirements are intended to preserve and protect the residential character by preventing incompatible uses and facilities.

PERMITTED USES

Antennas 35 feet or less in height
Houses of worship
Libraries
Manufactured homes in an approved MHP
Parks and Recreation Areas
Schools
Single-family dwellings

CONDITIONAL USES

Antennas over 35 feet in height
Cemeteries
Cultural areas and facilities
Day care centers
Fairgrounds
Home occupations
Hospitals and medical clinics
Houses of worship
Manufactured home parks (MHP)
Manufactured homes not in an approved MHP
Multiple-family dwellings
Offices
Professional service businesses

Rest, convalescent and nursing homes
Satellite dishes
Signs
Two-family dwellings
Utility lines and substations

Any structure which is of pole construction, even if such structure is listed as a permitted use

MINIMUM LOT SIZE

	Single-family	Two-family	Multi-family	other uses
Frontage:	80 feet	90 feet	90 feet	80 feet
Area:	8,500 sq. ft.	12,000 sq. ft.	3,200 sq. ft. per dwelling unit	double the area of the combined footprint of all proposed buildings

MINIMUM YARD SIZE

Front: 20 feet
Side: 7 feet
Rear: 7 feet

MAXIMUM LOT COVERAGE

The maximum lot coverage for all buildings and structures shall not exceed 50% of the total lot area.