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# **2011 REVISED DELL RAPIDS ZONING REGULATIONS**

Updated with Amendments through Ordinance No. 941

*Prepared by the South Eastern Council of Governments at the direction of the  
Planning Commission and City Council of the City of Dell Rapids, South Dakota*

ORDINANCE NO. #759

AN ORDINANCE OF THE CITY OF DELL RAPIDS, SD, ADOPTING THE REVISED OFFICIAL ZONING MAP OF THE CITY OF DELL RAPIDS, SD.

BE IT ORDAINED BY THE CITY OF DELL RAPIDS, SD:

Section 1. That this Ordinance adopts the revised Official Zoning Map, as set forth in the document titled 2011 Revised Zoning Ordinance of the City of Dell Rapids; supersedes and replaces the Official Zoning Map and hereby repeals all previous zoning maps in conflict herewith and repeals any other ordinance or parts thereof in conflict with this Ordinance.

Adopted this 5<sup>th</sup> day of March, 2012.

  
Scott Fiegen, Mayor

ATTEST:

  
LeAnn Kerzman, Finance Officer



First Reading: February 21, 2012

Second Reading & Adoption: March 5, 2012

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Effective Date: April 10, 2012

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# 1

## GENERAL PROVISIONS

### 1.01 Title and Application

These regulations shall be referred to as the 2011 Revised Zoning Ordinance of the City of Dell Rapids.

### 1.02 Jurisdiction

The provisions of this Ordinance shall apply to all territory within the boundaries of the City of Dell Rapids, South Dakota, as established on the Official Zoning Map of the City of Dell Rapids.

### 1.03 Purpose

These regulations have been based upon the Dell Rapids Comprehensive Plan adopted and in conformance with Chapter 11-4 and 11-6 of South Dakota Codified Laws. These regulations are designed to carry out the goals, objectives, and policies of the Comprehensive Plan.

The Zoning Ordinance is intended:

- \* to lessen congestion in the streets;
- \* to secure safety from fire, panic and other dangers;
- \* to promote health and the general welfare;
- \* to provide adequate light and air;
- \* to prevent overcrowding of land;
- \* to avoid undue concentration of population; and
- \* to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

### 1.04 Provisions of Ordinance Declared to be Minimum Requirements

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards, shall govern.

## **1.05 Penalties for Violation**

It is unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure, or to use any land in violation of any regulation in this Ordinance. Any person, firm, association or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of any of the provisions of this Ordinance shall be punishable by a fine of three hundred (\$300.00) dollars, by imprisonment not exceeding thirty days, or by both the fine and imprisonment together with the cost of the action; every day of violation shall constitute a separate offense.

The owner or tenant of any building, structure or premises, any architect, builder, contractor, agent or other person who commits, maintains, assists in or participates in such violation may be found guilty of a separate offense and suffer the penalties provided.

*(Amended: Ordinance No. 817, § 1, 03-02-15)*

## **1.06 Separability Clause**

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part other than the part so declared to be unconstitutional or invalid.

## **1.07 Repeal of Conflicting Ordinances**

All prior ordinances or parts of prior ordinances in conflict with this Ordinance are hereby declared repealed.

## **1.08 Effective Date**

These regulations shall be in full force and effect from and after their passage, approval, publication and effective date of the Zoning Ordinance of the City of Dell Rapids, as provided for by South Dakota law.

# 2

## DISTRICTS AND BOUNDARIES

### 2.01 Districts Designated

The City is hereby divided into the following districts:

|     |                                      |
|-----|--------------------------------------|
| NRC | Natural Resource Conservation        |
| R-1 | Residential - Single-Family Detached |
| R-2 | Residential - Two-Family Attached    |
| R-3 | Residential - Medium Density         |
| R-4 | Residential - High Density           |
| R-M | Residential - Manufactured Housing   |
| B-1 | Central Business                     |
| B-2 | General Business                     |
| I-1 | Light Industrial                     |
| I-2 | Heavy Industrial                     |
| PD  | Planned Development                  |

### 2.02 Adoption of Official Zoning Map

The Official Zoning Map for the City of Dell Rapids, on record with the Finance Officer, is hereby adopted by reference and declared to be a part of this Ordinance.

### 2.03 Changes to Official Zoning Map

Changes to or replacement of the Official Zoning Map shall require amendment of these regulations by ordinance, as provided for in Section 20.01 of these regulations.

### 2.04 Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of the districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following platted lot lines or corporate limits shall be interpreted to follow such platted lot lines or corporate limits;
- B. Boundaries indicated as approximately following railroad lines shall be interpreted to be midway between the main tracks;

- C. 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 Chapter 19, shall interpret the district boundaries; and
- E. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Planning Commission 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.

## **2.05 Annexations**

When possible, the City will make every effort to conduct the rezoning of new territories concurrent with the annexation into the City. When it is not possible to conduct the rezone concurrent with the annexation, the territories which may hereafter be annexed to the City shall automatically be assigned the zoning district concurrent with or closest to the existing joint jurisdictional area classification until such time as the area is rezoned by amendment of these regulations by ordinance.

# 3

## NRC: NATURAL RESOURCE CONSERVATION DISTRICT

The purpose of this district is to preserve lands best suited for natural drainage areas, public open space and agricultural uses from encroachment by incompatible uses. The area will also provide protection from floods and erosion, to protect views, to preserve natural settings for wildlife habitats, to add to the aesthetic quality of the community and to lessen the urban density.

### 3.01 Permitted Uses

| Permitted Use                          | Applicable Standards   |
|--|--|
| <b>Agriculture</b>                     | 14.02  |
| <b>Dwelling, single-family farm</b>    | 14.02, 14.04, 14.10, 14.11<br>Not within an identified floodplain area.  |
| <b>Golf course</b>                     | 14.02, 14.04, 14.06  |
| <b>Public parks and trails</b>         | 14.02, 14.06   |
| <b>Electrical substation</b>           | 14.02, 14.11<br>An opaque screen, six feet in height, shall be located at all setback lines.   |
| <b>Public utility facility</b>         | 14.02, 14.04, 14.11<br>One freestanding sign as allowed within 14.06.  |
| <b>Cemetery</b>                        | 14.02<br>At least two acres in size and adequate road system within cemetery.<br>Not within an identified floodplain area.<br>One freestanding sign as allowed within 14.06. |
| <b>Bed and breakfast establishment</b> | 14.14<br>One freestanding sign as allowed within 14.06.  |
| <b>Public service facility</b>         | 14.02, 14.04, 14.06  |
| <b>Minor home occupation</b>           | 14.12(A)   |
| <b>Fence</b>                           | 14.08  |

| Permitted Use                                     | Applicable Standards |
|---|----------------------|
| <b>Accessory use or building (see definition)</b> | 14.02, 14.03         |

### 3.02 Conditional Uses

| Conditional Use  | Applicable Standards   |
|--|--|
| <b>One additional single-family dwelling or manufactured home</b>    | 14.10, 21.01<br>Dwelling shall be located within the farmstead perimeter. Not within an identified floodplain area.                                      |
| <b>Wireless communication facility on existing support structure</b> | 14.09, 21.01<br>Not within an identified floodplain area.  |
| <b>Major home occupation</b>   | 14.12(B), 21.01  |
| <b>Rock, sand or gravel extraction</b>                               | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Provided such uses meet requirements for conducting surface mining activities in South Dakota Codified Laws. |
| <b>Quarry</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01   |
| <b>Municipally owned waste water treatment facility</b>              | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01   |
| <b>Sanitary landfill and solid waste receiving station</b>           | 14.02, 14.06, 14.08, 21.01   |

### 3.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

|                 | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front Yard</b> | <b>Side Yard</b> | <b>Rear Yard</b> | <b>Maximum Height</b> |
|-----------------|-----------------|------------------|-------------------|------------------|------------------|-----------------------|
| <b>All Uses</b> | 1 acre          | 125 feet         | 50 feet           | 15 feet          | 50 feet          | NA                    |

### **Exceptions**

#1 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 4

## **R-1: SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT**

The purpose of this district is to provide locations for single family residential areas with low population densities. Restrictions and Requirements are intended to preserve and protect the single-family residential character by preventing incompatible uses and facilities.

### **4.01 Permitted Uses**

| Permitted Use                           | Applicable Standards   |
|---|--|
| <b>Dwelling, single-family detached</b> | 14.02, 14.04, 14.10, 14.11   |
| <b>Church</b>                           | 14.02, 14.04, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06.        |
| <b>Library</b>                          | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One freestanding sign as allowed within 14.06.  |
| <b>School</b>                           | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| <b>Public parks and trails</b>          | 14.02, 14.06   |
| <b>Neighborhood utility facility</b>    | 14.02  |
| <b>Minor home occupation</b>            | 14.12(A)   |

| Permitted Use   | Applicable Standards |
|---|----------------------|
| Wireless communication facility on existing support structure | 14.09                |
| Fence   | 14.08                |
| Accessory use or building (see definition)                    | 14.02, 14.03         |

## 4.02 Conditional Uses

| Conditional Use             | Applicable Standards   |
|-----------------------------|--|
| Electrical substation       | 14.02, 14.11, 21.01<br>An opaque screen, six feet in height, shall be located at all setback lines.  |
| Public service facility     | 14.02, 14.04, 14.06, 21.01   |
| Group day care              | 21.01<br>A safe pickup and drop off area must be provided.<br>All applicable single-family dwelling standards apply.   |
| Group home (see definition) | 14.02, 14.04, 14.06, 21.01<br>Structure must be a single housekeeping unit.<br>Applicant must provide copy of state agency license.  |
| Major home occupation       | 14.12(B), 21.01  |
| Hospital                    | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01   |
| Assisted living             | 14.02, 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>One freestanding sign as allowed within 14.06.   |
| Nursing home                | 14.02, 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>Including congregate or assisted living facilities attached thereto or operated on the grounds thereof in conjunction therewith.<br>One freestanding sign as allowed within 14.06. |

| Conditional Use                        | Applicable Standards   |
|--|--|
| <b>Bed and breakfast establishment</b> | 14.14, 21.01<br>One freestanding sign as allowed within 14.06. |
| <b>Public utility facility</b>         | 14.02, 21.01   |

## 4.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04). Lot coverage shall not exceed 50% in R-1 Districts.

|  | Lot Area      | Lot Width             | Front Yard            | Side Yard | Rear Yard | Maximum Height |
|--|---------------|-----------------------|-----------------------|-----------|-----------|----------------|
| <b>Single-family detached dwelling</b> | 7,500 sq. ft. | 60 feet<br>see #1, #2 | 25 feet<br>see #3, #4 | 7 feet    | 25 feet   | 35 feet        |
| <b>All other uses</b>                  | 7,500 sq. ft. | 60 feet<br>see #2     | 25 feet<br>see #3, #4 | 7 feet    | 25 feet   | 35 feet        |

### Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot width of less than 60 feet.
- #2 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.
- #3 There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 One required front yard may be reduced to 20 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.
- #6 The required side yard may be reduced to five feet on a lot-of-record which has a lot width of 66 feet or less.

*(Amended: Ordinance No. 786, § 1, 01-06-14)*

# 5

## R-2: TWO-FAMILY ATTACHED RESIDENTIAL DISTRICT

The purpose of this district is to provide for certain low density residential areas for two-family and single-family dwellings.

### 5.01 Permitted Uses

| Permitted Use                        | Applicable Standards   |
|--------------------------------------|--|
| Dwelling, single-family attached (2) | 14.02, 14.04, 14.10, 14.11   |
| Dwelling, single-family detached     | 14.02, 14.04, 14.10, 14.11   |
| Church                               | 14.02, 14.04, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06.        |
| Library                              | 14.02, 14.04, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One freestanding sign as allowed within 14.06.   |
| School                               | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| Public parks and trails              | 14.02, 14.06   |
| Neighborhood utility facility        | 14.02  |

| Permitted Use   | Applicable Standards |
|---|----------------------|
| Wireless communication facility on existing support structure | 14.09                |
| Minor home occupation   | 14.12(A)             |
| Fence   | 14.08                |
| Accessory use or building ( <i>see definition</i> )           | 14.02, 14.03         |

## 5.02 Conditional Uses

| Conditional Use                      | Applicable Standards   |
|--------------------------------------|--|
| Electrical substation                | 14.02, 21.01<br>An opaque screen, six feet in height, shall be located at all setback lines.   |
| Public service facility              | 14.02, 14.04, 14.06, 21.01   |
| Group day care                       | 21.01<br>A safe pickup and drop off area must be provided.   |
| Group home ( <i>see definition</i> ) | 14.04, 21.01<br>Structure must be a single housekeeping unit.<br>Applicant must provide copy of state agency license.  |
| Major home occupation                | 14.12(B), 21.01  |
| Assisted living                      | 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>One freestanding sign as allowed within 14.06.  |
| Nursing home                         | 14.02, 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>Including congregate or assisted living facilities attached thereto or operated on the grounds thereof in conjunction therewith.<br>One freestanding sign as allowed within 14.06. |

| Conditional Use                        | Applicable Standards   |
|--|--|
| <b>Bed and breakfast establishment</b> | 14.14, 21.01<br>One freestanding sign as allowed within 14.06. |
| <b>Public utility facility</b>         | 14.02, 21.01   |

## 5.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04). Lot coverage shall not exceed 50% in R-2 Districts.

|   | Lot Area       | Lot Width             | Front Yard            | Side Yard                          | Rear Yard | Maximum Height |
|---|----------------|-----------------------|-----------------------|------------------------------------|-----------|----------------|
| <b>Single-family attached dwelling (2 units) 1 lot</b>  | 10,000 sq. ft. | 60 feet<br>see #2     | 25 feet<br>see #3, #4 | 0' or 7 feet on nonparty wall side | 25 feet   | 35 feet        |
| <b>Single-family attached dwelling (2 units) 2 lots</b> | 5,000 sq. ft.  | 30 feet<br>see #2     | 25 feet<br>see #3, #4 | 0' or 7 feet on nonparty wall side | 25 feet   | 35 feet        |
| <b>Single-family detached dwelling</b>                  | 7,500 sq. ft.  | 60 feet<br>see #1, #2 | 25 feet<br>see #3, #4 | 7 feet                             | 25 feet   | 35 feet        |
| <b>All other uses</b>                                   | 7,500 sq. ft.  | 60 feet<br>see #2     | 25 feet<br>see #3, #4 | 7 feet                             | 25 feet   | 35 feet        |

### Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot width of less than 60 feet.
- #2 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.

- #3 There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 One required front yard may be reduced to 20 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 6

## R-3: MEDIUM DENSITY RESIDENTIAL DISTRICT

The purpose of this district is to provide locations for medium density residential areas including duplexes and multi-family dwellings up to eight units per structure.

### 6.01 Permitted Uses

| Permitted Use   | Applicable Standards   |
|---|--|
| <b>Dwelling, multiple-family (less than 8 dwelling units per structure)</b> | 14.02, 14.04, 14.10, 14.11<br>One freestanding sign allowed as allowed within 14.06.   |
| <b>Dwelling, single-family attached dwelling</b>                            | 14.02, 14.04, 14.10, 14.11   |
| <b>Dwelling, single-family detached dwelling</b>                            | 14.02, 14.04, 14.10, 14.11   |
| <b>School</b>   | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| <b>Church</b>   | 14.02, 14.04, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06.        |
| <b>Public parks and trails</b>  | 14.02, 14.06   |
| <b>Neighborhood utility facility</b>  | 14.02  |

| Permitted Use   | Applicable Standards |
|---|----------------------|
| Wireless communication facility on existing support structure | 14.09                |
| Minor home occupation   | 14.12(A)             |
| Fence   | 14.08                |
| Accessory use or building ( <i>see definition</i> )           | 14.02, 14.03         |

## 6.02 Conditional Uses

| Conditional Use                      | Applicable Standards   |
|--------------------------------------|--|
| Electrical substation                | 14.02, 14.11, 21.01<br>An opaque screen, six feet in height, shall be located at all setback lines.  |
| Public service facility              | 14.02, 14.04, 14.06, 21.01   |
| Group day care                       | 21.01<br>A safe pickup and drop off area must be provided.   |
| Group home ( <i>see definition</i> ) | 14.04, 21.01<br>Structure must be a single housekeeping unit.<br>Applicant must provide copy of state agency license.  |
| Major home occupation                | 14.12(B), 21.01  |
| Assisted living                      | 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>One freestanding sign as allowed within 14.06.  |
| Nursing home                         | 14.02, 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>Including congregate or assisted living facilities attached thereto or operated on the grounds thereof in conjunction therewith.<br>One freestanding sign as allowed within 14.06. |

| Conditional Use                        | Applicable Standards   |
|--|--|
| <b>Bed and breakfast establishment</b> | 14.14, 21.01<br>One freestanding sign as allowed within 14.06. |
| <b>Public utility facility</b>         | 14.02, 21.01   |

## 6.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04). Lot coverage shall not exceed 50% in R-3 Districts.

|  | Lot Area       | Lot Width             | Front Yard            | Side Yard                      | Rear Yard | Maximum Height |
|--|----------------|-----------------------|-----------------------|--------------------------------|-----------|----------------|
| <b>Single-family attached dwelling</b>         | 5,000 sq. ft.  | 20 feet<br>see #2     | 25 feet<br>see #3, #4 | 0' or 7' on nonparty wall side | 25 feet   | 35 feet        |
| <b>Multiple-family dwelling (3 to 7 units)</b> | 10,000 sq. ft. | 60 feet<br>see #2     | 25 feet<br>see #3, #4 | 10 feet                        | 25 feet   | 45 feet        |
| <b>Single-family detached dwelling</b>         | 5,000 sq. ft.  | 50 feet<br>see #1, #2 | 25 feet<br>see #3, #4 | 7 feet                         | 25 feet   | 35 feet        |
| <b>All other uses</b>                          | 5,000 sq. ft.  | 50 feet<br>see #2     | 25 feet<br>see #3, #4 | 7 feet                         | 25 feet   | 35 feet        |

### Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot width of less than 50 feet.
- #2 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.
- #3 There shall be a required front yard on each street side of a double-frontage lot. There

shall be a required front yard on each street side of a corner lot.

- #4 One required front yard may be reduced to 20 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 7

## R-4: HIGH DENSITY RESIDENTIAL DISTRICT

The purpose of this district is to provide for certain high-density residential areas the City has now developed primarily with multiple-family dwellings and where similar development is likely to occur.

### 7.01 Permitted Uses

| Permitted Use   | Applicable Standards   |
|---|--|
| <b>Dwelling, multiple-family (8 dwelling units per structure or more)</b> | 14.02, 14.04, 14.10, 14.11<br>One freestanding sign as allowed within 14.06.   |
| <b>School</b>   | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| <b>Church</b>   | 14.02, 14.04, 14.11<br>All parking lots shall be eight feet from all residential properties.<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06.        |
| <b>Public parks and trails</b>  | 14.02, 14.06   |
| <b>Neighborhood utility facility</b>                                      | 14.02  |
| <b>Wireless communication facility on existing support structure</b>      | 14.09  |
| <b>Minor home occupation</b>  | 14.12(A)   |

| Permitted Use                                     | Applicable Standards |
|---|----------------------|
| <b>Fence</b>                                      | 14.08                |
| <b>Accessory use or building (see definition)</b> | 14.02, 14.03         |

## 7.02 Conditional Uses

| Conditional Use                        | Applicable Standards   |
|--|--|
| <b>Electrical substation</b>           | 14.02, 14.11, 21.01<br>An opaque screen, six feet in height, shall be located at all setback lines.  |
| <b>Public service facility</b>         | 14.02, 14.04, 14.06, 21.01   |
| <b>Group day care</b>                  | 21.01<br>A safe pickup and drop off area must be provided.   |
| <b>Group home (see definition)</b>     | 14.04, 21.01<br>Structure must be a single housekeeping unit.<br>Applicant must provide copy of state agency license.  |
| <b>Major home occupation</b>           | 14.12(B), 21.01  |
| <b>Assisted living</b>                 | 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>One freestanding sign as allowed within 14.06.  |
| <b>Nursing home</b>                    | 14.02, 14.04, 14.11, 21.01<br>Applicant must provide copy of Department of Health license.<br>Including congregate or assisted living facilities attached thereto or operated on the grounds thereof in conjunction therewith.<br>One freestanding sign as allowed within 14.06. |
| <b>Bed and breakfast establishment</b> | 14.14, 21.01<br>One freestanding sign as allowed within 14.06.   |
| <b>Public utility facility</b>         | 14.02, 14.04, 14.05, 14.06, 21.01  |

## 7.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04). Lot coverage shall not exceed 50% in R-4 Districts.

|                                 | <b>Lot Area</b>   | <b>Lot Width</b>   | <b>Front Yard</b>     | <b>Side Yard</b> | <b>Rear Yard</b> | <b>Maximum Height</b> |
|---------------------------------|---|--------------------|-----------------------|------------------|------------------|-----------------------|
| <b>Multiple-family dwelling</b> | 6,000 sq. ft. plus an additional 1,500 sq. ft. for each dwelling unit | 100 feet<br>see #1 | 25 feet<br>see #2, #3 | 10 feet          | 25 feet          | 45 feet               |
| <b>All other uses</b>           | NA  | 50 feet            | 25 feet<br>see #2, #3 | 7 feet           | 25 feet          | 35 feet               |

### Exceptions

- #1 For a lot located on a cul-de-sac bulb, the required lot width will be measured at the required front yard setback line; however, the minimum lot width at the right-of-way line shall not be less than 50 feet.
- #2 There shall be a required front yard on each street side of a double-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #3 One required front yard may be reduced to 20 feet on corner lots.
- #4 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 8

## R-M: MANUFACTURED HOUSING RESIDENTIAL DISTRICT

The purpose of this district is to provide for high density residential areas in the City that may be developed for all types of manufactured housing and support facilities.

### 8.01 Permitted Uses

| Permitted Use   | Applicable Standards       |
|---|----------------------------|
| Manufactured home   | 14.02, 14.04, 14.11, 14.13 |
| Wireless communication facility on existing support structure | 14.09                      |
| Neighborhood utility facility                                 | 14.02                      |
| Public parks and trails                                       | 14.02, 14.06               |
| Minor home occupation   | 14.12(A)                   |

### 8.02 Conditional Uses

| Conditional Use                  | Applicable Standards  |
|----------------------------------|---|
| Licensed manufactured home park  | 14.02, 14.04, 14.06, 14.11, 14.13, 21.01  |
| Dwelling, single-family detached | 14.02, 14.04, 14.10, 14.11, 21.01   |
| Electrical substation            | 14.02, 14.11, 21.01<br>An opaque screen, six feet in height, shall be located at all setback lines. |

| Conditional Use              | Applicable Standards  |
|------------------------------|---|
| <b>Church</b>                | 14.02, 14.04, 14.11, 21.01<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| <b>School</b>                | 14.02, 14.04, 14.11, 21.01<br>One of the principle frontages shall abut upon an arterial or collector street.<br>One freestanding sign as allowed within 14.06. |
| <b>Group day care</b>        | 21.01<br>A safe pickup and drop off area must be provided.  |
| <b>Group home</b>            | 21.01<br>Structure must be a single housekeeping unit.<br>Applicant must provide copy of state agency license.  |
| <b>Major home occupation</b> | 14.12(B), 21.01   |

## 8.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

1. Each manufactured home park shall be at least ten acres.
2. The entrance to the manufactured home park shall be allowed one freestanding sign as allowed for specified uses in 14.06.

|                         | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front Yard</b>     | <b>Side Yard</b> | <b>Rear Yard</b> | <b>Maximum Height</b> |
|-------------------------|-----------------|------------------|-----------------------|------------------|------------------|-----------------------|
| <b>Residential uses</b> | 5,000 sq. ft.   | 50 feet          | 25 feet<br>see #1, #2 | 7 feet           | 25 feet          | 35 feet               |
| <b>All other uses</b>   | 6,000 sq. ft.   | 60 feet          | 25 feet<br>see #1, #2 | 7 feet           | 25 feet          | 35 feet               |

### Exceptions

#1 There shall be a required front yard on each street side of a double-frontage lot. There

shall be a required front yard on each street side of a corner lot.

- #2 One required front yard may be reduced to 20 feet on corner lots.
- #3 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 9

## 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 strengthen the central business area as the center of trade, service and governmental activities.

### 9.01 Permitted Uses

| Permitted Use                                   | Applicable Standards              |
|---|-----------------------------------|
| <b>Retail trade or service</b>                  | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Office</b>                                   | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Personal service</b>                         | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Hotel/motel</b>                              | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Gasoline dispensing station</b>              | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Public utility facility</b>                  | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Mortuary</b>                                 | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Private club</b>                             | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Church</b>                                   | 14.02, 14.04, 14.06, 14.11        |
| <b>Arcade</b>                                   | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Rooming or boarding house</b>                | 14.02, 14.04, 14.06, 14.11        |
| <b>On-sale alcoholic beverage establishment</b> | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>Commercial parking lots/parking ramps</b>    | 14.02, 14.04, 14.06, 14.11        |

| Permitted Use                                     | Applicable Standards |
|---|----------------------|
| <b>Fence</b>                                      | 14.08                |
| <b>Accessory use or building (see definition)</b> | 14.02, 14.03         |

*(Amended: Ord. No. 947, Effective 06/12/25)*

## 9.02 Conditional Uses

| Conditional Use  | Applicable Standards  |
|--|---|
| <b>Wholesale trade</b>   | 14.02, 14.04, 14.05, 14.06, 14.08, 21.01  |
| <b>Public service facility</b>                                       | 14.02, 14.04, 14.06, 21.01  |
| <b>Multiple-family dwelling</b>                                      | 14.02, 14.04, 14.11, 21.01  |
| <b>Mixed use (commercial/residential)</b>                            | 14.02, 14.04, 14.06, 14.11, 21.01   |
| <b>Electrical substation</b>   | 14.02, 14.11, 21.01<br>An opaque screen, six feet in height, shall be located at setback lines.   |
| <b>Wireless communication facility on existing support structure</b> | 14.09, 21.01  |
| <b>Day care center</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Adequate and safe playground area with a fence four feet high (see 14.08).  |
| <b>Motor vehicle repair shop</b>                                     | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to an adequate number of parking spots to allow temporary storage of the cars only while being repaired, not exceeding twenty-one days. |
| <b>Motor vehicle service station</b>                                 | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to screening of all outdoor storage from view.  |

| Conditional Use                 | Applicable Standards                     |
|---------------------------------|--|
| <b>Telecommunications tower</b> | 14.02, 14.04, 14.06, 14.09, 14.11, 21.01 |

(Amended: Ord. No. 947, Effective 06/12/25)

### 9.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

- A. The average front and rear yard setback existing on each street shall apply.
- B. There are no side yard or lot area restrictions.
- C. When abutting a residential district, uses and structures shall have a minimum rear yard of 25 feet and minimum side yards of seven feet.
- D. See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 10

## 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.

### 10.01 Permitted Uses

| Permitted Use   | Applicable Standards   |
|---|--|
| <b>Retail trade or service</b>                              | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Office</b>   | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Personal services</b>                                    | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Hotel/motel</b>  | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Motor vehicle service station/gas dispensing station</b> | 14.02, 14.04, 14.05, 14.06, 14.11<br>Gasoline pumps and gasoline pump islands shall be located more than fifteen feet from the nearest property line. Subject to screening of all outdoor storage from view. |
| <b>Printing plant</b>                                       | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Hospital/clinic</b>                                      | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Public utility facility</b>                              | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Mortuary</b>   | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Private Club</b>   | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Churches</b>   | 14.02, 14.04, 14.06, 14.11<br>All parking lots shall be eight feet from all residential properties.  |
| <b>Arcade</b>   | 14.02, 14.04, 14.05, 14.06, 14.11  |

| Permitted Use                                     | Applicable Standards  |
|---|---|
| <b>Greenhouse/nursery</b>                         | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Car wash</b>                                   | 14.02, 14.04, 14.05, 14.06, 14.11<br>Five storage spaces for each bay beyond off-street parking requirements and the water from the car wash contained on the site. |
| <b>Motor vehicle sales, display and service</b>   | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to screening of all outdoor storage from view.   |
| <b>Farm store, feed store</b>                     | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to only accessory storage of fertilizer or farm chemicals on the site.   |
| <b>Contractor's shop/storage yard</b>             | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to screening of all outdoor storage from view.  |
| <b>Commercial recreation facility</b>             | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Accessory use or building (see definition)</b> | 14.02, 14.03  |

*(Amended: Ordinance No. 829, § 1, 04-18-16)*

## 10.02 Conditional Uses

| Conditional Use                                   | Applicable Standards  |
|---|---|
| <b>Adult oriented business</b>                    | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01 & SDCL Chapter 11-12                                   |
| <b>Mixed use (commercial/residential)</b>         | 14.02, 14.04, 14.06, 14.11, 21.01   |
| <b>Wholesale trade and mini-storage warehouse</b> | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Electrical substation</b>                      | An opaque screen, six feet in height, shall be located at setback lines.<br>14.02, 14.11, 21.01 |

| Conditional Use  | Applicable Standards  |
|--|---|
| <b>On-sale alcoholic beverage establishment</b>                      | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Shall exclude sale of alcoholic beverages in gas dispensing stations.   |
| <b>Wireless communication facility on existing support structure</b> | 14.02, 14.04, 14.06, 14.09, 14.11, 21.01  |
| <b>Telecommunications tower</b>                                      | 14.02, 14.04, 14.06, 14.09, 14.11, 21.01  |
| <b>Public service facility</b>                                       | 14.02, 14.04, 14.06, 21.01  |
| <b>Day care center</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Adequate and safe playground area with fence four feet high.  |
| <b>Motor vehicle repair shop</b>                                     | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to an adequate number of parking spots to allow temporary storage of the cars only while being repaired, not exceeding twenty-one days. |
| <b>Off-premise signs</b>   | 14.02, 14.07, 21.01   |
| <b>Veterinarian</b>  | No outdoor kenneling of dogs within 500 feet of a residential area.*<br>14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Lumberyard</b>  | Subject to screening of all parts and accessories from view.<br>14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Drive-in theater</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Farm implement sales, display and service</b>                     | Subject to the screening of all outdoor storage from view.<br>14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Bus/truck terminal</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Broadcast tower</b>   | 14.02, 14.09, 14.11, 21.01<br>Subject to being located at least 300 feet from a residential district.*  |

| Conditional Use                 | Applicable Standards  |
|---------------------------------|---|
| <b>Campground</b>               | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Lot must contain at least 2,000 square feet and be supplied with City water and sanitary sewer services. Access road on the campground site shall be paved or surfaced in a similar manner to the adjacent public roads, shall be approved by the City, and shall be fourteen feet for one way and twenty feet for two way roads. |
| <b>Kennel</b>                   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Located 1,000 feet from residential district area.*   |
| <b>Butcher Shop/Meat Market</b> | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Maximum of 5 head of livestock slaughtered per day (not including wild game)<br>Retail Store Front Required<br>No outdoor keeping of animals<br>Off-street unloading of animals required<br>Acceptable manure management plan required<br>Indoor storage of offal and any animal byproducts/waste                                 |

\* measured from the closest point of the outside walls of both structures

*(Amended: Ordinance No. 801, § 1, 07-07-14; Ordinance No. 829, § 2, 04-18-16; Ordinance No. 941, § 1, 03-03-25)*

## 10.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

|                 | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front Yard</b> | <b>Side Yard</b> | <b>Rear Yard</b>        | <b>Maximum Height</b> |
|-----------------|-----------------|------------------|-------------------|------------------|-------------------------|-----------------------|
| <b>All Uses</b> | NA              | 0 to 50 feet     | 15 feet           | 7 feet           | 5 feet<br>see #1,<br>#2 | 45 feet               |
| <b>All Uses</b> | NA              | 51 to 100 feet   | 20 feet           | 7 feet           | 5 feet<br>see #1,<br>#2 | 45 feet               |
| <b>All Uses</b> | NA              | 101 or more feet | 25 feet           | 7 feet           | 5 feet<br>see #1,<br>#2 | 45 feet               |

### Exceptions

- #1 A rear yard of 20 feet shall be required where a lot is adjacent to or abuts a residential district.
- #2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #3 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 11

## I-1: LIGHT INDUSTRIAL DISTRICT

This district is intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses in an attractive industrial park-like setting.

### 11.01 Permitted Uses

| Permitted Use  | Applicable Standards  |
|--|---|
| <b>Wholesale trade</b>   | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Light manufacturing</b>   | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Contractor's shop/storage yard</b>                                | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to screening of all outdoor storage from view. |
| <b>Office</b>  | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Public utility facility</b>                                       | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Frozen food locker</b>  | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Wireless communication facility on existing support structure</b> | 14.02, 14.04, 14.05, 14.06, 14.09, 14.11  |
| <b>Printing plant</b>  | 14.02, 14.04, 14.05, 14.06, 14.11   |
| <b>Motor vehicle service station</b>                                 | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to screening of all outdoor storage from view. |

| Permitted Use                                     | Applicable Standards   |
|---|--|
| <b>Motor vehicle repair shop</b>                  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to an adequate number of parking spots to store the cars and screen parts and materials from view.   |
| <b>Electrical substation</b>                      | 14.02, 14.11<br>An opaque screen, six feet in height, shall be located as far back as all setback lines.   |
| <b>Warehouse or mini-storage warehouse</b>        | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Lumberyard</b>                                 | 14.02, 14.04, 14.05, 14.06, 14.11<br>All storage areas shall be at least three hundred feet of any street shown on the major street plan. Subject to screening of all outdoor storage from view. |
| <b>Retail trade or service</b>                    | 14.02, 14.04, 14.05, 14.06, 14.11<br>Only when it is an accessory use when in conjunction with the primary use of wholesaling or manufacturing.  |
| <b>Truck or bus wash</b>                          | 14.02, 14.04, 14.05, 14.06, 14.11<br>All water from the truck or bus wash being contained on the site.   |
| <b>Truck repair, sales and service</b>            | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to no unscreened outdoor storage of parts.  |
| <b>Farm store or feed store</b>                   | 14.02, 14.04, 14.05, 14.06, 14.11<br>Only accessory storage of fertilizer or farm chemicals on the site.   |
| <b>Farm implement sales, display and service</b>  | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to screening of all outdoor storage from view.  |
| <b>Accessory use or building (see definition)</b> | 14.02, 14.03   |

*(Amended: Ordinance No. 830, § 1, 04-18-16)*

## 11.02 Conditional Uses

| Conditional Use                                    | Applicable Standards  |
|--|---|
| <b>Telecommunications tower</b>                    | 14.02, 14.04, 14.05, 14.06, 14.09, 14.11, 21.01   |
| <b>Rock, sand or gravel extraction</b>             | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Provided such uses meet requirements for conducting surface mining activities in South Dakota Codified Laws.  |
| <b>Off-premise sign</b>                            | 14.02, 14.07, 21.01   |
| <b>Bus/truck terminal</b>                          | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01  |
| <b>Recycling collection or processing facility</b> | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to screening of all recyclable material from view.  |
| <b>Automobile storage yard</b>                     | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to screening of the storage yard with fence, berm, vegetation or placement on the lot.  |
| <b>Broadcast tower</b>                             | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Located at least three hundred feet from a residential district.  |
| <b>Motor vehicle repair shop</b>                   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to an adequate number of parking spots to store the cars and screen parts and materials from view.  |
| <b>Butcher Shop/Meat Market</b>                    | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Maximum of 5 head of livestock slaughtered per day (not including wild game)<br>Retail Store Front Required<br>No outdoor keeping of animals<br>Off-street unloading of animals required<br>Acceptable manure management plan required<br>Indoor storage of offal and any animal byproducts/waste |

*(Amended: Ordinance No. 941, § 1, 03-03-25)*

## 11.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

|                 | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front Yard</b> | <b>Side Yard</b>  | <b>Rear Yard</b> | <b>Maximum Height</b> |
|-----------------|-----------------|------------------|-------------------|-------------------|------------------|-----------------------|
| <b>All Uses</b> | NA              | NA               | 25 feet<br>see #2 | 10 feet<br>see #1 | 25 feet          | 45 feet               |

### **Exceptions**

- #1 A side yard of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
- #2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #3 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# **12**

## **I-2: GENERAL INDUSTRIAL DISTRICT**

This district is intended to provide for general industrial uses which may create some nuisance and which are not properly associated with, nor compatible with residential, office, or commercial establishment. All uses in this district shall comply with any state or local regulations regarding noise, emissions, dust, odor, glare, vibration or heat when applicable.

### **12.01 Permitted Uses**

| <b>Permitted Use</b>                                       | <b>Applicable Standards</b>       |
|--|-----------------------------------|
| <b>Wholesale trade</b>                                     | 14.02, 14.04, 14.05, 14.06, 14.11 |
| <b>General manufacturing other than those listed below</b> | 14.02, 14.04, 14.05, 14.06, 14.11 |

| Permitted Use  | Applicable Standards   |
|--|--|
| <b>Farm store or feed store</b>                                      | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Contractor's shop/storage yard</b>                                | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to screening of all outdoor storage from view.  |
| <b>Public utility facility</b>                                       | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Frozen food locker</b>  | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Wireless communication facility on existing support structure</b> | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Electrical substation</b>   | 14.02, 14.11<br>An opaque screen, six feet in height, shall be located as far back as all setback lines.   |
| <b>Retail trade or service</b>                                       | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to being an accessory use when in conjunction with a primary use of wholesaling or manufacturing.                       |
| <b>Warehouse or mini-storage warehouse</b>                           | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Bus and truck wash</b>  | 14.02, 14.04, 14.05, 14.06, 14.11<br>All water from the truck or bus wash being contained on the site.   |
| <b>Truck repair, sales and service</b>                               | 14.02, 14.04, 14.05, 14.06, 14.11<br>No unscreened outdoor storage of parts.   |
| <b>Fruit and vegetable canning and processing</b>                    | 14.02, 14.04, 14.05, 14.06, 14.11<br>Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods. |
| <b>Motor vehicle repair shop</b>                                     | 14.02, 14.04, 14.05, 14.06, 14.11<br>Subject to an adequate number of parking spots to store the cars and screen parts and materials from view.                      |
| <b>Airport</b>   | 14.02, 14.04, 14.05, 14.06, 14.11  |
| <b>Accessory use or building (see definition)</b>                    | 14.02, 14.03   |

## 12.02 Conditional Uses

| Conditional Use  | Applicable Standards   |
|--|--|
| <b>Bus/truck terminal</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01   |
| <b>Telecommunications tower</b>  | 14.02, 14.04, 14.06, 14.09, 14.11, 21.01   |
| <b>Off-premise signs</b>   | 14.02, 14.07, 21.01  |
| <b>Recycling collection facility</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to any outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height.                             |
| <b>Manufacture of: acid, alcohol, ammonia, asphalt, bleach, cement, chlorine, dyestuffs, explosives, fertilizer, glue, gypsum, lime, oils, paint, plaster of paris, shellac, sizing, turpentine or yeast</b> | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.                        |
| <b>Stockyards/ slaughtering of animals</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.             |
| <b>Rendering</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the location shall not be located within 1,000 feet of a residential area. |
| <b>Distillation of products</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.                        |
| <b>Paper manufacturing<br/>Smelting<br/>Boilerworks</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the location shall not be located within 1,000 feet of a residential area. |
| <b>Tank farm;<br/>petroleum products terminal</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.                        |

| Conditional Use   | Applicable Standards   |
|---|--|
| <b>Grain terminal;<br/>grain processing</b>                     | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.  |
| <b>Salvage yard</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to being sited off the main thoroughfares of the City. The owner shall agree to control rodents as a condition of the permit.  |
| <b>Manufacture and<br/>storage of electric<br/>transformers</b> | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Chemicals associated with the transformers will be contained in an acceptable manner.  |
| <b>Quarry</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01   |
| <b>Automobile storage<br/>yard</b>                              | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to screening of the storage yard with fence, berm, vegetation or placement on the lot.   |
| <b>Recycling processing<br/>facility</b>                        | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Any outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height and all processing operations must be fully enclosed.   |
| <b>Broadcast tower</b>  | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to being located at least three hundred feet from a residential district.  |
| <b>Solid waste transfer<br/>facility</b>                        | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Screening of the storage area with fence, berm, vegetation or placement on the lot. Traffic to and from the facility will not travel on residential streets and the location shall not be located within 1,000 feet of a residential area. |
| <b>Mining</b>   | 14.02, 14.04, 14.05, 14.06, 14.11, 21.01<br>Subject to the review and approval by the City's Engineer.   |

## 12.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 14.04).

|                 | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front Yard</b>     | <b>Side Yard</b> | <b>Rear Yard</b> | <b>Maximum Height</b> |
|-----------------|-----------------|------------------|-----------------------|------------------|------------------|-----------------------|
| <b>All Uses</b> | NA              | NA               | 25 feet<br>see #1, #2 | 10 feet          | 25 feet          | 55 feet               |

### **Exceptions**

- #1 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #2 A front yard of 40 feet shall be required if any structure exceeds 30 feet.
- #3 See also Adjustment to Yard Regulations (Chapter 15) and Non-Conforming and Non-Standard Uses (Chapter 16) for other specific exceptions.

# 13

## **PD: PLANNED DEVELOPMENT DISTRICT**

It is the intent of this district to provide flexibility from conventional zoning regulations with increased public review for planned development district projects in order to:

- A. Encourage well-planned, efficient urban development.
- B. Allow a planned and coordinated mix of land uses which are compatible and are harmonious, but previously discouraged by conventional zoning procedures.
- C. Encourage more creative, higher quality and more ecologically sensitive urban design with special consideration given to projects which incorporate desirable design features, including but not limited to underground parking, orientation or design to take advantage of solar energy, environmental preservation, historic preservation, handicapped accessible structures, unique use of open spaces or other desirable design features.
- D. Improve communication and cooperation among the City of Dell Rapids, land developers, and interested residents in the urbanization of new lands and the renewal of existing deteriorated areas.

### **13.01 Compliance with Comprehensive Plan**

The developments within the planned development district shall comply with the policies and design standards of the Dell Rapids Comprehensive Plan. Said development shall be mutually compatible with adjacent projected developments.

### **13.02 Procedure**

- A. Initial development plan: When a petitioner wants to request a rezoning to the planned development district, it shall be submitted to the Authorized Official, showing the

information specified in Section 13.03 below, a minimum of 30 days prior to the planning commission meeting at which consideration is desired. After the planned development request has been reviewed, the planning commission shall make a recommendation to the City Council on the requested rezoning. The City Council shall then act to approve or deny said request.

This request for rezoning is subject to the requirements for amendment of the zoning regulations specified in Chapter 20. No building permit shall be issued within the development until the final development plan is approved and the plat is filed.

B. Final development plan: Prior to construction on any lots in the planned development, the petitioner shall present a final development plan showing the information specified in Section 13.04 below, to the planning commission, who shall have the sole authority to approve, deny, or amend said plan.

The final development plan may be submitted in conjunction with the initial development plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an initial and final development plan must be shown for the area submitted for concurrent approval, except that the developer may reference the requirements of one of the traditional zoning districts as the development standard for a particular subarea.

At least one sign shall be posted on the property by the Authorized Official for a continuous period of ten days immediately prior to any public hearing held by the planning commission or City Council to consider any final development plan.

C. Amendments:

1. Major Amendments. Major amendments to the initial and/or final development plan shall be required to be approved with a public hearing in the same manner as provided for in Section 13.05.
2. Minor amendments. Minor amendments to the initial and/or final development plan shall be required to be approved by the planning commission. Notice of such hearing shall be given by the posting of not less than two signs provided by the Authorized Official. Before any action shall be taken by the planning commission, the applicant shall first file with the Authorized Official a certificate verifying that said signs have been posted at the proper location and for the time specified.

Minor amendments to the initial development plan may also be made by the submission and approval of a final development plan which is changed from the approved initial development plan. Any such amendments shall be shown as a change from the initial development plan on the final development plan, and

further these changes shall be made on the initial development plan on file with the county register of deeds.

3. Minimal amendments. Minimal amendments to the final development plan shall be submitted to the Authorized Official on a reproducible development plan showing the requested changes. The Authorized Official may then approve such change in writing if he/she deems it appropriate.

### **13.03 Initial Development Plan**

Upon application for rezoning to planned development district, the petitioner shall present an initial development plan to the planning commission for review, and to the City Council, for their approval showing the following information:

- A. Project name and legal description.
- B. A preliminary subdivision plan in compliance with the Dell Rapids Subdivision Ordinance.
- C. The proposed development scheme showing the following information:
  1. The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.
  2. The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.
  3. The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.
  4. The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.
  5. Proposed design features illustrating compatibility to the surrounding environment and neighborhood.
  6. Anticipated subarea development sequence.

In addition the developer shall provide an 8 1/2 x 11 scaled rendering on mylar of the approved initial development plan showing each of the subareas.

## **13.04 Final Development Plan**

Prior to construction on any lots in the planned development zoning district, the petitioner shall present a final development plan to the planning commission for their approval.

**Exception:** When a subarea is proposed by the developer for only single-family detached homes or two-family attached units, a final development plan will not be required.

Final development plan approval shall expire one year from the date upon which it becomes effective if no work has commenced. Upon written request to the Authorized Official and prior to the final development plan approval expiration date, a time extension for the final development plan approval may be granted.

The final development plan shall show the following information:

- A. The subdivision name, the legal description and the individual project name (if any).
- B. Boundaries of the subarea or subareas submitted for approval superimposed on the map of the initial development plan.
- C. A subdivision plat of the subarea or subareas submitted for approval in compliance with the Dell Rapids Subdivision Ordinance.
- D. A scale drawing showing the following information will be required:
  1. Size and location of proposed structures including height and number of units.
  2. Calculated floor area for each structure and a generic listing of the uses within said structure.
  3. Off-street parking lot arrangement designating all parking spaces, off-street loading spaces and any outdoor trash container.
  4. Any sidewalks, bikeways or other paths.
  5. Any outdoor lighting, type and location, except for standard street lights provided by the city.

6. Landscaping plans showing the type and location of any walls or fences, the placement, size and species of any trees or shrubs and berms in areas that will be sod or seeded.
7. All existing and proposed utilities, drainage ways, water courses and location of above ground existing utilities on adjacent property.
8. Proposed final ground contours.
9. Curb cuts and all private drives.
10. Adjacent, existing and proposed uses.
11. First floor elevation for any structure located in a flood hazard area.
12. Accurate building elevation of all proposed structures.
13. Documentation of the ownership and maintenance responsibility of any common open spaces, structures or facilities, including private streets.
14. Any subareas proposed for multiple residential development will be required to provide an open area for recreation. Said open spaces shall not be included in any required yard, but shall be located in the same subarea it is intended to serve.
15. Proposed parking and loading spaces which shall be in conformance with Chapters 14.04 and 14.05, except where unique physical, environmental or design characteristics make such requirements undesirable.
16. Unless otherwise specified on the final development plan, all development standards shall be the same as those set forth in the traditional zoning districts, which shall be referenced for each subarea as a part of the final development plan. For example: townhouses on block X shall be developed in conformance with the requirements of the R-4, residential district.

## 13.05 Amendments

- A. Major amendments: The following changes in an initial and/or final development plan are considered major amendments:
  1. Any change in the proposed land uses.
    - a. Should follow a rezoning process [Chapter 20].
  2. An increase in density above that provided for in Section 13.05 (B)(5) below.

- a. Should follow a rezoning process [Chapter 20].
- B. Minor amendments: The following changes in an initial and/or final development plan are considered minor amendments:
  - 1. Any adjustment in the size or shape of the building envelope (increasing the height or reducing the building setback).
  - 2. Any change in the number or location of curb cuts.
  - 3. Any decrease in the size of required open areas.
  - 4. A minor change in the street pattern.
  - 5. Any increase in density of a subarea:
    - a. Less than 25 percent for a subarea with less than eight units.
    - b. Less than 15 percent for a subarea with between nine and 20 units.
    - c. Less than eight percent for a subarea with 21 units or more.
  - 6. Any change in the number of parking spaces.
  - 7. Any minor change to on-premise signage.
  - 8. Any major change in the street pattern.
- C. Minimal amendments: The following changes in an initial and/or final development plan are considered minimal amendments:
  - 1. Any adjustment of a building within a previously established building envelope.
  - 2. A reduction in density and scale.
  - 3. Any minimal change in the street pattern.
  - 4. Any minimal change in the parking and loading requirements.
  - 5. Any minimal change to on-premise signage.

## **13.06 Planned Development Districts**

Planned development districts shall be as enumerated below:

13.06.01 Tract 2 of Rocky Run Addition

- (a) *Title:* Rocky Run Planned Commercial Development District.
- (b) *Scope of regulations:* The regulations set forth in this Chapter or set forth elsewhere in this Ordinance when referred to in this Chapter are the district regulations in the Rocky Run Planned Commercial Development District located within Tract 2 of Rocky Run Addition to the City of Dell Rapids, South Dakota.
- (c) *Subareas A, B and C:*
  - (1) *Uses permitted:* A building or premises shall be permitted to be used for the following purposes: those uses permitted in the B-2, General Business District.
  - (2) *Accessory uses:* Accessory uses and buildings permitted are those accessory buildings and uses customarily incident to any permitted use in the district.
  - (3) *Parking regulations:* Parking shall be regulated in conformance with the provisions for Multifamily dwellings found in Section 410 of Appendix B, Revised Zoning Ordinance.
  - (4) *Density, area yard and height regulations:* The maximum height and minimum lot requirements shall be as follows:

TABLE INSET:

|                             | Lot Area (Sq. Ft.)                                | Req'd. Frontage     | Req'd. Front Yard | Req'd. Side Yard | Req'd. Rear Yard | Maximum Height |
|-----------------------------|---|---------------------|-------------------|------------------|------------------|----------------|
| General Business Structures | Subject to approval                               | Subject to approval | 25'               | 10'              | 10'              | 45'            |
| All other uses              | Same as the B-2, General Business zoning district |                     |                   |                  |                  |                |

- (5) *Other regulations:*
  - a. Principal use structures within the planned development may be immediately adjacent with no side setback required on party wall side.
  - b. Signs attached to a principal structure and extending not more than one (1) foot from the face of each structure shall not exceed two (2) square foot in surface area for each foot of subarea frontage. All signs must

be approved by the Planning Commission prior to construction of said sign.

- c. Two additional free-standing signs not exceeding fifty (50) square feet in surface area on each side shall be allowed in the planned development to be located at each access point of the development. Low-profile signage is preferred. A sign plan must be approved by the Planning Commission prior to construction of said sign.
- d. Parking lot lighting shall be of shoe box style and designed so not to permit light intrusion upon neighboring properties.

# 14

## ADDITIONAL USE REGULATIONS

### 14.01 Reserved

### 14.02 Visibility at Intersections and Driveways

- A. Intersection safety zones: No monument style sign or other sign with its face less than twelve (12) feet above grade or any fence, wall, shrub or other obstruction to vision exceeding two and a half (2 ½) feet in height above the established street grade shall be erected, planted or maintained within thirty (30) feet of a street intersection, measuring along the property lines and connecting these two points by a straight line.
- B. Driveway safety zones: No monument style sign or other sign within its face less than ten (10) feet above grade or any fence, wall, shrub, or other obstruction to vision exceeding two and a half (2 ½) feet in height above the established street grade shall be erected, planted, or maintained within twenty (20) feet of the intersection of a street and a driveway, measuring along the edge of the street and driveway, as constructed, and connecting these two points by a straight line.

### 14.03 Accessory Buildings, Garages, Recreational Facility and Miscellaneous Structures

- A. In General.
  - 1. No accessory structure or use shall be constructed or developed on a lot prior to construction of the principal building.
  - 2. Accessory structures, excluding miscellaneous structures in Section 14.03(D), shall not exceed 30 percent of the rear yard area.
  - 3. Any structure placed within an easement that impedes the access or intended use of that easement may be removed by the City or the City's representative at the owner's expense.

B. Residential Districts.

1. Accessory buildings:

- a. Shall be setback at least four feet from the side and rear property lines.
- b. Shall not be located in front of the principal structure.
- c. Shall not have a wall height exceeding ten feet in height.
- d. Shall not be more than fifteen feet in height.
- e. Shall not be located within ten feet of the principal structure.
- f. The size of the accessory building shall not exceed 400 square feet or the requirement of Section 14.03(A)(2), whichever is less. Any accessory building exceeding 200 square feet requires a conditional use permit.
- g. Cloth, canvas, plastic sheets and tarps and similar materials are not allowed as primary materials, except greenhouses are allowed to have sheeting (glass or plastic) of prescribed building thickness as an outer covering.
- h. Shall be limited to a maximum of two accessory buildings per lot.

2. Detached garages:

- a. Shall be setback at least seven feet from the side and rear property lines.
- b. Shall not be located in front of the principal structure.
- c. Shall not be more than one story in height.
- d. The size of a detached garage shall not exceed 1,200 square feet or the requirement of Section 14.03(A)(2), whichever is less.
- e. Shall be constructed of materials that are the same or similar to the principal building.
- f. The architectural design of detached garages must be the same or similar to the principal structure.
- g. A detached garage located on a lot that abuts an alley shall not be closer than 3 feet to the rear property line.

*(Amended: Ordinance No. 787, § 1, 01-21-14)*

C. Attached garages.

1. Attached garages shall not exceed the main floor area of the principal building.
2. Setbacks for attached garages shall be according to the zoning district regulations.
3. The exterior finish of attached garages shall be of materials matching the principal structure in color and texture.
4. The architectural design of attached garages must be similar to the principal structure.

D. Miscellaneous structures.

1. Swing sets, sandboxes, play structures, dog kennels, satellite dishes and similar structures shall not be located closer than four feet from the side or rear property lines, and shall not be located within the front yard setback.
2. Any miscellaneous structure placed within an easement that impedes the access or intended use of that easement may be removed by the City or the City's representative at the owner's expense.
3. No miscellaneous structure, unless an integral part of the principal building shall be created, altered or moved within ten feet of the principal building.

E. Recreational facility.

1. Shall be set back at least five feet from the side and ten feet from the rear property lines.
2. Shall not be placed on drainage, utility or other easements.
3. Shall not be located in front of the principal structure.
4. A chain link or non-opaque fence not exceeding ten feet in height shall be allowed to enclose a recreational facility containing concrete, asphalt or similar material. If such fence is used it shall be set back at least five feet from the side and ten feet from the rear property lines and may not be placed in front of the principal structure.

F. Nonresidential districts.

1. One accessory building is allowed. Exception: Picnic shelters, gazebos and similar structures may be allowed as additional accessory structures.
2. The maximum floor area allowed is 200 square feet. Exception: Size may be increased up to 1,200 square feet with a conditional use permit.  
*(Amended: Ordinance No. 859, § 1, 12-17-18)*
3. Location of the accessory structure shall have minimal negative impact on the site and adjacent properties and shall meet the setbacks of the district.
4. Accessory structures shall not exceed the height of the principal structure. Exception: Height may be increased with a conditional use permit.
5. Shall not be located in front of the principal structure.

## **14.04 Off-Street Parking**

### **A. General Conditions**

1. No parking spaces are permitted in the required front yard in an R-1 or R-2 district except for portions of the front yard necessary for hard surfaced driveways or as otherwise provided in this Ordinance. Parking is permitted in a side yard or rear yard in any District, provided it is not nearer than two feet to the property line.
2. Driveways shall not exceed thirty-six feet in width at the property line. An exception for 40' feet driveways shall be allowed for businesses expecting semi truck traffic.
3. Each parking space shall be directly accessible to an access aisle.
4. Access approaches shall be prohibited on arterial and collector streets from the rear yard of a reverse frontage lot in a residential area.
5. All parking, loading, and maneuvering and drive areas thereto shall be hard surfaced with asphalt, concrete or gravel.
6. Except in conjunction with a legal nonconforming business it is unlawful for any person to park, store, leave, or permit the parking, storing or leaving of any commercial vehicle in a NRC, R-1, R-2, R-3, R-4 or R-M Zoning District, unless the vehicle is parked in connection with the performance of a service.
7. Automotive vehicles or trailers of any kind or type without current license plates

shall not be parked or stored on any public property in a residential zoning district other than in completely enclosed buildings. No major recreational equipment shall be parked or stored in the required front yard of any lot in a residential zoning district; provided, that such equipment may be parked on a lot for a period not to exceed twenty-four hours for loading and unloading. No such vehicles or equipment shall be used for living, sleeping or dwelling purposes when parked or stored on a residential lot, or in any location not approved for such use.

8. The parking requirements in this section shall not be applicable to property in the B-1 Central Business District, except for residential uses which are authorized by a conditional use permit.

#### B. Required 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. For the number of off-street parking and loading spaces required in all other districts, see TABLE 1:

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

| USES & STRUCTURES   | MINIMUM PARKING REQUIREMENTS  |
|---|---|
| <b>Single-family and two-family dwellings</b>                   | One space for each dwelling unit.   |
| <b>Multiple-family dwellings</b>                                | One and one-half spaces for each dwelling unit of one bedroom or less. Two spaces for each dwelling unit of two bedrooms or more. |
| <b>Rooming and boarding houses, sororities and fraternities</b> | One parking space for each two hundred square feet of floor area (one space per two beds).  |
| <b>Bowling alleys</b>   | Four spaces per lane.   |
| <b>Church or Temple</b>   | One space for each six seats in main setting area.  |
| <b>Private club or lodge</b>                                    | One parking space for each three hundred square feet of floor area.   |
| <b>Community center, library and places of public assembly</b>  | One parking space for each four seats of design capacity.   |

| USES & STRUCTURES  | MINIMUM PARKING REQUIREMENTS   |
|--|--|
| <b>High school</b>   | Four spaces for each classroom or office room, plus one for each one hundred fifty square feet of seating area in any auditorium or gymnasium or cafeteria intended to be used as an auditorium. |
| <b>Elementary school and middle school</b>                 | Two spaces for each classroom or office room, plus one for each one hundred fifty square feet of seating area in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.  |
| <b>Eating and drinking places</b>                          | One space for each three hundred square feet of gross floor area.  |
| <b>Hospitals</b>   | One space for each bed.  |
| <b>Nursing, convalescent and rest homes</b>                | One space for each three beds.   |
| <b>Auditoriums, theaters and places of public assembly</b> | One space for each four seats of design capacity.  |
| <b>Hotels and motels</b>                                   | One space for each rental rooms.   |
| <b>Funeral homes</b>                                       | One space for each four seats in the chapel.   |
| <b>Retail sales establishments</b>                         | One space for each three hundred square feet of floor area.  |
| <b>Medical and dental clinics</b>                          | One space for each two staff members and full-time employees, plus one space for each six hundred square feet of gross floor area.   |
| <b>Manufactured home parks</b>                             | Two spaces for each manufactured home.   |
| <b>Industrial uses</b>                                     | One space for each two employees on the maximum working shift.   |
| <b>Service establishments</b>                              | One space for each three hundred square feet of floor area.  |
| <b>Wholesale and distribution establishments</b>           | One space for each two employees on the maximum working shift.   |

All other uses not specified above shall have minimum off-street parking and off-street loading spaces as determined by the Board of Adjustment.

## 14.05 Off-Street Loading Requirements

There shall be provided at the time any building is erected or structurally altered, off-street loading spaces for the following uses.

| Use   | Gross square feet floor area                                  | Number of off-street loading spaces                                       |
|---|---|---|
| <b>Office buildings</b>   | 25,000 - 50,000<br>every additional 75,000                    | One 14' x 35' space.<br>Add one 14' x 35' space.                          |
| <b>Retail, service and trade establishments and industrial and wholesale commercial</b> | 5,000 - 20,000<br>20,000 - 100,000<br>Every additional 75,000 | One 14' x 35' space.<br>Two 14' x 35' spaces.<br>Add one 14' x 35' space. |

## 14.06 On-Premise Signs

| Districts   | Permitted Signs  | Sign Area  | Sign Height  |
|---|--|--|--|
| <b>NRC, R-1, R-2, R-3, R-4 for specified uses only*</b> | Freestanding   | Fifty square feet.   | Six feet above grade.  |
| <b>R-1, R-2, R-3, R-4</b>                               | Wall   | One square foot.   | On wall only.  |
| <b>B-1</b>  | Freestanding and projecting<br>*****<br>*<br>Wall and roof | Freestanding and projecting: one sq. ft. per one foot of lineal street frontage.<br>Wall and roof: two sq. ft. per one foot of lineal street frontage.<br>Maximum for all: 500 sq. ft. | Wall: on wall only.<br>Roof and projecting: five feet above roof line.<br>Freestanding: eighteen feet above grade. |
| <b>B-2**</b>  | Freestanding and projecting<br>*****<br>*<br>Wall and roof | Freestanding and projecting: one sq. ft. per one foot of lineal street frontage.<br>Wall and roof: two sq. ft. per one foot of lineal street frontage.<br>Maximum for all: 500 sq. ft. | Wall: on wall only.<br>Roof and projecting: five feet above roof line.<br>Freestanding: thirty feet above grade.   |

| Districts | Permitted Signs                          | Sign Area  | Sign Height  |
|-----------|--|--|--|
| I-1**     | Freestanding , wall, roof and projecting | One square foot per three lineal feet of street frontage with a maximum of 100 sq. ft. | Freestanding: twenty feet above grade.<br>Wall: on wall only.<br>Roof and Projecting: five feet above roof line. |
| I-2**     | Freestanding , wall, roof and projecting | One square foot per three lineal feet of street frontage with a maximum of 100 sq. ft. | Freestanding: twenty feet above grade.<br>Wall: on wall only.<br>Roof and Projecting: five feet above roof line. |

\* specified uses are listed within the district's applicable standards tables

## 14.07 Off-Premise Signs

Off-premise signs are allowed in the B-2, I-1, and I-2 Districts. Off-premise Signs in R-M Districts require a conditional use permit. All Off-premise signs are subject to the following regulations:

- A. Off-premise signs will be allowed a maximum size of 288 square feet.
- B. Signs will be allowed a maximum height of twenty feet; and a minimum height of twelve feet. Measurement shall be taken from the ground level at its supports.
- C. There will be a minimum setback for the sign face of ten feet and a minimum setback for the sign structure of twenty-two feet.
- D. Each sign shall have a surface area not to exceed one square foot for each two of street frontage on which it is located.

*(Amended: Ordinance No. 838, 08-15-16)*

## 14.08 Fences

Fences may be erected in required yards, provided they meet or exceed the following requirements:

- A. No electrical or barbed wire fence shall be erected or maintained.

- B. No fence shall be erected or maintained in such manner as to unreasonably obstruct the view of others or their access to light or air.
- C. For R-1, R-2, or B-1 District - Fences not more than six feet in height may be erected on any part of a lot other than in the required front yard. Fences not more than four feet in height may be located on any part of the lot.
- D. For B-2, I-1, or I-2 District - Fences not more than eight feet in height may be erected on any part of a lot other than in the required front yard except any yard adjacent to a residential use.
- E. No fence shall be erected which violates *14.02 - Visibility at Intersections*.
- F. Where double frontage and corner lots used residentially, fences not more than six feet in height may be placed in a required front yard abutting an arterial or collector street where:
  - 1. The required front yard abutting an arterial or collector street is not used as the front yard.
  - 2. The fence is set back a minimum of ten feet from the property line abutting the arterial or collector street.
  - 3. The fence is located no closer to the front yard than the rear wall of the main building.
- G. To preserve the neighborhood character of the Residential district, fences along the perimeter of a front yard shall be decorative and shall not be more than thirty percent solid.
- H. The maximum fence height for golf courses, public swimming pools, school track and field areas, parks and ball parks shall be eight feet and for public tennis courts twelve feet on any portion of the lot. Fences associated with these uses shall not be more than thirty percent solid.
- I. Fences that are adjacent to alleys shall be set back five feet from the street/boulevard right-of-way.
- J. The side of the fence considered being the face (facing as applied to fence post) should face abutting property.
- K. In the event a fence is to be constructed on the property line, abutting property owners shall be notified prior to the issuance of a permit.
- L. The installation of a fence shall be in a manner as to which access to the City for the

purposes of reading or maintaining utility meters is provided.

## **14.09 Telecommunications Tower, Antenna Support Structures and Wireless Communications Facilities**

Regulations regarding development of telecommunications towers, antenna structures and wireless communications facilities are intended to encourage the development of a competitive wireless communications marketplace while protecting the health, safety, and welfare of the public and maintaining the aesthetic integrity of the community. The regulations cover the placement, construction, and modification of telecommunications facilities.

- A. A minimum distance of 300 feet from the telecommunications tower to any residentially zoned or used property measured from the base of the telecommunications tower to the property line.
- B. A minimum distance of  $\frac{1}{2}$  mile between telecommunications towers measured from the base of one telecommunications tower to the base of another except when an existing antenna support structure is used to co-locate a wireless communication facility.
- C. Building permit shall include documented Federal Communications Commission (FCC) approval prior to permit issuance.
- D. The maximum height for telecommunications towers and wireless communications facilities shall not exceed 100 feet for single users or 200 feet for two or more users. When such structure is located in an airport approach zone, Federal Aviation Administration approval will be required prior to permit issuance.
- E. The tower shall be constructed in a manner that will make it inaccessible for unauthorized persons to climb.

## **14.10 Site-Built Single-Family and Multi-Family Dwelling Standards**

- A. All single-family dwellings shall be oriented on the lot, so that the primary pedestrian entrance faces the street or access easement.
- B. The primary roof line must have a minimum of a **four/twelve (4/12) pitch**. This is not applicable to re-roofing or additions to existing structures.
- C. Eaves and gable ends must be a minimum of twelve inches. This is not applicable to re-roofing or additions to existing structures.
- D. **Roofs shall be covered with shingles or tiles or a standing seam metal roof. Any metal**

roof that has exposed fasteners, semi-concealed fasteners on a facade, or any fastener system that does not adhere directly to the support system is prohibited. The exterior walls shall be similar in appearance to normal wood or masonry residential construction. Any metal siding shall have a vertical dimension no greater than twelve (12) inches. Sheet metal siding shall not be permitted in such districts.

E. 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, excepting manufactured homes placed in an approved R- M district. The Authorized Official or his or her designee shall inspect and authorize all dwellings moved into the City of Dell Rapids. For the purposes of these regulations, manufactured housing shall be allowed only in the R-M Manufactured Home Park District.

*(Amended: Ordinance No. 873, § 1, 2-18-20)*

## 14.11 Landscaping Standards

It is the desire of the City of Dell Rapids to encourage development which is environmentally sensitive and aesthetically pleasing. To assist in these objectives, a minimum standard for landscaping is prescribed.

A. The unpaved portion of a dedicated public right-of-way abutting any development shall be landscaped with sod, seed, or other living ground cover. Only deciduous shade trees may be planted in the street right-of-way.

B. Screening: A fence, wall, or shrubbery six feet in height and of a character necessary for adequate screening shall be installed or planted when a parking lot is located adjacent to residentially used property or across the right-of-way from residentially used property (unless the right-of-way is an arterial street). Berms or other landscaping techniques may be used for all or part of the six foot screening if they have a maximum grade of three feet horizontal to one-foot vertical and sodded or planted with other acceptable living ground cover.

C. Parking Lot Buffer Areas: A setback of at least eight feet shall be provided between a parking lot and residentially zoned property.

Exception: If proper screening is provided, the setback may be two feet.

D. Lighting Standards: When property is adjacent to or within 150 feet of residentially used or zoned property, the following lighting standards apply:

1. The maximum light level shall be no greater than three foot candles field measured at the property line (ground level).

2. The maximum height of light luminaries shall be 25 feet above the ground.
3. Canopy luminaries and other on-site lighting with luminaries greater than 2,000 lumens shall include a 90-degree cut-off type, deflector, refractor, or forward throw light fixture.
4. The maximum number of canopy luminaries shall be determined by the following industry standard:

Canopy length (in feet) x canopy width (in feet) x 3 = Maximum No. of Luminaries  
Lamp wattage

All other light luminaries shall have a maximum height of 38 feet above the ground. Submittal of photometric plans shall be required with all site plan checks for building projects on property with lighted parking lots or lighted canopies.

The following structures or uses are exempt from these lighting standards: public recreation facilities, parks, pedestrian walkways, illuminated flags or statues, airport runways, telecommunication towers, broadcast towers, and historic period lighting.

## **14.12 Home Occupations**

- A. Minor home occupations. All minor home occupations shall meet the following criteria and standards:
  1. The occupation must be conducted within a dwelling unit. No other employees shall be hired.
  2. The area set aside for a home occupation shall not exceed twenty percent of the total floor area of the residence. The permissible floor area includes that space necessary for storage of goods or products associated with the home occupation.
  3. The operation of the home occupation shall not cause or encourage excess vehicular or pedestrian traffic not ordinarily associated with the residential area in which the home occupation is conducted.
  4. Merchandise offered for sale shall be clearly incidental to the home occupation provided however, that, orders may be taken for later delivery off the premises.
  5. On-premises advertising shall be limited to one non-illuminated sign not exceeding one square foot. The legend shall show only the name of the occupant and type of occupation and shall be neutral in color.
  6. Such occupations shall not require substantial internal or external alterations or involve construction features not customary in a dwelling. No home occupation shall require external alteration of the residence or other visible evidence of the conduct of such home occupation.

7. No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted material shall be stored on site.
8. No activity shall be conducted which would interfere with radio or television transmission in the area, nor shall there be any offensive noise, smoke, dust or heat noticeable beyond the premises.
9. Home occupations shall be restricted to the hours of 6:00 a.m. to 9:00 p.m.
10. Family day cares.

B. Major home occupations. Any proposed home occupation which does not meet the criteria as established in this Section 14.12(A) is deemed a major home occupation and shall require a conditional use permit as established by Section 21.01.

## **14.13 Manufactured Home and Manufactured Home Park Requirements**

- A. The manufactured home shall meet or exceed the current federal Manufactured Home Construction and Safety Standards.
- B. Each manufactured home shall be properly secured to the ground with either a permanent foundation extending no less than four feet below grade, or with tie downs installed as recommended by the manufacturer, but in no event more than twelve feet apart along the perimeter of the structure. Such tie downs shall extend down no less than four feet below grade.
- C. Each manufactured home shall be skirted with material approved by the Zoning Administrator. Skirting shall be installed as recommended by the manufacturer. Skirting shall be of a material which is compatible with the appearance and condition of neighboring dwelling units. Appropriate materials shall include commercially manufactured colored steel, fiberglass, plastic or masonry materials. Tie downs and skirting shall be installed prior to occupancy.
- D. Each manufactured home shall be connected to the municipal wastewater collection system and municipal water supply system.
- E. 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.
- F. Manufactured Home Park Requirements

All manufactured home parks shall be established according to the following

requirements:

1. There shall be a site of not less than ten acres.
2. Each manufactured home lot shall provide at least two spaces for each parking of motor vehicle.
3. Each manufactured home lot shall abut or face a clear unoccupied roadway or street having a driving surface at least thirty-two feet in width.
4. The site shall be located on a well-drained area with proper grading to prevent accumulation of storm water runoff.
5. The site shall be surrounded by a landscaped strip of open space or screening at least fifteen feet wide along all park boundaries.

#### G. Additional Manufactured Home Requirements

No manufactured home except those to be located on an existing farmyard and in conjunction with a farming operation, shall be parked or occupied in any district outside an approved R-M Manufactured Home park zoning district, provided, however, a permit may be issued for parking and occupying a manufactured home on land owned by the occupant or occupants, during the construction of a house thereon, for a period not exceeding one hundred eighty days. However, if material progress with house construction is not made within forty-five days from issuance of a permit or if construction work ceases for forty-five consecutive days, said permit shall be void.

If a manufactured home within the City is located outside a manufactured home park prior to the effective date of this ordinance and is thereafter removed from its location, another manufactured home shall not be permitted to replace the existing manufactured home unless the following conditions are met:

1. Each manufactured home shall meet the minimum yard requirements for the zoning district in which it is located.
2. Each manufactured home shall be properly blocked and tied down to reduce wind damage.
3. In case a written protest is filed with the authorized official, signed by at least forty percent of the owners of equity in the lots or parts of lots within one hundred fifty feet from any part of a lot where manufactured home is intended to replace an existing manufactured home, measured by excluding streets and alleys, the existing manufactured home shall not be replaced.
4. The value of any manufactured home installed, which is intended to replace an

existing manufactured home, shall not be less than one thousand dollars less than the average full fair market value of the dwelling houses located within a one hundred foot radius of any part of the lot or parcel on which any manufactured home shall be located, measured by excluding streets and alleys, such values shall be determined from the current tax record.

5. Each manufactured home shall be connected to public water and sanitary sewer systems.
6. An existing manufactured home shall not be replaced if located within a floodplain.

#### **14.14 Bed and Breakfast Establishments**

- A. Bed and Breakfast Establishments shall be limited to a residential structure.
- B. They shall be in compliance with applicable state statutes including South Dakota Department of Health, maintaining a guest list, and providing a smoke detector in each sleeping room.
- C. Such uses shall be an incidental use with an owner-occupied principal dwelling structure provided that not more than four bedrooms in such dwelling structure shall be used for such purpose.
- D. Off-street parking requirements shall be one space per guest room and shall be in addition to parking requirements for the residence.
- E. The length of stay shall not exceed fourteen days during any 120 day consecutive period.
- F. Meals shall be limited to breakfast which is prepared in a common facility (household kitchen). Meals may be served only to overnight registered guests and cooking is not permitted in the sleeping rooms.

# 15

## ADJUSTMENTS TO YARD REGULATIONS

### **15.01 Adjustment to Front Yard Requirements**

A front yard may be adjusted to an average setback of existing adjacent structures on lots within three hundred feet and located on the same side of the block where existing adjacent structures have a front yard less than required.

### **15.02 Adjustment to Side Yard Requirements**

Buildings constructed prior to the effective date of this Ordinance with side yard setbacks of less than required by this Ordinance, may have additions erected in line with the existing building and provided further that said addition will be erected no closer to the lot line than the existing building.

### **15.03 Projection From Buildings**

Every part of any required yard shall be open to the sky and unobstructed except:

- A. Eaves may project into a front, side, or rear yard;
- B. Ordinary projection of sills, belt courses, cornices, vertical solar screen, ornamental features which may project twenty four inches;
- C. Air conditioners may project into a required side or rear yard setback;
- D. Solar collectors which are part of the main building may extend into a required rear yard for a distance not to exceed ten feet;
- E. An open, unenclosed porch may project into a required front yard for a distance not exceeding ten feet. Balconies and paved terraces may project into a required front yard

for a distance not exceeding six feet. An enclosed vestibule containing not more than forty square feet may project into a required front yard for a distance not to exceed four feet; and

- F. Terraces, uncovered porches, platforms, decks, and ornamental features which do not extend above the level of ground (first) floor may project into a required yard, provided these projections be distances at least five feet from the adjacent side or rear lot line. An open, unenclosed porch or paved terrace may project into a rear yard for a distance not exceeding ten feet, provided that such porch or terrace shall not interfere with or encroach on any existing underground easements or utilities.

*(Amended: Ordinance No. 811, § 1, 10-20-14)*

# 16

## NON-CONFORMING AND NON-STANDARD USES

### 16.01 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 to the district regulations subject to the following provisions:

- A. 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.
- B. When the use of a building is nonconforming as defined by this ordinance and such a building is damaged by a fire, explosion, act of God, or the public enemy to the extent of more than sixty percent of its fair market value, it shall not be restored except in conformity with the provisions of the district in which the building is located.
- C. When a nonconforming use or structure is discontinued for a period of one year, the City Council may adopt, after notice by certified mail to the property owners, an amortization schedule to bring about the gradual elimination of such nonconforming use.
- D. 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.
- E. 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.

### 16.02 Continuation of Non-Standard Uses

Nonstandard uses existing immediately prior to the effective date of this ordinance may be continued, although such uses do not conform to the provisions hereof. Nonstandard buildings or structures may be enlarged or extended, converted, reconstructed, or structurally

altered as follows:

- A. Enlargements, extensions, conversions, or structural alterations may be made as required by law or ordinance.
- B. Structural alteration of buildings or structures may otherwise be made if such changes do not encroach into an existing front yard, side yard, or rear yard which is less than the minimum required yards for the district in which they are located.
- C. Enlargement, extension, conversion of buildings or structures may otherwise be made if such changes comply with the minimum required yards, lot area, height, landscaping, parking, and density for the district in which they are located.

# 17

## ADMINISTRATION AND ENFORCEMENT

### 17.01 Powers and Duties

The Authorized Official is hereby authorized and directed to enforce all the provisions of the Zoning Ordinance and establish rules for its administration. For such purposes he or she shall have the powers of a law enforcement officer. The Authorized Official shall have the power to render interpretations of this ordinance. Such interpretations shall be within the intent and purpose of the Zoning Ordinance, and be set forth in writing. In addition, the Authorized Official may appoint or solicit technical advice, inspectors, city officials and other city employees to assist with the administration of the Zoning Ordinance. The Authorized Official shall be a City employee, with work week, hours of work and salary to be determined by the City Council or another person approved by the City Council. With approval of the City Council, the Mayor shall appoint the Authorized Official.

### 17.02 Right of Entry

Whenever necessary to make an inspection to enforce any of the provisions of this title, the Authorized Official and authorized representatives may enter such building or premises at all reasonable times to inspect. Provided such building or premises is occupied, the Authorized Official or authorized representative shall first present proper credentials and request entry. If such building or premises is unoccupied, the Authorized Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the Authorized Official or authorized representative shall have recourse to every remedy provided by law to secure entry.

When the Authorized Official or authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry of the building or premises, no owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect to promptly permit entry.

### 17.03 Stop Order

Whenever any work or use is being done contrary to the provisions of this title, the

Authorized Official may order the work or use stopped by notice in writing served on any person engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work or use until authorized by the Authorized Official to proceed with the work or use.

# 18

## BUILDING PERMITS, FEES AND CERTIFICATES OF OCCUPANCY

### 18.01 Building Permit

No new development, change of use, moving in/moving out of structures, demolition, or other action which may be regulated by the provisions of this ordinance including use, height, number of occupants, lot area, off-street parking or yard requirements, shall occur without a Building Permit issued by the Authorized Official of the City of Dell Rapids.

- A. An Application for Building Permit, available from the Authorized Official of the City of Dell Rapids, shall be completed by the landowner, personal property owner, landowner's representative, or contractor requesting the Building Permit. Completed applications shall be returned to the Authorized Official of the City of Dell Rapids for review. To be considered complete, the application form shall be accompanied by the following additional items:
  1. Any required attachments, city fees;
  2. Two copies of plans drawn to scale, showing the dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration;
  3. Any additional information, as requested by the Authorized Official of the City of Dell Rapids, as lawfully may be required to determine conformance with and provide for the enforcement of this ordinance.
- B. A temporary Building Permit may be issued by the Authorized Official of the City of Dell Rapids for a period not exceeding 6 months during alterations or partial occupancy of a building pending its completion. The Authorized Official of the City of Dell Rapids may attach conditions and safeguards to said temporary permit to protect the safety of the occupants and the public.
- C. One copy of the plans shall be returned to the applicant, after the Authorized Official

of the City of Dell Rapids has marked such copy as either approved or disapproved, and attested to the same by signing said copy of the plans. One copy of the plans, similarly marked, shall be retained by the Authorized Official of the City of Dell Rapids for City records.

D. If the Authorized Official of the City of Dell Rapids determines the proposed action would not be in compliance with the provisions of these regulations, a Building Permit may not be issued, except upon completion of one of the following processes established in these regulations, as may be applicable to such proposed action. The Authorized Official of the City of Dell Rapids shall inform the applicant when one of the following processes may be applicable:

1. Variance, and
2. Amendment.

Issuance of a Building Permit shall indicate that, in the opinion of the Authorized Official of the City of Dell Rapids, the proposed use and/or alterations of existing use are in compliance with the requirements of these Zoning Regulations. Issuance of a Building Permit shall not be construed as waiving any provisions of these regulations. Proposed uses and/or alterations of existing uses which are not in compliance with the requirements of these Zoning Regulations shall not be issued a Building Permit.

## **18.02 Expiration of Building Permits**

Every building permit issued under the provisions of this chapter shall expire by limitation and become null and void if the work or use authorized by such permit is not commenced within 180 days from the date of such permit, or if the work or use authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall first be obtained to do so, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required for this section for good and satisfactory reasons. The Authorized Official may, except as otherwise provided herein, extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

## **18.03 Fees**

A schedule of fees, charges, and expenses for permits, change of zone, appeals, and other matters pertaining to this Zoning Ordinance shall be established by resolution of the City

Council. The current fee schedule shall be available from the Authorized Official of the City of Dell Rapids. All fees shall be the property of the City and shall be paid over to the Authorized Official of the City of Dell Rapids for credit to the General Fund of the City which under no condition shall be refunded. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

#### **18.04 Certificate of Occupancy**

No building, structure or land shall be used or occupied and no change in the existing use of a building, structure or land shall be made until a final inspection has been completed. If it is found that the building, structure or land complies with the provisions of this Zoning Ordinance, a certificate of occupancy shall be issued.

A record of all certificates of occupancy shall be kept on file in the office of the Authorized Official of the City of Dell Rapids, and copies shall be furnished on request to any person have a proprietary or tenancy interest in land or buildings affected by such certificate of occupancy.

# 19

## BOARD OF ADJUSTMENT

### 19.01 Establishment

A Board of Adjustment is hereby established for the City of Dell Rapids, which shall consist of the members of the Dell Rapids City Council, pursuant to SDCL 11-4-24.

### 19.02 Powers and Duties

The Board of Adjustment shall have the following powers and duties:

- A. To hear and decide appeals where it is alleged there is error in any requirement or determination made by the Authorized Official of the City of Dell Rapids in the enforcement of this ordinance.
- B. To hear and decide upon petitions for variances to vary the strict application of the height, area, setback, yard, parking or density requirements as will not be contrary to the public interest. A variance shall not be allowed to vary the use regulations.

### 19.03 Appeal Procedure

- A. Any person or persons, jointly or severally, aggrieved by any decision of the Authorized Official, may present to that Official, a notice of appeal, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. The notice of appeal shall be filed with the Authorized Official of the City of Dell Rapids, who shall transmit to the Board of Adjustment all information and records concerning the appeal. Such notice of appeal shall be presented to the Authorized Official within thirty (30) days after the filing of the decision in the office of the Authorized Official.
- B. The Board of Adjustment shall keep a public record of all findings and decisions. All meetings shall be held at the call of the Chairman and at such other times as necessary. Each session at which an appeal is to be heard shall be a public meeting. No less than ten (10) days before the public hearing, the Authorized Official of the City of Dell Rapids shall publish notice of the public hearing in a legal newspaper of the city.
- C. The public hearing shall be held. The appellant may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the Board of Adjustment. Written findings certifying compliance with the specific rules

governing the action considered at the public hearing shall be completed by the Board. The concurring vote of two-thirds (2/3) of the members of the Board of Adjustment shall be necessary to approve any appeal or arrive at any determination.

## **19.04 Variances**

- A. The Board of Adjustment shall have the jurisdiction to hear and decide upon petitions for variances to vary the strict application of the height, area, setback, yard, parking or density requirements as will not be contrary to the public interest. For purposes of these regulations, public interest shall include the interests of the public at large within the City, not just neighboring property owners. At all times, the burden shall be on the applicant to prove the need for a variance. The following issues are to be considered, each and all of them, as determining factors in whether or not the issuance of a variance is justified:
  - 1. An unnecessary hardship must be established by the applicant who applies for the variance. For purposes of this Chapter, an unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible or reasonable use of the property. Convenience, loss of profit, financial limitations, or self-imposed hardship shall not be considered as grounds for approving a variance by the Board of Adjustment.
  - 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
  - 3. The variance requested is the minimum variance that will alleviate the hardship.
  - 4. Granting of the variance will comply with the general purpose and intent of this Ordinance, and will not be offensive to adjacent areas or to the public welfare.
  - 5. No nonconforming use or structure in the same district and no permitted or nonconforming use or structure in other districts shall be considered the sole grounds for the issuance of a variance.
  - 6. Exceptional and extraordinary circumstances apply to the property that do not apply to other properties in the same zone or vicinity and that result from lot size or shape, topography or other circumstances which are not of the applicant's making.
- B. In order to preserve the intent of these Zoning Regulations and to protect the public interest, the Board of Adjustment may attach conditions to a Variance. A Variance shall remain valid only as long as the property owner complies with any terms and conditions of the Variance, as attached by the Board of Adjustment.

- C. An Application for a Variance, available from the Authorized Official of the City of Dell Rapids, shall be completed by the landowner requesting the Variance. Completed applications shall be returned to the Authorized Official for review. To be considered completed, the application shall contain the following information:
  - 1. Legal description of the land on which such variance is requested, together with local street address;
  - 2. Name and address of each owner of the property;
  - 3. Signature of at least one of the owners of the property;
  - 4. Name, address, phone number and signature of the applicant;
  - 5. Zoning district classification under which the property is regulated at the time of such application;
  - 6. Description of the variance sought from the Zoning Regulations; and
  - 7. Be accompanied with a site plan, unless waived by the Authorized Official.
- D. The Authorized Official shall review the application, and shall make a recommendation to the Board of Adjustment to either approve or not approve said application. The Authorized Official's recommendation shall include a summary of the application, and the reasons and justification for either approval or disapproval of the application.
- E. The Authorized Official shall set the date, time and place for a public hearing to be held by the Board of Adjustment. The Authorized Official shall notify the landowner by mail, and shall post notices of the public hearing at the City Office and on the property affected by the proposed Variance no less than ten days prior to the scheduled public hearing. No less than ten days before the public hearing, the Authorized Official shall publish notice of the public hearing in a legal newspaper of the city.
- F. The public hearing shall be held. The applicant may appear in person, or by agent or attorney. If no one is present who can answer questions from the Board of Adjustment, the decision can be tabled to a later time or date until questions can be answered. Minutes of the public hearing shall be recorded and kept in the records of the Board of Adjustment. Written findings certifying compliance with the specific rules governing the action considered at the public hearing shall be completed by the Board. The concurring vote of two-thirds of the members of the Board of Adjustment shall be necessary to approve any variance or arrive at any determination.

## **19.05 Court Review**

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the municipality, may present to a court of record a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the Board's decision as provided in SDCL 11-4-25.

# 20

## AMENDMENTS AND CHANGE OF ZONE

### 20.01 Procedure

Zoning amendments and change of zones are changes to the City of Dell Rapids's Zoning Regulations. Applications for amendment may be submitted by either the City or any owner of land within the City. The regulations, restrictions and boundaries set forth in this ordinance may from time to time be amended, supplemented, or repealed, provided however, that no such action may be taken until after public hearings, at which parties in interest and citizens shall have an opportunity to be heard.

The following procedure for requesting an amendment shall be followed:

- A. The Authorized Official of the City of Dell Rapids shall review the application for amendment or change of zone and forward the application and his/her comments to the Planning Commission for review.
- B. The Authorized Official of the City of Dell Rapids shall set the date, time and place for a Planning Commission public hearing. The Authorized Official of the City of Dell Rapids shall publish notice of the public hearing in a legal newspaper of the city once not less than ten days prior to the public hearing. At least one sign shall be posted on the property for a continuous period of ten days immediately prior to any public hearing held by the Planning Commission to consider any rezoning application.
- C. The public hearing shall be held. Any person may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the Planning Commission.
- D. The Planning Commission shall either recommend or not recommend approval of the amendment to the City Council.
- E. The Authorized Official of the City of Dell Rapids shall set the date, time and place for a City Council public hearing. The Authorized Official of the City of Dell Rapids shall publish notice of the public hearing in a legal newspaper of the city once not less than ten days prior to the public hearing. At least one sign shall be posted on the property for a continuous period of ten days immediately prior to any public hearing held by the City Council to consider any rezoning application.
- F. The City Council shall either approve or not approve the ordinance describing the proposed amendment or change of zone to these Zoning Regulations, in accordance

with standard procedures for reading, approval, publication and effective date.

- G. When a proposed amendment or change of zoning district classification is approved by the City Council, the amendment or change of zoning district classification shall take effect twenty days after publication, unless the referendum shall have been invoked, or unless a written protest is filed with the Finance Officer, signed by at least forty percent of the owners of equity in the lots included in any proposed district and the lands within two hundred fifty feet from any part of the proposed district. A corporation is construed to be a sole owner, and if parcels of land are in the name of more than one person, ownership representation is in proportion to the number of signers who join in the petition in relation to the number of owners. If a protest is filed, the ordinance does not become effective unless the ordinance is approved by two-thirds of the City Council at its next regularly scheduled meeting. The protest provisions of this Section do not apply to any ordinance regulating or establishing floodplain areas.

*(Amended: Ordinance No. 802, 07-07-14)*

# 21

## CONDITIONAL USE PERMITS

### 21.01 Conditional Uses

Any conditional use approved by the Planning Commission shall conform to the standards set forth for such uses below. These standards shall be construed to be the minimum requirements for any of the specified conditional uses, and the Planning Commission may require additional reasonable stipulations at their discretion. In all cases, the impact of the proposed use on adjacent properties shall be a major consideration.

#### A. Procedure

The Planning Commission may authorize by conditional use permit those uses specifically designated as Conditional Uses in Chapters 3 through 12. The Planning Commission shall impose such conditions as are appropriate and necessary to insure compliance with the Comprehensive Plan and protect the health, safety, and general welfare in the issuance of such conditional use permit.

#### B. Application

To obtain a conditional use permit, the applicant shall file an application, therefore, in writing on a form furnished by the Authorized Official. Every application shall contain the following information:

1. Legal description of the land on which such conditional use is requested, together with local street address.
2. Name and address of each owner of the property.
3. Name, address, phone number and signature of the applicant.
4. Zoning district classification under which the property is regulated at the time of such application.
5. Be accompanied with a site plan, unless waived by the Authorized Official.
6. Any other information concerning the property as may be requested by the Authorized Official or the Planning Commission.

#### C. Fees

Upon the filing of any application for a conditional use permit with the Authorized Official, the applicant shall pay to the City the appropriate fee as designated by resolution of the City Council.

#### D. Information on Site Plan

In addition to the following information, plans shall be drawn to scale upon substantial paper or provided electronically and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this Chapter and all relevant laws, ordinances, rules and regulations. The Authorized Official may waive the submission of plans, if he or she finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Chapter.

1. The address of the property and the legal description.
2. The name of the project and/or business.
3. The scale and north arrow.
4. All existing and proposed buildings or additions.
5. Dimensions of all buildings.
6. Distance from all building lines to the property lines at the closest points.
7. Building height and number of stories.
8. Dimensions of all property lines.
9. Parking lots or spaces; designate each space, give dimensions of the lot, stalls and aisles.
10. Screening; show height, location, and type of material to be used.
11. The landscaped setback and trees; indicate species of trees and material to be used for landscaping.
12. Name and location of all adjacent streets, alleys, waterways and other public places.

Approved plans shall not be changed, modified, or altered without authorization from the Planning Commission giving final approval, and all work shall be done in accordance with the approved plans.

#### E. Review and Public Hearing Procedure

Prior to the approval of a conditional use permit, the Authorized Official shall meet with the applicant to review the application. After review of the application, the Authorized Official shall make a recommendation to the Planning Commission to either approve or not approve said application. The Authorized Official's recommendation shall include a summary of the application, and the reasons and justification for either approval or disapproval of the application.

The Authorized Official shall set the date, time and place for a public hearing to be held by the Planning Commission. The Authorized Official shall notify the landowner by mail, and shall post notices of the public hearing at the City Office and on the property affected by the proposed conditional use permit no less than ten days prior to the scheduled public hearing. No less than ten days before the public hearing, the Authorized Official shall publish notice of the public hearing in a legal newspaper of

the city.

The following procedure shall be followed by the Planning Commission in considering the recommendation of the Authorized Official:

1. The public hearing shall be held. Any person may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the Planning Commission.
2. Before any conditional use permit shall be granted, the Planning Commission shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provision and arrangement has been made concerning the following, where applicable:
  - a. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
  - b. Off-street parking and loading areas where required;
  - c. Refuse and service areas, with particular reference to (a) and (b) above;
  - d. Utilities, with reference to locations, availability, and compatibility;
  - e. Screening and buffering with reference to type, dimensions and character;
  - f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with other properties in the district;
  - g. Required yards and other open space;
  - h. General compatibility with adjoining properties and other property in the zoning district in which such use is to be located;
  - i. The goals and objectives of the most recently adopted Comprehensive Plan.

The Planning Commission shall decide whether to grant the conditional use with such conditions and safeguards as are appropriate or to deny a conditional use when not in harmony with the purpose and intent of these regulations. The decision of the Planning Commission shall be final unless an appeal is filed in accordance with Chapter 21.01(F).

#### F. Appeal of Planning Commission Decision

The decision rendered by the Planning Commission on a conditional use permit may

be appealed to the City Council. The applicant or any other person aggrieved by the decision of the Planning Commission shall file a written appeal with the Authorized Official within five working days of the Planning Commission's oral decision. When an appeal is filed, the Authorized Official shall present the Planning Commission's decision to the City Council for review. The Authorized Official shall set the date, time and place for a public hearing to be held by the City Council. No less than ten days prior to the scheduled public hearing, the Authorized Official shall notify the landowner by mail, post notices at the City Office and on the property affected by the proposed Conditional Use Permit and publish notice of the public hearing in the legal newspaper of the City. The City Council shall vote to uphold, overrule or amend the decision of the Planning Commission.

G. **Expiration**

A conditional use permit shall expire one year from the date upon which it becomes effective if no work has commenced. Upon written request to the Authorized Official and prior to the conditional use permit expiration date, a one-year time extension for the conditional use permit may be granted by the Authorized Official.

A conditional use permit approved in accordance with Chapter 21 shall expire one year after the use discontinues on the premises, or the use is changed to another permitted use in the underlying district.

# 22

## DEFINITIONS

### 22.01 Purpose

In the application of this ordinance, the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise.

- A. Words used in the present tense shall include the past and future.
- B. Words used in the singular number shall include the plural number and the plural, the singular.
- C. The word "shall" is mandatory and not discretionary.
- D. The word "may" is permissive.
- E. The words "used" or "occupied" shall include the words "intended," "designed," or "arranged to be used or occupied."
- F. The word "lot" shall include the words "plot," "parcel," or "tract."
- G. The word "person" shall include a "firm," "association," "organization," "partnership," "trust," "company," or "corporation" as well as an "individual."
- H. The word "building" shall include the words "structure" and "premises."
- I. Any word not herein defined shall be as defined in any recognized standard English dictionary.

### 22.02 Definitions

**ABUTTING** - Abutting shall mean adjacent or contiguous and shall include property separated by an alley. The term "abutting" implies a closer proximity than the term "adjacent."

**ACCESSORY USE OR BUILDING** - As applied to use, accessory means customarily subordinate or incidental to that of the main building or to the main use of the premises, and located on the same lot with such use or structure. As applied to building, accessory means a subordinate detached building of which is located on the same lot on which the main

building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such main building or use.

**ACTIVITY** - Any application for a permit under this ordinance or any development or use encompassed within the jurisdiction of this Ordinance.

**ADULT ARCADE** - Any place to which the public is permitted or invited and in which coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images involving specific sexual activities or specific anatomical areas to persons in booths or viewing rooms.

**ADULT BOOKSTORE OR VIDEO STORE** - A commercial establishment that offers for sale or rent any of the following as one of its principal business purposes:

1. Books, magazines, periodicals, or other printed matter, photographs, films, motion pictures, videocassettes or reproductions or slides, or other visual representations that depict or describe specific sexual activities or specific anatomical areas.
2. Instruments, devices, or paraphernalia that are designed for use in connection with specific sexual activities.

**ADULT CABARET** - Any nightclub, bar, restaurant, or other similar commercial establishment that regularly features:

1. Persons who appear in a state of nudity or seminudity.
2. Live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.
3. Films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by the depiction or description of specific sexual activities or specific anatomical areas.

**ADULT MOTION PICTURE THEATER** - A commercial establishment in which, for any form of consideration, films, motion pictures, videocassettes, slides, or other similar photographic reproductions that are characterized by the depiction or description of specific sexual activities or specific anatomical areas are predominantly shown.

**ADULT ORIENTED BUSINESS** - Any adult arcade, adult bookstore or video store, cabaret, adult live entertainment establishment, adult motion picture theater, adult theater, massage establishment that offers adult service, or nude model studios.

**ADULT SERVICE** - Dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening, or other performances or activities conducted for any

consideration in an adult oriented business by a person who is nude or seminude during all or part of the time that the person is providing the service.

**ADULT THEATER** - A theater, concert hall, auditorium, or similar commercial establishment that predominantly features persons who appear in a state of nudity or who engage in live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.

**AGRICULTURE** - The production, keeping, or maintenance, for sale, lease or personal use, of plants and animals useful to man, including but not limited to: forages sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. This definition **shall not include** intensive agricultural activities such as feedlot operations, chicken farms, and agribusiness activities.

**AIRPORT** - A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers, including Heliports.

**ALLEY** - An alley is a public right-of-way which affords only a secondary means of access to abutting property.

**ANTENNA** - Any device that radiates or captures electromagnetic wave signals, including digital voice and data signals, analog voice and data signals, video signals or microwave signals, and is mounted on a structure that allows freedom from obstruction for the radiation and capture of the electromagnetic signals.

**AQUIFER** - A geologic formation, group of formations, or part of a formation capable of yielding, storing, or transmitting a usable amount of groundwater to wells or springs for domestic or animal use.

**ARCADE** - A building or structure, open to the public, which contains coin operated games and similar entertainment and amusement devices, as the primary use or with five or more games as an accessory use.

**ASSISTED-LIVING CENTER AND CONGREGATE CARE FACILITY** - A licensed health care facility to provide 24-hour supervision of the frail elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may also provide services, such as recreational activities, financial services, and transportation.

**AUTOMOBILE STORAGE YARD** - The temporary storage of vehicles which are

impounded, licensed, and operable, in an unroofed area.

**AWNING/CANOPY** - A roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

**BED AND BREAKFAST ESTABLISHMENT** - A private single-family residence which is used to provide limited meals and temporary accommodations for a charge to the public.

**BOARD OF ADJUSTMENT** - Public and quasi judicial agency charged with duty to hear and determine zoning appeals.

**BOARDINGHOUSE** - A building, other than a hotel or apartment hotel, where for compensation and by prearrangement for definite periods, lodging, meals, or lodging and meals are provided for three or more persons.

**BROADCAST TOWER** - Shall mean a structure, not including offices or studio, for the transmission of radio or television broadcast communications.

**BUILDABLE AREA** - The three-dimensional space within which a building is permitted to be built on a lot and which is defined by maximum height regulations and yard setback regulations.

**BUILDING** - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and which is constructed or erected on the ground or attached to the ground with a fixed location on the ground.

**BUILDING, DETACHED** - A building surrounded by open space on the same lot.

**BUILDING, HEIGHT** - The vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest roof, or to the average height of the highest gable of a pitched, hipped, or shed roof. The measurement shall be taken from the average elevation of the finished grade within ten feet of the structure.

**BUILDING LINE** - A line parallel to the curb line touching that part of a building or parking lot closest to the street.

**BUILDING PERMIT** - A document signed by the Authorized official of the City of Dell Rapids as a condition precedent to the commencement of a use or the erection, construction, re-construction, restoration, alteration, conversion, or installation of a building, which acknowledges that such use, or building complies with the provisions of the municipal zoning ordinance or an authorized variance therefrom.

**BUILDING, RESIDENTIAL** - A building which is arranged, designed, used or intended to be used for residential occupancy by one or more families or lodgers, and which includes,

but is not limited to, the following types:

1. Single-family detached dwellings;
2. Single-family attached dwellings;
3. Multiple-family dwellings (including apartment hotels);
4. Lodging houses; and
5. Fraternity and sorority houses.

**BUS PASSENGER TERMINAL** - A place where the transfer of people between modes of transportation takes place.

**BUS/TRUCK TERMINAL** - An area and building where buses, trucks, and cargo is stored; where loading and unloading is carried on regularly; and where minor maintenance of these types of vehicles is performed.

**BUS/TRUCK WASH** - Any building or portions thereof used for washing buses and/or trucks.

**BUTCHER SHOP** – A retail store that manufactures, process, or sells animal products such as meat, poultry, and fish to the general public.

**CAMPGROUND, TRAVEL TRAILER PARKING AREA** - Shall mean a plot of ground for public use upon which two or more campsites are located, established, maintained, advertised, or held out to the public, to be a place where camping units can be located and occupied as temporary living quarters.

**CARPORT** - Means a permanent roofed structure with not more than two enclosed sides used or intended to be used for automobile shelter and storage. Canvas, fiberglass, lath, vegetation, or other similar material are not ordinary roof coverings and cannot be used in providing covered spaces for a carport.

**CAR WASH** - Any building or portions thereof used for washing automobiles.

**CERTIFICATE OF OCCUPANCY** - A document issued by the proper authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

**CHANGE OF USE** - Substitution of one thing for another specifically regarding use of land or use of a building.

**CHURCH** - A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith.

CITY - Means City of Dell Rapids, South Dakota.

CITY COUNCIL - Means Board of City Council Members, Dell Rapids, South Dakota.

CLINIC - An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, optometrists, social workers, etc., and where patients are not usually lodged overnight.

CLUB - Building and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

COMMERCIAL PARKING LOT/FACILITY - An approved open or enclosed off-street parking area or structure where licensed and operable motor vehicles are temporarily stored for a fee.

COMMISSION - Means City Planning Commission of Dell Rapids, South Dakota.

COMPREHENSIVE PLAN - The adopted long-range plan intended to guide the growth and development of the community and region, including analysis, recommendations and proposals of the community's population, economy, housing, transportation, community facilities, and land use.

CONDITIONAL USE PERMIT - A permit issued by the Planning Commission stating that a Conditional Use complies with the conditions and standards set forth in this Ordinance.

CONTRACTOR'S SHOP AND STORAGE YARD - Use of land or buildings for storage and preparation of materials used by that same individuals in conducting the business of construction and repair work, generally completed at some other on-site location.

CONTAMINANT - Any "regulated substance," as defined by SDCL 34A-12-1(8), as in effect on the date of passage of this ordinance and as amended from time to time, and all petroleum products, including gasoline, oil, waste oils, and other fuels as well as their hazardous constituents.

CURB LINE - The outside lines of the pavement or roadway.

DAY CARE - The providing of care and supervision of a child or children/adults as a supplement to regular parental/home care, without transfer of legal custody or placement for adoption, with or without compensation, on a regular basis for a part of a day.

DAY CARE, CENTER - Is normally in a facility used only for providing day care, nursery, or pre-kindergarten services, and is limited in number over twelve by the square footage of usable space available. The ratio is presently thirty-five square feet per child indoors and fifty square feet per person outdoors.

DAY CARE, FAMILY - Care is done in a family home, and the number of persons cared for is limited to a maximum of six adults or six children under fourteen. Included in that count are the providers' own children six years and under. See (Home Occupation).

DAY CARE, GROUP - Is normally in a family home. The number of persons cared for is seven to twelve adults or children under the age of fourteen including the provider's own children six years and under.

DENSITY - The number of families, individuals, dwelling units, or housing structures per unit of land.

DEVELOPMENT - The carrying out of any construction, reconstruction, alteration of surface, structure, change or land use or intensity of use, and including but not limited to the deposit of refuse, solid or liquid waste, any mining or drilling operation, or work relating to the creation of a road, street, or parking area.

DISTILLATION OF PRODUCTS - A building or premises used for the purification and concentration of a substance by volatilization or evaporation and subsequent condensation.

DISTRICT - A part, zone, or geographic area of the City of Dell Rapids within which certain zoning or development regulations apply.

DRIVE-UP SERVICE WINDOW/DEVICE - An establishment which accommodates the patron's motor vehicles, from which the occupants may obtain or receive a service or obtain a product through a service window or automated device.

DWELLING - A building, or portion, thereof, used exclusively for human habitation, including single-family, two-family, and multiple-family dwellings, but not including hotels, motels, or lodging houses.

DWELLING, ATTACHED - A one-family dwelling attached to two or more one-family dwellings by common vertical walls.

DWELLING, MULTIPLE-FAMILY - A building, or portion thereof, containing three or more dwelling units.

DWELLING, SINGLE FAMILY DETACHED - A dwelling which is designed for and occupied by not more than one family and is surrounded by yards and is not attached to any other dwelling by any means.

DWELLING, SINGLE FAMILY FARM - Single family dwelling located on a farm which is used or intended for use by the farm's owner or relative of the owner or a person employed thereon.

DWELLING, TOWNHOUSE - One of a group or row of two or more single-family dwellings designed and built as a single structure facing upon a street in which the individual

townhouse may or may not be owned separately. The townhouse need not face upon a street if otherwise specifically provided in this title. For the purpose of side yard regulations, the structure containing the row or group of townhouses shall be considered as one building occupying a single lot.

**DWELLING UNIT** - One or more rooms, designed, occupied, or intended for occupancy as a separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

**ELECTRICAL SUBSTATION** - A premises which may or may not contain buildings, where the interconnection and usual transformation of electrical service takes place between systems. An electrical substation shall be secondary, supplementary, subordinate, and auxiliary to the main system.

**EXISTING ANTENNA SUPPORT STRUCTURE** - Any existing structure that supports wireless communications facilities, such as but not restricted to, telecommunications and broadcast towers, buildings, clock towers, steeples and light poles.

**FAMILY** - One or more individuals, related by blood or law, occupying a dwelling unit and living as a single household unit. A family shall not include more than three adults who are unrelated by blood or law. In addition to the persons actually related by blood or law, the following persons shall be considered related by blood or law for the purposes of this title:

1. A person residing with the family for the purpose of adoption;
2. Not more than six persons under eighteen years of age, residing in a foster home licensed or approved by a governmental agency;
3. Not more than four persons eighteen years of age or older residing with the family for the purpose of receiving foster care licensed or approved by a governmental agency;
4. Any persons living with the family at the direction of a court; and
5. Twenty four hour supervised living of persons with physical or mental disabilities, but not including group homes for drug and alcohol rehabilitation or halfway houses for persons adjudicated by a court. Such residential facilities shall be licensed by the State of South Dakota and proof of such licensing shall be required prior to zoning certificate approval.

**FARM** - A parcel of land used for agricultural purposes, with a minimum of ten acres in size.

**FARM IMPLEMENT DEALER** - The use of any building or land area for the display and sale of new and used farm implements, including any warranty repair work and other repair

service conducted as an accessory use.

**FARMSTEAD** - The area of a farm in which the out buildings sit and is normally protected by a grove(s) and not used for crops or grazing.

**FARM STORE/FEED STORE** - A retail store selling primarily agricultural products, including the bulk storage of fertilizers and related agri-chemicals.

**FENCE** - An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**FENCE, DECORATIVE** - An open fence constructed of wrought iron or similar material, split rails or pickets, and not a shadow box, "board on board" type fence.

**FENCE, SHADOW BOX OR BOARD ON BOARD** - A fence that is the same on both sides when mounted or installed between the vertical fence posts. A shadow box fence shall be considered open when such fence has boards installed on alternating sides of horizontal members so that when viewed perpendicular there is a one-quarter inch or greater separation between the alternating vertical boards.

**FLOOR AREA** - The square feet of floor space within the outside line of walls and includes the total of all space on all floors of a building. It does not include porches, garages, or space in a basement, or cellar when said space is used for storage or incidental uses.

**FREESTANDING SIGN (Ground Sign)** - A sign supported by one or more uprights, poles, or braces in or upon the ground and not attached to any building.

**FRONTAGE** - That side of a lot abutting on a street; the front lot line.

**FRUIT/VEGETABLE CANNING AND PROCESSING** - A commercial establishment in which food is processed or otherwise prepared for human consumption but not consumed on the premises.

**GARAGE, PRIVATE** - A building or a portion of a building in which motor vehicles owned or leased by the occupants of the principal buildings are stored or kept

**GARDEN CENTER** - Garden center shall mean a building or premises used primarily for the retail sale of items useful in the culture, display, or decoration of lawns, gardens, or indoor plants; including books, appliances, and tools, but not including power tools or tractors.

**GAS DISPENSING STATION** - Any building or premises which provides for the retail sale of gasoline or oil. No automobile repair work or sale of auto accessories, or testing may be done. Gasoline pumps and islands shall be located more than twelve feet from the nearest property line.

**GENERAL MANUFACTURING** - Those manufacturing processes including light manufacturing which have the potential to be a nuisance due to dust, odor, noise, vibration, pollution, smoke, heat, glare, or the operation of the processes outside the building.

**GOLF COURSE** - A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

**GRADE** - The average elevation of the land around a building.

**GRAIN TERMINAL** - A facility for the storage of agricultural grains.

**GREENHOUSE** - A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment.

**GROUP HOME** - A supervised living or counseling arrangement in a family home context providing for the twenty-four hour care of children or adults.

**GROUNDWATER** - Subsurface water that occurs in soils and geologic formations that are fully saturated.

**HAZARDOUS MATERIAL** - Any contaminant as defined in this ordinance, and any hazardous chemical for which a material safety data sheet must be filed under 42 USC 11021 and 11022 as in effect on the date of publication of this ordinance.

**HOME OCCUPATION** - A home occupation is any occupation carried on by a member of the immediate family residing on the premises, in accordance with Section 14.12 of these regulations.

**HOSPITAL** - An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities.

**HOTEL, MOTEL, MOTOR COURT, MOTOR LODGE, OR TOURIST COURT** - Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage or parking space conveniently located on the lot, and designed, used or intended wholly or in part for the accommodation of automobile transients.

**JUNKYARD** - Any lot, land, parcel or portion thereof, used for the storage, wrecking, dismantling, salvage, collection, processing, purchase, sale, or exchange of abandoned or discarded vehicles, goods, waste, and scrap materials, including but not limited to: two or

more abandoned or inoperable motor vehicles, waste paper, rags, glass, tires, wood, lumber, appliances, machinery, or automotive and mechanical parts. A junkyard does not include operations entirely enclosed within buildings.

**KENNEL** - Any premise, or portion thereof, where dogs, cats, and other household pets are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.

**LANDSCAPED AREA/LIVING GROUND COVER** - An area that is permanently devoted and maintained in blue grass/ creeping red fescue, herbaceous perennials, trees, shrubbery, and flowers.

**LIGHT MANUFACTURING** - Those manufacturing processes which are not obnoxious due to dust, odor, noise, vibration, pollution, smoke, heat or glare. These commercial and industrial uses are characterized by generally having all aspects of the process carried on within the building itself.

**LOADING SPACE** - A space within the main building or on the same lot for the standing, loading, or unloading of trucks.

**LOT** - A parcel of land occupied or intended for occupancy by a use permitted in this ordinance, which may include one main building together with its accessory buildings, the open spaces and parking spaces required by this ordinance, and having its principal frontage upon a street or upon an officially approved place.

**LOT AREA** - The lot area is the area of a horizontal plane bounded by the front, side and rear lot lines.

**LOT, CORNER** - A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

**LOT, DOUBLE FRONTAGE** - A lot which abuts a street on two opposite sides (not a corner lot).

**LOT, FRONTAGE** - The length of the front lot line measured at the street right-of-way line.

**LOT, INTERIOR** - A lot other than a corner lot.

**LOT LINE** - A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

**LOT LINE, FRONT** - The lot line separating a lot from a street right-of-way.

**LOT LINE, REAR** - The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within

the lot, parallel to and at a maximum distance from the front lot line. In no case, shall any structure be closer than three feet to any lot line.

**LOT LINE, SIDE** - Any lot line other than a front or rear lot line.

**LOT OF RECORD** - A lot of record is a lot which is part of a subdivision or a certified survey map which has been recorded in the office of the County Register of Deeds; or a parcel of land, the deed to which was recorded in the office of said Register of Deeds prior to the effective date of this ordinance.

**MANUFACTURE OF:** ACID, ALCOHOL, AMMONIA, ASPHALT, BLEACH, CEMENT, CHLORINE, DYESTUFFS, EXPLOSIVES, FERTILIZER, GLUE, GYPSUM, LIME, OILS, PLASTER OF PARIS, SHELLAC, SIZING, TURPENTINE OR YEAST, ETC. - Establishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins or liquors.

**MAP, OFFICIAL ZONING** - The map or maps, which are legally adopted as a part of the zoning ordinance, that delineate the boundaries of the zoning districts, show the location and size of public rights-of-way, public waterways, and the city limit lines.

**MANUFACTURED HOME** - A dwelling unit which is fabricated in one or more sections at a location other than the home site by assembly line-type production techniques or by other construction methods unique to an off-site manufacturing process. A manufactured home is designed to be towed on its own chassis or be site delivered by alternative means. Every section shall bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards. For manufactured homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA 501, ANSI 119.1, in effect at the time of manufacture is required.

**MANUFACTURED HOME PARK, LICENSED** - A contiguous parcel of land operated as a unit, under the same ownership where two or more lots are rented for the temporary placement of manufactured homes, with all necessary facilities and services, and is licensed by the City of Dell Rapids.

**MANUFACTURING USES** – Establishments that include the manufacturing of: lumber and wood products, furniture and fixtures, printing, publishing and allied industries and fabricated metal products.

**MASSAGE ESTABLISHMENT** - An establishment in which a person, firm, association, or corporation engages in or permits massage activities, including any method of pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of external soft parts of the body with the hands or with the aid of any mechanical apparatus or electrical apparatus or appliance. This subdivision does not apply to:

1. Physicians who are licensed pursuant to SDCL Ch. 36-4 or a podiatrist licensed pursuant to SDCL Ch. 36-8.
2. Registered nurses or licensed practical nurses who are licensed pursuant to SDCL Ch. 36-9.
3. Physician assistants who are licensed pursuant to SDCL Ch. 36-4A or certified nurse practitioners and certified nurse midwives who are licensed pursuant to SDCL Ch. 36-9A.
4. Physical therapists licensed pursuant to SDCL Ch. 36-10.
5. Athletic trainers licensed pursuant to SDCL Ch. 36-29.
6. Massage therapists licensed pursuant to SDCL Ch. 36-35.
7. Chiropractors licensed pursuant to SDCL Ch. 36-5.

**MINING** - The development or extraction of a mineral from its natural occurrence or affected land. The term includes, but is not limited to, surface mining and surface operation, in-situ mining, the reprocessing of tailing piles, the disposal of refuse from underground mining, and milling and processing located on land described in the application for a mining permit.

**MINI-STORAGE WAREHOUSE** - A storage facility that is characterized by individual separate spaces which are accessible by customers for the storing and retrieval of personal effects and household goods. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, office or other business services, or human habitation.

**MIXED USE** - A building that contains at least one floor devoted to allowed nonresidential uses and at least one devoted to residential uses.

**MORTUARY** - A place for the storage of human bodies prior to their burial or cremation.

**MOTEL** - A motel is an establishment consisting of a group of attached living or sleeping accommodations with bathroom and closet space, located on a single zoning lot, and designed for use by transient automobile tourists. A motel furnishes customary hotel services such as maid service and laundering of linen, telephone, and secretarial or desk service, and the use and upkeep of furniture. In a motel, less than fifty percent of the living and sleeping accommodations are occupied or designed for occupancy by persons other than transient automobile tourists. See (Hotel/Motel).

**MOTOR VEHICLE** - Any vehicle which is designed to travel along the ground or in the water and shall include but not be limited to automobiles, vans, buses, motorbikes, trucks, trailers, go carts, golf carts, boats, ATV's, snowmobiles, and campers.

**MOTOR VEHICLE REPAIR** - Any building or premises involving the repair and/or painting of motor vehicle bodies or parts thereof and the rebuilding and/or overhauling of engines or transmissions.

**MOTOR VEHICLE, COMMERCIAL** - Any vehicle which has more than sixteen square feet of signage or which is adapted, designed, equipped, and used to perform a specific commercial function and which does not meet the definition of Motor Vehicle, Personal/Passenger as defined herein.

**MOTOR VEHICLE, INOPERABLE** - A motor vehicle which is not in operating condition due to damage, removal, or inoperability of one or more tires and/or wheels, engine, or other essential parts, or which is not in operating condition due to damage or removal of equipment as required by the State of South Dakota for its lawful operation, or which does not have lawfully affixed thereto a valid state license plate, or which constitutes an immediate health, safety, fire or traffic hazard.

**MOTOR VEHICLE, PERSONAL/PASSENGER** - Any car, pickup-truck, or van which has no more than sixteen square feet of signage and which is designed and facilitates personal/passenger travel and has not been externally altered with features not customary to personal usage.

**MOTOR VEHICLE, RECREATIONAL** - Any vehicle which is adapted, designed, and equipped to facilitate leisure time activities including but not limited to the following: ATVs, boats, motor bikes, snowmobiles, along with trailers to haul said vehicles; RVs and travel trailers.

**MOTOR VEHICLE SALES, DISPLAY, AND RENTAL** - The use of any building, land area, or premises, for the display, sale, or rental of new or used motor vehicles, and including any warranty repair work and other repair service conducted as an accessory use. The sale or display of inoperable motor vehicles is not allowable as part of this use category, see "JUNKYARD."

**MOTOR VEHICLE SERVICE STATION** - Any building or premises which provides for the retail sale of gasoline, oil, tires, batteries and accessories for motor vehicles and/or for certain motor vehicle services, including washings, tire changing, repair service, battery service, radiator service, lubrication, brake service, wheel service, and testing or adjusting of automotive parts. Motor vehicle repair work may be done at a motor vehicle service station provided that no rebuilding of engines, spray paint operations, or body or fender repair is conducted. Gasoline pumps and gasoline pump islands shall be located more than fifteen feet from the nearest property line.

**NEIGHBORHOOD UTILITY FACILITY** - Telephone, electric, and cable television lines, poles, and equipment; water or gas pipes, mains and valves; sewer pipes and valves; lift stations; telephone exchanges and repeaters; and all other facilities and equipment

(excluding buildings, facilities and above ground structures that exceed 120 square feet of area) necessary for conducting a service by a government or a public utility.

**NONCONFORMING USE** - A use of land, buildings, structures, or premises that lawfully existed prior to the adoption, revision, or amendment to this title, but which fails, by reason of such adoption, revision, or amendment, to conform to the present use restrictions of the zoning district in which it is located.

**NONSTANDARD USE** - The category of nonconformance consisting of lots occupied by buildings or structures or uses which existed immediately prior to the adoption, revision, or amendment to this title which fail to comply with any of the following: minimum lot requirements for the area, density, width, front yard, side yard, rear yard, height, unobstructed open space, or parking for the district in which they are located, even though the use of the premises conforms to the permitted uses within the district as set out in the provisions of this title.

**NUDE MODEL STUDIO** - A place in which a person who appears in a state of nudity or who displays specific anatomical areas is observed, sketched, drawn, painted, sculptured, photographed or otherwise depicted by other persons who pay money or other considerations. The term, nude model studio, does not include a proprietary school that is licensed by this state, a college, or a university that is supported entirely or in part by taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a college or university that is supported entirely or in part by taxation or a structure to which the following apply:

1. A sign is not visible from exterior of the structure and no other advertising appears indicating that a nude person is available for viewing.
2. A Student must enroll at least three days in advance of a class in order to participate.
3. No more than one nude or seminude model is on the premises at any time.

**NUDE, NUDITY OR STATE OF NUDITY** - Any of the following:

1. The appearance of a human anus, genitals, or a female breast below a point immediately above the top of the areola.
2. A state of dress that fails to opaquely cover a human anus, genitals, or a female breast below a point immediately above the top of the areola.

**NURSERY** - Land or greenhouses used to raise flowers, shrubs, and plants for sale. See (Greenhouse).

**NURSING HOME** - An extended or intermediate care facility licensed or approved to

provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

**OFFICE** - Means those commercial activities that take place in office buildings, where goods are not produced, sold, or repaired. These include: banks, general offices; governmental offices; insurance office; real estate office, taxicab office, but not taxi stand; travel agency or transportation ticket office; telephone exchange; utility office, radio broadcasting and similar uses.

**ON-SALE ALCOHOLIC BEVERAGE ESTABLISHMENT** - Any use which has been licensed to sell malt beverages, wine or other alcoholic beverages for consumption upon premises where sold, except for temporary on-sale license or special malt beverage licenses.

**OUTDOOR STORAGE** - The keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than twenty-four hours. Goods, material, merchandise, or vehicles shall not include items listed, nor be of a nature as indicated in the definition of junkyard as defined herein.

**PARKING SPACE** - A hard-surfaced area, enclosed or unenclosed, sufficient in size to park one motor vehicle. A parking space must be provided an unobstructed means of access, and all spaces shall meet the minimum criteria as prescribed by City Ordinance.

**PARTY WALL** - A common shared wall between two separate structures, buildings or dwelling units.

**PERMANENT FOUNDATION** - A continuous foundation around the perimeter of a structure which, at bottom, extends no less than forty-eight inches below the surface of the ground.

**PERMITTED USES** - Any permissive or conditional uses allowed in a zoning district subject to the restrictions applicable to that zoning district.

**PERSONAL SERVICES** - Establishments primarily engaged in providing services involving the care of a person or their apparel. Including, but not limited to: laundry or dry cleaning, receiving station; garment services; coin-operated laundries; photographic and art studios; beauty shops; barber shops; shoe repair; reducing salons and health clubs; clothing rental.

**PLACE OF WORSHIP** - A structure where persons regularly assemble for worship, ceremonies, rituals, and education relating to a particular form of religious belief and which a reasonable person would conclude is a place of worship by reason of design, signs, or architectural or other features.

**PLANNING COMMISSION** - The duly designated planning board of the municipality responsible for reviewing and approving applications for development and preparation of

master plans and ordinances.

**PRINCIPAL BUILDING** - A building in which is conducted the primary or predominant use of the lot on which it is located.

**PRINCIPAL USE** - The primary or predominant use or building of any lot.

**PRINTING PLANT** - A commercial printing operation which makes reproductions involving the use of a printing press and the making of photographic plates.

**PRIVATE CLUB** - A group of people organized for a common purpose to pursue common goals, interests, or activities, and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

**PROJECTING SIGN** - A sign other than a wall sign which is attached to and projects from a structure of building face.

**PROPERTY LINE** - See (Lot Line).

**PUBLIC SERVICE FACILITY** - Government facilities and uses that provide an essential public purpose or service including, but not limited to, a police station, judicial court, fire station, ambulance service, transit or transportation transfer station, library, community center, or office, but not including public utility or treatment stations, maintenance facilities, or sanitary landfills.

**PUBLIC UTILITY FACILITIES** - See (Neighborhood Utility Facilities). The definition is the same as the Neighborhood except that buildings, structures, and facilities that exceed 120 square feet in area are allowable.

**QUARRY** - A surface excavation used for the removal of rock, stone, sand, gravel, and fill dirt for sale or use off-site and includes sifting, crushing, and washing and bagging.

**RECREATIONAL FACILITY** - A facility that is located on or next to the ground, including but not limited to: swimming pools, putting greens, volleyball, tennis and basketball courts; batting, pitching soccer and golf cages and nets; hockey and ice rinks, skate board ramps, trampolines, portable flooring for aerobics, dance, and weight lifting.

**RECREATION FACILITY, COMMERCIAL** - A place designed and equipped for the conduct of sports, leisure-time activities, and other customary and usual recreational activities, either active or passive and operated as a business and open to the public for a fee.

**RECYCLABLE MATERIALS** - Materials or products that may be readily separated from the solid waste stream and may be used or reused as a substitute for raw materials or other items, including but not limited to, aluminum, paper, glass, steel, and plastic.

**RECYCLING COLLECTION FACILITY** - An established facility where recyclable materials are collected for shipment off site, with no processing such as grinding or crushing of the materials. Fully enclosed automated self-service aluminum collection machines not more than 750 square feet are considered recycling collection facilities regardless of whether they contain a crusher or grinder. Facilities which handle recyclable hazardous materials, or waste petroleum products as a primary or substantial portion of their business are not included.

**RECYCLING PROCESSING FACILITY** - An established facility where recyclable materials are collected and/or processed for shipment off site, including processing operations such as grinding or crushing of the materials. No on-site sales of materials, nor salvage-type automobiles may be processed at these types of facilities. Facilities which handle recyclable hazardous materials, or waste petroleum products as a primary or substantial portion of their business are not included.

**RESIDENCE** - A permanent dwelling place.

**RESTAURANT** - An establishment where food and drink is prepared, served, and consumed primarily within the principal use.

**RETAIL SERVICES AND TRADE** - Establishments engaged in selling products, goods, or merchandise to the general public for personal or household consumption; and establishments engaged in providing services or entertainment to the general public including eating establishments, hotels, motels, repair shops, building materials, hardware, furniture, home furnishings, apparel, indoor amusement, copying services, health, professional, educational, and social services, and other miscellaneous services but does not include on-sale alcoholic beverage establishments.

**ROOF SIGN** - Any sign erected upon, against, or directly above a roof or on top of the parapet of a building.

**ROOMING/BOARDING HOUSE** - See (Boarding House).

**SCHOOL** - Any building or part thereof, whether public or private, which is designed, constructed, or used for instruction in elementary or secondary (high school) education.

**SCREENING** - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

**SEMINUDE** - A state of dress in which clothing covers no more than the genitals, pubic region, and female breast below a point immediately above the top of the areola, as well as portions of the body that are covered by supporting straps or devices.

**SETBACK/SETBACK LINE** - That line that is the required minimum distance from any lot line that establishes the area within which the principal use must be erected or placed.

**SHALLOW/SURFICIAL AQUIFER** - An aquifer in which the permeable media (sand and gravel) starts near the land surface immediately below the topsoil.

The shallow aquifer is further defined as an aquifer within fifty feet or less below the land surface within fifteen feet or less of continuous overlying, extremely low permeability material, such as clayey till or shale. Weathered till or highly fractured weathered shale is not an extremely low permeability material for purposes of this ordinance; or, the aquifer is greater than fifty feet but less than one hundred feet below the land surface with thirty feet or less of continuous overlying low to extremely low permeability geological material that may be a combination of weathered and unweathered till, shale, or till and shale.

**SIGN** - Any object, device, display, or structure, or part thereof, situated outdoors or visible from outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. This definition does not include signs not exceeding twelve square feet for advertising the sale or lease of real estate, national or state flags or their emblem or insignia, interior window displays, athletic scoreboards, or the official announcements or signs of government.

**SIGN AREA** - The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled.

**SIGN FACE (DISPLAY SURFACE)** - The entire area of sign on which copy could be placed. See ("Sign Area").

**SIGN (OFF PREMISE)** - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

**SIGN (ON PREMISE)** - A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an entertainment offered on the premises where the sign is located.

**SIGN STRUCTURE** - Any structure which supports, has supported, or is capable of supporting a sign.

**SIGN, WALL** - A sign attached to or erected against a wall of a building and projecting no more than twelve inches with the face in a parallel plane to the plane of the building wall.

**SLAUGHTERHOUSE** - A facility for the slaughtering and processing of animals and the refining of their by-products.

**SOLID WASTE TRANSFER FACILITY** - A fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This does not include an infectious waste incineration facility.

**SPECIFIED ANATOMICAL AREAS** - Any of the following:

1. A human anus, genitals, the pubic region, or a female breast below a point immediately above the top of the areola that is less than completely and opaquely covered.
2. Male genitals in a discernibly turgid state even if completely and opaquely covered.

**SPECIFIC SEXUAL ACTIVITIES** - Any of the following:

1. Human genitals in a state of sexual stimulation or arousal.
2. Sex acts, normal or perverted, actual or simulated, including acts of human masturbation, sexual intercourse, oral copulation, or sodomy.
3. Fondling or other erotic touching of the human genitals, pubic region, buttocks, anus or female breast.
4. Excretory functions as part of or in connection with any of the activities under subsection (1), (2), or (3) of this subdivision.

**STABLE** - Any premise or part thereon where horses or any equine animal are maintained, boarded, bred, trained or cared for in return for remuneration, or are kept for the purpose of sale.

**STOCKYARDS** - A facility for the temporary confinement and marketing of animals.

**STORY** - Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused under floor space is more than six feet above grade as defined herein for more than fifty percent of the total perimeter or is more than twelve feet above grade as defined herein at any point, such basement cellar or unused under-floor space shall be considered a story.

**STREET** - A public way which affords the principal means of access to abutting property.

**STREET, ARTERIAL** - A principal traffic artery, more or less continuous across the city, which acts as a principal connecting street with state and federal highways and includes each street designated as an arterial street on the Major Street Plan.

**STREET, COLLECTOR** - A street which carries traffic from local streets to arterial streets or highways, including the principal entrance streets of a residential development and streets for circulation in such development.

**STREET, LOCAL** - A street intended to provide access to other streets from individual properties and to provide right-of-way beneath it for various utilities but not intended to be used for through traffic.

**STRUCTURAL ALTERATION** - Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or any complete rebuilding of the roof or the exterior walls.

**STRUCTURE** - Anything constructed or erected on the ground or attached to the ground with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures, include buildings, walls, fences, signs, docks, dams, manufactured homes, and sheds.

**TANK FARM** - An open air facility containing a number of above-ground, large containers for the bulk storage in liquid form of petroleum products.

**TELECOMMUNICATIONS TOWER** - A self-supporting lattice, guyed-lattice, or monopole structure which supports wireless communications facilities. The term includes new and existing towers that are used for services such as microwave, common carrier, cellular telephone, personal communication services, two-way radio paging, and other similar services. The term telecommunications tower does not include amateur radio operators' equipment, as licensed by the Federal Communications Commission.

**TEMPORARY SIGN** - A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic, wallboard, or other like materials, and intended to be displayed for a limited period of time.

**TELECOMMUNICATIONS TOWER HEIGHT** - The vertical distance above grade to the highest point of the telecommunications tower, including the base pad and any antenna.

**TELECOMMUNICATIONS TOWER SITE** - The telecommunications tower site shall be the lot of record for which the telecommunications tower is located.

**TRAVEL TRAILER** - Means any of the following:

1. Travel Trailer. A vehicular, portable structure built on a chassis, designed to be used as temporary dwelling for travel, recreational, and vacation uses, permanently identified "travel trailer" by the manufacturer of the trailer and, when factory equipped for the road, it shall have a body width not exceeding eight feet, and a body length not exceeding thirty feet.
2. Pick-up Coach. A structure designed to be mounted on a truck chassis for use as

a temporary dwelling for travel, recreation, and vacation.

3. Motor-Home. A portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as any integral part of a self-propelled vehicle.
4. Camping Trailer. A canvas, folding structure, mounted on wheels and designed for travel, recreation, and vacation use.

**TREE, REQUIRED** - A tree which is required by this ordinance and meets or exceeds the minimum specifications according to tree type.

**USE, ACCESSORY** - See (Accessory Building or Use).

**USE, PERMITTED** - A permitted use is a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements and regulations of such district in which such use is located.

**USE, PRINCIPAL** - A principal use is the main use of land or buildings as distinguished from a subordinate or accessory use. A principal use includes off-premise advertising.

**WAREHOUSE** - A building used primarily for the storage of goods and materials.

**WASTE** - Any garbage, refuse, sludge from a waste treatment plant, waste supply treatment plant, or air pollution control facility and other discarded materials, including solid, liquid, semisolid, or contained gaseous material resulting from industrial, commercial, mining, or agricultural operations, or from community activities, but does not include solid or dissolved materials in domestic sewage or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act, as amended to January 1, 1986, or source, special nuclear or by-product material as defined by the Atomic Energy Act of 1954, as amended to January 1, 1986.

**WHOLESALE MERCHANDISING /WHOLESALE TRADE** - Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

**WIRELESS COMMUNICATIONS FACILITIES** - Any cables, wires, lines, wave guides, antennas, antenna arrays, and any other equipment associated with the transmission or reception of telecommunications signals which a person seeks to locate or have installed upon or near a telecommunications tower or antenna support structure.

**YARD, FRONT** - A yard across the full width of the lot extending from the front line of the main building to the front line of the lot.

YARD, REAR - A yard extending a full width of the lot between a principal building and the rear lot line.

YARD, REQUIRED FRONT - The required front yard shall extend across the front of a lot between the said property lines. There shall be a required front yard on each street side of a corner lot. The required front yard with the smallest required front yard may be referred to as the side-street-side front yard.

YARD LINE - See (Building Line).

YARD, REQUIRED REAR - The required rear yard shall extend across the rear of a lot between the said property lines. On corner lots, the required rear yard may be to the rear of either street. On interior lots, the required rear yard shall, in all cases, be at the opposite end of the lot from the front yard.

YARD, REQUIRED - Shall mean the required open space between a property line and a building line. The open space shall be unoccupied and unobstructed from the ground upwards except as otherwise provided in this title.

YARD, REQUIRED SIDE - The required side yard shall extend between the required front yard line and the required rear yard line. There shall only be one required side yard on a corner lot.

YARD, SIDE - A yard between the main building and the side line of the lot and extending from the front yard line to the rear yard line.

ZONE - A specifically delineated area or district of the City of Dell Rapids within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

*(Amended: Ordinance No. 941, § 1, 03-03-25)*