

AN ORDINANCE REVISING THE BROOKINGS COUNTY ZONING ORDINANCE PERTAINING TO PERMITTED USES AND USES ALLOWED AS SPECIAL EXCEPTIONS IN THE COMMERCIAL / INDUSTRIAL DISTRICT.

BE IT ORDAINED BY THE COUNTY OF BROOKINGS, SOUTH DAKOTA THAT ARTICLE XI, SECTION 1101 OF THE BROOKINGS COUNTY ZONING ORDINANCE BE AMENDED TO READ AS FOLLOWS, TO WIT:

I.

Section 1102. "CI" Commercial/Industrial District

Purpose

The "CI" District is intended for commercial and industrial uses which due to their size and nature require highway access.

Permitted Uses

1. Permitted uses in the "A" Agricultural District except residential dwellings;
2. Manufacturing and processing plants for agricultural products and by-products and storage and related facilities for such operations.

Special Exceptions

1. Implement sales and service;
2. Truck terminals and freight warehouses;
3. Seed sales and grain storage, fertilizer and chemical storage and sales;
4. Highway and street maintenance shops;
5. Welding and machine shops;
6. Gas, oil and liquid propane stations including bulk stations;
7. Livestock sales;
8. Public and private utilities;
9. Contractors' shops and yards;
10. Wholesale distributing companies;

11. Restaurants;
12. Motels;
13. Special exceptions in the "A" Agricultural District except residential dwellings;
14. The Board of Adjustment may permit other uses which, in its opinion, are not detrimental to other uses and are in the general character of the CI District. These may include all manufacturing and processing uses, but do not include extractive or mining operations.

Highway Access

All property in the "CI" District must have access to a County, State, or Federal road.

Area Regulations

1. Lot Area. Lot area shall be determined by need, setback, side yards, rear yards, parking requirements, freight handling requirements, building site and future expansion; however, in no case shall a lot have less than two (2) acres. An applicant for a special exception shall provide a proposed site plan which can be reviewed by the Board of Adjustment. For commercial and industrial uses, buildings shall occupy no more than twenty-five (25) percent of the lot.
2. Front Yard. There shall be a front yard on each street which a lot abuts, and which yard shall be not less than one hundred (100) feet in depth.
3. Side Yards. On lots adjacent to a residential area, all buildings and incidental areas shall be located so as to provide a minimum side yard of one hundred (100) feet, which shall be landscaped on the side adjacent to the residential area. All other side yards shall be a minimum of fifty (50) feet.
4. Rear Yards. No building shall be constructed within fifty (50) feet of the rear lot line. The rear yard shall be one hundred (100) feet if the lot abuts an interstate or major highway.

II.

All ordinances in conflict herewith are hereby repealed.

III.

In all other respects the Brookings County Zoning Ordinance shall remain unchanged and is hereby re-ordained.

FIRST READING: *April 18, 1995*

SECOND READING: *April 25, 1995*

~~THIRD READING:~~

James Pichard

Chairman, Brookings County Board
of County Commissioners

ATTEST:

Sarah Kuey 4-25-95

Brookings County Auditor