

# CHAPTER 17.52 I: INDUSTRIAL DISTRICT

## CHAPTER 17.52 - I: INDUSTRIAL DISTRICT

- 17.52.1 Purpose
- 17.52.2 Permitted Uses (Amended October 2021)
- 17.52.3 Conditional Uses
- 17.52.4 Prohibited Principal Land Uses
- 17.52.5 Accessory Buildings, Structures, and Land Uses
- 17.52.6 Fence Regulations
- 17.52.7 Off-Street Parking Regulations
- 17.52.8 Sign Regulations
- 17.52.9 Lot Area, Yard, and Structure Height Regulations
- 17.52.10 Maximum Ground Coverage (Impervious Surfaces)
- 17.52.11 Additional Regulations Applicable to All Buildings and Uses in the IDistrict

**17521 Purpose.** The purpose of this district is to provide for a wide range of industrial uses and structures that have high standards of performance and can locate near certain residential and business uses.

**17522 Permitted Uses.** Lots within the I District may be used for one (1) or more of the following principal land uses:

- A. Agriculture related facility involving the handling, storage, processing, and/or shipping of farm products.
- B. Building, construction, farm, and/or industrial equipment sales, display, service, and/or rental.
- C. Commercial kennel.
- D. Consumer storage building.
- E. Contractor's shop and storage yard.
- F. Farm store/feed store.
- G. Food processing facility.
- H. Frozen food locker.
- I. Indoor Cultivation of Plants
- J. Laboratory Facilities
- K. Light manufacturing.
- L. Limited production processing.
- M. Motor vehicle body shop.
- N. Motor vehicle parking lot.

- O. Motor vehicle repair shop.
- P. Motor vehicle sales, display, service, and/or rental.
- Q. Office.
- R. Public utility facility.
- S. Railroad facilities.
- T. Retail service or trade business attached to manufacturing operation.
- U. Stone and monument works.
- V. Truck and freight terminal.
- W. Undeveloped land.
- X. Veterinary clinic, large animal.
- Y. Warehouse or storage house used for the warehousing or storage of non-hazardous products and materials.
- Z. Wholesale merchandise sales and storage house for commercial warehousing and storage of non-hazardous materials either in mass or bulk.

**17523** **Conditional Uses.** One (1) or more of the following principal land uses may be allowed after review and approval of a conditional use permit by the Board of Adjustment:

- A. Airport.
- B. Broadcast tower.
- C. Crematory.
- D. Extraction of rock, sand, and/or gravel.
- E. General manufacturing.
- F. Grain terminal.
- G. Machine shop or other metal working establishment.
- H. Mineral exploration and development.
- I. Motor vehicle wrecking yard, junkyard, salvage yard, or scrap processing facility.

- J. Municipally owned waste water treatment facility.
- K. Recreational facility.
- L. Recycling collection or processing facility.
- M. Sanitary landfill and/or solid waste transfer station.
- N. Smelting or boiler works.
- O. Tank farm/petroleum products terminal.
- P. Warehouse or storage house used for the warehousing or storage of hazardous products and materials.
- Q. Wholesale merchandise sales and storage house including the commercial warehousing and storage of hazardous materials either in mass or bulk.
- R. Wind energy conversion system.
- S. Wireless telecommunications facilities in conformance with Chapter 17.68.11.

**17524 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the I District.

**17525 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the I District shall be regulated in conformance with the provisions of Chapter 17.68.01.

**17526 Fence Regulations.** Fences within the I District shall be regulated in conformance with the provisions of Chapter 17.68.02.

**17527 Off-Street Parking Regulations.** Off-street parking within the I District shall be regulated in conformance with the provisions of Chapter 17.68.09.

**17528 Sign Regulations.** Signs within the I District shall be regulated in conformance with the provisions of Chapter 17.68.08.

**17529 Lot Area, Yard, and Structure Height Regulations.** The maximum height and minimum lot area, width, and setback requirements within the I District shall be as follows:

	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Front Yard Setback</b>	<b>Side Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Maximum Structure Height</b>
<b>All uses</b>	10,000 sq. ft. see #1	80 ft. see #1	25 feet see #1, #5	10 feet see #1, #3	20 feet see #1, #4	75 feet see #1, #2

**Exceptions**

- #1 Unless an alternative lot size, lot width, setbacks, and/or structure heights are required by the granting of a conditional use permit.
- #2 A conditional use permit will be required for any structure having a maximum height exceeding seventy-five (75) feet.
- #3 A side yard of twenty-five (25) feet shall be required only where a lot is adjacent to or abuts a residential district.
- #4 A rear yard of twenty-five (25) feet shall be required where a lot is adjacent to or abuts a residential district.
- #5 There shall be a required front yard on each street side of a multiple-frontage lot. There shall be a required front yard on each street side of a corner lot.
- #6 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

**175210 Maximum Ground Coverage (Impervious Surfaces).** The sum total of the ground area covered by all structures including, but not limited to, patios, driveways, sidewalks, off-street parking, or other water impermeable structures shall not exceed eighty percent (80%) of the lot on which the structures are located within the IDistrict.

**175211 Additional Regulations Applicable to All Buildings and Uses in the I District.** To be a Permitted or Conditional Use in the I District, such use must meet the following performance standards:

- A. Appearance. Junk, salvage, auto wrecking, and other outdoor storage shall be screened from adjacent residential and commercial properties by means of a sturdy, sight-obscuring fence in good repair, or two rows of alternate planted evergreen or red cedar trees.
- B. Fire Hazard. All flammable substances shall be handled in accordance with the latest edition of the Fire Prevention Code published by the American Insurance Association, the laws of the State of South Dakota, and other applicable federal, state, and local regulations.

- C. Noise. All noises and noise-causing activities shall be muffled so that they will not create a disturbance greater than the normal peak hour traffic noise on a major street when observed from any residential district. Major street noise for comparison purposes shall be measured at the lot line.
- D. Sewage and Liquid Waste. No operation shall be allowed to discharge liquid waste of any radioactive nature or chemical nature that is detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations into a sewer, watercourse, or the ground unless otherwise permitted pursuant to federal and/or state law.
- E. Air Contaminants. Air contaminants and smoke shall be less dark than designated Number Two on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number Two shall be permitted for a single four-minute period per each one-half (1/2) hour. Light-colored contaminants of such opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted. Particulate matter or dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths (2/10) grains per cubic foot as corrected to a temperature of five hundred (500) degrees Fahrenheit. Due to the fact that the possibilities of air contaminants cannot be comprehensively covered in this section, the general rule shall be that there shall not be discharged from any source whatsoever such quantities of air contaminants or other materials in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general or to endanger the comfort, repose, health, or safety of any such considerable number of persons or the general public or to cause or have a natural tendency to cause injury or damage to business, vegetation, or property.
- F. Odor. Odor-causing operations shall be controlled to reduce the transmission or escape of odors to the extent that doing so will prevent injury or damage to business, vegetation, and/or property.
- G. Gases. All noxious gases shall be controlled to the extent that doing so will prevent injury or damage to business, vegetation, and/or property. The gases sulfur dioxide and hydrogen sulfide shall not exceed five parts per million (0.0005%), carbon monoxide shall not exceed twenty-five parts per million (0.0025%), and nitrous fumes shall not exceed five parts per million (0.0005%). All measurements shall be made at the lot line(s).
- H. Vibrations. All machines, including punch presses and stamping machines, shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.