

### 17.18.020 Uses permitted.

The following uses shall be permitted in the GC general commercial district:

1. Retail and distribution establishments, including the manufacture, compounding, processing, packaging or treatment of products for human consumption; sales and display rooms and lots, not including yards for storage of new or used building materials, or yards for any scrap or salvage operations, or for storage or display of any scrap, salvage or secondhand materials. The storage, display and sale of used, repossessed or traded-in merchandise incidental to a retail operation engaged primarily in the sale of new merchandise is permitted;
2. Eating establishments, including drive-in establishments and fast-food restaurants;
3. Service and repair establishments, not to include vehicle repair establishments;
4. Personal service establishments, including barber and beauty shops, shoe repair shops, funeral homes, cleaning, dyeing, laundry, medical and/or dental clinics or offices, pressing, dressmaking, tailoring and garment repair shops with processing on the premises;
5. Hotels, motels and manager's residence of motels, rooming and boarding houses, and restaurants;
6. Commercial recreational structures and uses, such as theaters, bowling alleys, poolrooms, but not including miniature golf courses, driving ranges, and similar uses;
7. Commercial parking lots and garages;
8. Offices, studios, clinics and laboratories;
9. Financial institutions;
10. Private clubs and lodges, except on- sale liquor establishments;
11. Utility substations;
12. On-premises signs as regulated by §§ [17.50.080](#) through [17.50.100](#);
13. Art galleries and museums;
14. Veterinary establishments; provided that all animals shall be kept inside soundproof, air-conditioned buildings;
15. Building materials sales yard and lumber yards; provided that all outdoor storage shall be screened by a 7-foot fence, wall or mass planting;
16. New and used car, truck, motorcycle, snowmobile and boat sales and rentals. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or mechanical repair work shall be

completed within an enclosed area. All inoperable vehicles shall be stored within a side yard or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

17. Public buildings and grounds other than elementary or high schools;
18. Churches;
19. Business and vocational schools not involving operations of an industrial character;
20. Wholesale and distributing centers not involving over 5,000 square feet for storage of wares to be wholesaled or distributed, nor the use of any delivery vehicle rated at more than 1-1/2-ton capacity, nor a total of more than 5 delivery vehicles;
21. Dwelling units above ground floor and dwelling units other than above ground floor to provide residences for managers of motels, and other uses and structures which are customarily accessory to, and clearly incidental to, permitted or permissible uses and structures;
22. Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, dust, odor, vibration, blast or traffic than those previously enumerated in this section;
23. Travel parks as permitted by the Rapid City travel park ordinance;
24. Service establishments and filling stations, not to include vehicle repair. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor space used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;
25. Vehicle repair establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;
26. Hotel apartment;
27. Drop-off centers for household recyclables; such centers do not involve processing;
28. Garden centers, provided that all outdoor storage be screened with a 6-foot fence or wall;
29. Hospitals;
30. Microcell wireless communications facilities on buildings as defined in § [17.50.400A.](#);

31. Indoor used or secondhand merchandise sales, provided that merchandise that is for sale, stored or displayed cannot be located outside;
32. Pet stores;
33. Other temporary, seasonal, and continuous retail business or structure as defined in § [17.50.230H., I., and J.](#); and
34. Car wash subject to the following considerations:
  - a. The property shall not be located within 250 feet of a residential district or dwelling; and
  - b. Car washes that do not meet the above consideration shall be reviewed as a conditional use.
35. Medical cannabis dispensary, if the following requirements are met:
  - a. The property shall not be located within 1,000 feet of a public or private school.
  - b. The property shall not be located within 500 feet of a child care center, church, public park, or property zoned as a residential district.
  - c. The dispensary is operated completely within an enclosed structure.
  - d. The dispensary submits the following plans demonstrating compliance with all applicable laws, regulations, administrative rules, and ordinances, including but not limited to § [17.50.105](#):
    - i. An operating plan;
    - ii. A waste management plan; and
    - iii. An odor control plan.
  - e. The dispensary complies with all requirements of the Fire Code adopted as Chapter [8.24](#) of the Rapid City Municipal Code.
36. Medical cannabis testing facility in compliance with § [17.50.105](#).
37. Indoor shooting range, if the following requirements are met:
  - a. The range shall not be located within 250 feet of a public or private school, a child care center, church, public park, or property zoned as a residential district. An indoor shooting range that does not meet this requirement shall be reviewed as a conditional use;
  - b. The range shall be located completely within an enclosed structure and separated from all other uses including those accessory to the indoor shooting range, with a separation that prevents projectiles from straying from the shooting range;
  - c. An operational plan shall be submitted identifying the:

- 1) range features and floor plan;
  - 2) operating hours;
  - 3) safety plan;
  - 4) security plan;
  - 5) ammunition storage plan; and
  - 6) any other plans or information as required by the Director.
- d. A scaled site plan showing of the subject property shall be submitted;
- e. The range shall be soundproof;
- f. Separate shooting stalls with bulletproof dividers at least 48 inches apart shall be provided to protect each shooter from potential misfires in neighboring stalls;
- g. The range shall have a permanent and fixed backstop and bullet trap system that is capable of stopping and containing the bullets or projectiles from any firearms discharged at the shooting range. Mobile and temporary bullet traps and backstops may not be used in lieu of permanent and fixed backstops;
- h. The range shall have special ballistic protectives that include ceiling baffles, deflector plates and floor guards of appropriate materials to protect against ricochets or back splatter and to redirect the projectiles to the backstop to function safely for the type and caliber of firearms and ammunition used within the shooting range;
- i. The range shall have a separate, sealed, negative pressure ventilation and exhaust system that ensures that the air in the shooter's personal breathing zone remains clean at all times. The ventilation system shall prevent the build-up of noxious gases, and the exhausted air shall be filtered and cleaned to remove lead particulate before exhausting to the open atmosphere; and
- j. The range shall comply with all applicable laws and regulations, including all requirements of the Fire Code adopted as Chapter [8.24](#) of the Rapid City Municipal Code.

(Ord. 6586, 2023; Ord. 6500, 2021; Ord. 6301, 2019; Ord. 5678, 2010; Ord. 5097, 2005; Ord. 3797, 2002; Ord. 3773, 2002; Ord. 3772, 2002; Ord. 3734, 2001; Ord. 3551, 2000; Ord. 3360, 1997; Ord. 3004, 1993; Ord. 2931, 1992; prior code Appendix A, Art. IV (§ 6 (B)))