

CHAPTER 17.48. GB: GENERAL BUSINESS DISTRICT

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17481 Purpose. The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to those areas not within close proximity to Interstate 29 and other major thoroughfares.

17482 Permitted Uses. Lots within the GB District may be used for one (1) or more of the following principal land uses:

- A. Animal hospital/clinic.
- B. Bank or financial institution.
- C. Bar, tavern, and/or cocktail lounge.
- D. Car wash.
- E. Convenience store.
- F. Day care center.
- G. Emergency shelter.
- H. Funeral home/mortuary.
- I. Greenhouse/nursery.
- J. Hotel, inn, or motel.
- K. Hospital or medical clinic.
- L. House of worship.

- M. Office.
- N. Medical Cannabis Dispensary
- O. Meeting hall and/or social club.
- P. Motor vehicle parking lot.
- Q. Motor vehicle repair shop.
- R. Motor vehicle service station.
- S. Motor vehicle sales, display, service, and/or rental.
- T. Personal service business.
- U. Post office or other government building.
- V. Public park, playground, trails, or swimming pool.
- W. Public service facility.
- X. Restaurant.
- Y. Retail service or trade business.
- Z. Theater.
- AA. Undeveloped land.

17483 **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. Adult oriented business in conformance with SDCL 11-12 as modified herein.
- B. Big box retail, medium.
- C. Big box retail, small.
- D. Brew pub.
- E. Building, construction, farm, and/or industrial equipment sales, display, service, and/or rental.
- F. Commercial kennel.
- G. Commercial/Vocational school.
- H. Consumer storage building.

- I. Elementary school; middle or high school; or a combination thereof.
- J. Golf course, driving range, or country club.
- K. Microbrewery in conjunction with a restaurant.
- L. Miniature golf course.
- M. Mixed-use commercial/residential.
 - Residential dwelling(s) must be located above commercial portion of the building.
- N. Motor vehicle body shop.
- O. Public utility facility.
- P. Recreational facility.
- Q. Truck and freight terminal.
- R. Theater.
- S. Veterinary clinic, small animal.

17484 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 GB District.

17485 Accessory Buildings, Structures, and Land Uses. Accessory buildings, structures, and land uses within the GB District shall be regulated in conformance with the provisions of Chapter 17.68.01.

17486 Fence Regulations. Fences within the GB District shall be regulated in conformance with the provisions of Chapter 17.68.02.

17487 Off-Street Parking Regulations. Off-street parking within the GB District shall be regulated in conformance with the provisions of Chapter 17.68.09.

17488 Sign Regulations. Signs within the GB District shall be regulated in conformance with the provisions of Chapter 17.68.08.

17489 Lot Area, Yard, and Structure Height Regulations. The maximum height and minimum lot area, width, and setback requirements within the GB District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Structure Height
All uses	NA see #1	NA see #1	25 feet see #1, #3	20 feet see #1	25 feet see #1	45 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 forty-five (45) feet.
- #3 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.
- #4 See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

174810 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 (80%) of the lot on which the structures are located within the GB District.

174811 Additional Regulations Applicable to All Buildings and Uses in the GB District. To be a Permitted or Conditional Use in the GB District, such use must meet the following performance standards:

- A. 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.
- B. 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 lotline.
- C. Air Contaminants. Emissions of contaminants and smoke shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state, and local regulations.
- D. Gasses and Odors. Emissions of gasses and odors shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state, and local regulations.

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