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CB: 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 preserve and improve the character and economic vitality of Main Street.

6.01 Permitted Uses

Permitted Use	Applicable Standards
Retail trade or service	10.02, 10.04, 10.05, 10.06, 10.12
Office	10.02, 10.04, 10.05, 10.06, 10.12
Personal service	10.02, 10.04, 10.05, 10.06, 10.12
Hotel/motel	10.02, 10.04, 10.05, 10.06, 10.12
Gasoline dispensing station	10.02, 10.04, 10.05, 10.06, 10.12
Public utility facility	10.02, 10.04, 10.05, 10.06, 10.12
Mortuary	10.02, 10.04, 10.05, 10.06, 10.12
Private club	10.02, 10.04, 10.05, 10.06, 10.12
Church	10.02, 10.04, 10.05, 10.06, 10.12
Arcade	10.02, 10.04, 10.05, 10.06, 10.12
Rooming /boarding house	10.02, 10.04, 10.06, 10.12 Subject to the residence being constructed above the first floor.
Motor vehicle service station	10.02, 10.04, 10.05, 10.06, 10.12 Gasoline pumps and gasoline pump islands shall be located more than fifteen feet from the nearest property line.

Permitted Use	Applicable Standards
Accessory use (i.e. garage & shed)	10.02, 10.03 <i>(see definition)</i>
Fence	10.09
Public service facility	10.02, 10.04, 10.06, 10.12
Commercial parking lots/parking ramps	10.02, 10.04, 10.06, 10.12

6.02 Conditional Uses

Conditional Use	Applicable Standards
Mixed use (commercial/residential)	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
Adult Oriented Business	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 & SDCL Ch. 11-12-2 & 3
Electrical Substation	10.02, 10.04, 10.12, 17.01 An opaque screen, six feet in height, shall be located at all setback lines.
Wireless Communication Facility on existing support structure	10.10, 17.01
Day care center	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Adequate and safe playground area with a fence four feet high.
Motor vehicle repair shop	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to an adequate number of parking spots to allow temporary storage of the cars only while being repaired, not exceeding twenty-one days.
On-sale alcoholic beverage establishment	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
Telecommunications Tower	10.02, 10.04, 10.06, 10.10, 10.12, 17.01

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 10.04).

- 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. See also Adjustment to Yard Regulations (Chapter 11) for specific exceptions.
- D. When abutting a residential district, uses and structures shall have a minimum front yard of 25 feet, minimum side yards of 7 feet, and minimum rear yard of 30 feet.
- E. The maximum height of all buildings and structures shall not exceed 45 feet.