

# 7

## **GB: GENERAL 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 the carrying capacity of roads and streets, and to encourage provision of adequate off-street parking and loading space. It is not the intent of this district to encourage the extension or enlargement of strip commercial areas.

### **7.01 Permitted Uses**

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Retail trade or service</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Office</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Personal service</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Hotel/motel</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Motor vehicle service station/gas dispensing station</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Printing plant</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Hospital/clinic</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Public utility facility</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Mortuary</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Private club</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Church</b>	10.02, 10.04, 10.05, 10.06, 10.12 All parking lots shall be eight feet from all residential properties.
<b>Arcade</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Greenhouse/nursery</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Drive-in theater</b>	10.02, 10.04, 10.05, 10.06, 10.12

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Car wash</b>	10.02, 10.04, 10.05, 10.06, 10.12 Five storage spaces for each bay beyond off-street parking requirements and the water from the car wash shall be contained on the site.
<b>Motor vehicle sales, display and service</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Public service facility</b>	10.02, 10.04, 10.06, 10.12
<b>Farm store, feed store</b>	10.02, 10.04, 10.05, 10.06, 10.12 Subject to only accessory storage of fertilizer or farm chemicals on the site.
<b>Commercial recreation facility</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Accessory use (i.e. garage, shed)</b>	10.02, 10.03 (see definition)
<b>Commercial parking lots/parking ramps</b>	10.02, 10.04, 10.06, 10.12

## 7.02 Conditional Uses

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Adult oriented business</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 & SDCL Ch. 11-12-2 & 3
<b>Electrical substation</b>	10.02, 10.12, 17.01 An opaque screen, six feet in height, shall be located at all setback lines.
<b>On-sale alcoholic beverage establishment</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
<b>Wireless communication facility on existing support structure</b>	10.02, 10.04, 10.06, 10.10, 10.12, 17.01
<b>Telecommunications tower</b>	10.02, 10.04, 10.06, 10.10, 10.12, 17.01
<b>Day care center</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Adequate and safe playground area with fence four feet high.

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Motor vehicle repair shop</b>	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.
<b>Off-premise signs</b>	10.02, 10.07, 17.01
<b>Veterinarian</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 No outdoor kenneling of dogs within 1,000 feet of a residential area.*
<b>Bus passenger terminal</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
<b>Lumberyard</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to screening of all parts and accessories from view.
<b>Farm implement sales, display and service</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to the screening of all outdoor storage from view.
<b>Bus/truck terminal</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
<b>Broadcast tower</b>	10.02, 10.10, 10.12, 17.01 Subject to being located at least 300 feet from a residential district.*
<b>Campground</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Lot must contain at least 2,000 square feet and be supplied with municipal water and sanitary sewer services.
<b>Kennel</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Located 1,000 feet from residential district area.*
<b>Mixed use (commercial/residential)</b>	10.02, 10.04, 10.06, 10.12, 17.01

\*Measured from the closest point of the outside walls of both structures.

### 7.03 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).

	<b>Lot Area</b>	<b>Lot Width</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Maximum Height</b>
<b>All Uses</b>	NA	NA	25 feet see #3	7 feet see #1, #3	5 feet see #2	45 feet

### **Exceptions**

- #1 A side yard of 15 feet shall be required where a lot is adjacent to or abuts a residential district.
- #2 A rear yard of 30 feet shall be required where a lot is adjacent to or abuts a residential district.
- #3 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 See also Adjustment to Yard Regulations (Chapter 11) for other specific exceptions.