

# 8

## **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.

### **8.01 Permitted Uses**

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Retail trade or service</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Office</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Personal service establishment</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Hotel/motel</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Commercial, job and newspaper printing</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Hospital/clinic</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Public utility facility</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Mortuary</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Private club</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Churches</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Amusement arcades</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Greenhouse/nursery</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Drive-in or indoor theater</b>	12.02, 12.04, 12.05, 12.06, 12.11

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Car wash</b>	12.02, 12.04, 12.05, 12.06, 12.11 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>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Farm store, feed store</b>	12.02, 12.04, 12.05, 12.06, 12.11 Subject to only accessory storage of fertilizer or farm chemicals on the site.
<b>Commercial recreation facility</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Accessory use and buildings (i.e. garage, shed)</b>	12.03, 12.02 <i>(see definition)</i>
<b>Commercial parking lots/parking ramps</b>	12.02, 12.04, 12.06, 12.10, 12.11
<b>Multiple-family dwelling</b>	12.02, 12.04, 12.06, 12.11 All dwelling units shall be on the upper floors.

## **8.02 Conditional Uses**

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Adult oriented business</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 & SDCL 11-12-2,3
<b>Utility substation</b>	12.02, 12.11, 19.01
<b>On-sale alcoholic beverage establishment</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Wireless communication facility on existing support structure</b>	12.09, 12.02, 12.04, 12.06, 12.11, 19.01
<b>Telecommunications tower</b>	12.09, 12.02, 12.04, 12.06, 12.11, 19.01
<b>Day care center</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Motor vehicle repair shop</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to an adequate number of parking spots to allow temporary storage of the cars only while being repaired, not exceeding twenty-one (21) days.
<b>Off-premise signs</b>	12.02, 12.07, 19.01
<b>Veterinarian</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Bus passenger terminal</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Lumberyard</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to screening of all parts and accessories from view.
<b>Farm implement sales, display, and service</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to the screening of all outdoor storage from view.
<b>Bus/truck terminal</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Broadcast tower</b>	12.02, 12.09, 12.11, 19.01 Subject to being located at least 300 feet from a residential district*.
<b>Campground</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Kennel</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Private recreation facility</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Motor vehicle service station/gas dispensing station</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Mini-warehouse for storage services, primarily for personal effects and household goods</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Exterior building material shall be masonry, concrete or wood or metal simulated wood siding.
<b>Single-family detached and attached dwelling units</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

\* measured from the closest point of the outside walls of both structures

### 8.03 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 12.04).

	<b>Minimum Lot Area (SF)</b>	<b>Minimum Lot Width (ft)</b>	<b>Front Yard (ft)</b>	<b>Side Yard (ft)</b>	<b>Rear Yard (ft)</b>	<b>Maximum Height (ft)</b>
<b>All Uses</b>	5,000	50	25	10	10	45

#### Exceptions

- #1 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.