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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

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

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

8.02 Conditional Uses

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

Conditional Use	Applicable Standards
Motor vehicle repair shop	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.
Off-premise signs	12.02, 12.07, 19.01
Veterinarian	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Bus passenger terminal	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Lumberyard	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to screening of all parts and accessories from view.
Farm implement sales, display, and service	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to the screening of all outdoor storage from view.
Bus/truck terminal	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Broadcast tower	12.02, 12.09, 12.11, 19.01 Subject to being located at least 300 feet from a residential district*.
Campground	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Kennel	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Private recreation facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Motor vehicle service station/gas dispensing station	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Mini-warehouse for storage services, primarily for personal effects and household goods	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.
Single-family detached and attached dwelling units	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).

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
All Uses	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.