

## ORDINANCE 1463

### AN ORDINANCE AMENDING TITLE XV, LAND USAGE; CHAPTER 155, ZONING REGULATIONS; ADDING SECTION 155.041 ENTITLED LI – LIGHT INDUSTRIAL ZONING DISTRICT TO THE CITY OF VERMILLION CODE OF ORDINANCES.

**BE IT ORDAINED**, by the Governing Body of the City of Vermillion, South Dakota that the following section of Chapter 155 be added. All other portions of Chapter 155 will remain as they are. Following is the amendment:

#### **§155.041 LI LIGHT INDUSTRIAL DISTRICT**

This district is intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses in an attractive industrial park-like setting.

(A) Permitted uses.

<b>Permitted Use</b>	<b>Applicable Standards</b>
Wholesale merchandising	§§ 155.070, 155.072, 155.073, 155.077
Contractor's shop/storage yard	Subject to screening of all outdoor storage from view.  §§ 155.070, 155.072, 155.073, 155.077
Offices, commercial, construction and industrial	§§ 155.070, 155.072, 155.073, 155.077
Public utility facility	§§ 155.070, 155.072, 155.073, 155.077
Electrical substation	§§ 155.070, 155.077
Warehouse	The material stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials.  §§ 155.070, 155.072, 155.073, 155.077
Lumberyard	Subject to screening of all outdoor storage from view when abutting a residential district.  §§ 155.070, 155.072, 155.073, 155.077
Retail services and trade	§§ 155.070, 155.072, 155.073, 155.077
Farm store	Only accessory storage of fertilizer or farm chemicals on the site.  §§ 155.070, 155.072, 155.073, 155.077
Farm implement dealer	Screening of all outdoor storage of parts from view  §§ 155.070, 155.072, 155.073, 155.077

Broadcast tower	Located at least 300 feet from a residential district.  §§ 155.070, 155.072, 155.073, 155.077
Telecommunications tower	§§ 155.070, 155.075, 155.077
Storage facility	§§ 155.070, 155.075, 155.077
Wireless communications facilities	§§ 155.070, 155.075, 155.077, not within an identified floodplain area.
Motor vehicle repair	An adequate number of parking spots to store the cars and screen parts and materials from view.  §§ 155.070, 155.072, 155.073, 155.077

(B) Conditional uses.

<b>Conditional Use</b>	<b>Applicable Standards</b>
Light manufacturing	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Kennel	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)  Located 150-feet from residential district area (measured from the closest point of the outside wall of both structures)
Wind Energy Conversion System	§§ 155.070, 155.072, 155.077, 155.081, 155.095(A)
Agribusiness	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Grain Terminal	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Frozen Food Locker	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Printing Shop	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Motor Vehicle Service Station	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Bus/Truck Terminal	300-feet from residential neighborhood to minimize effects of diesel fumes and noise.  §§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Bus and/or Truck Wash	All water from the truck or bush wash being contained on the site.

	§§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Truck Repair, Sales, and/or Service	Subject to no unscreened material from view.  §§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Recycling Collection Facility	Subject to any outdoor storage of recyclable materials must be within an opaque screened area at least 6 feet in height.  §§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Recycling Processing Facility	Screening of all recyclable materials from view.  §§ 155.070, 155.072, 155.073, 155.077, 155.095(A)
Automobile Storage Yard	Screening of the storage yard with fence, berm, vegetation, or placement on the lot.  §§ 155.070, 155.072, 155.073, 155.077, 155.095(A)

(C) Lot and yard regulations. All measurements shall be taken from the lot line to the building line (see definitions). Values listed are minimums, unless otherwise stated.

	Lot Area	Building Line	Frontage	Front Yard	Side Yard	Rear Yard	Maximum Height
All Uses	NA	75 feet	50 feet	25 feet, see #3	10 feet, see #1, #3	25 feet, see #2, #5	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 25 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 lots.

#4 See also adjustments to yard regulations (§ 155.082) for other specific exceptions.

#5 Rear yard may be reduced to 0 feet when rear yard abuts railroad rights-of-way.

Dated at Vermillion, South Dakota this 2<sup>nd</sup> day of May, 2022

THE GOVERNING BODY OF THE CITY  
OF VERMILLION, SOUTH DAKOTA

BY Kelsey Collier-Wise  
Kelsey Collier-Wise, Mayor

ATTEST:

BY Katie E. Redden  
Katie E. Redden, Finance Officer

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