

ORDINANCE 1482

AN ORDINANCE AMENDING THE 2012 JOINT ZONING REGULATIONS FOR CLAY COUNTY AND THE CITY OF VERMILLION, CHAPTER 6 LIGHT INDUSTRIAL DISTRICT; SECTION 6.01 PERMITTED USES; AND SECTION 6.02 CONDITIONAL USES.

BE IT ORDAINED, by the Governing Body of the City of Vermillion, South Dakota that Chapter 6: Light Industrial District; Section 6.01 Permitted Uses; and Section 6.02 Conditional Uses be amended to remove some uses from Section 6.01 Permitted Uses and add uses to Section 6.02 Conditional Uses. All other portions of Chapter 6: Light Industrial District will remain as they are. Following is the amendment:

2.01 Permitted Uses

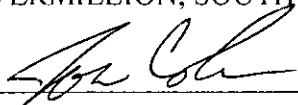
Permitted Uses	Applicable Standards
Wholesale Trade	11.01, 11.03, 11.04, 11.05
Public Utility Facility	11.01, 11.03, 11.04, 11.05
Office Building	11.01, 11.03, 11.04, 11.05
Frozen Food Locker	11.01, 11.03, 11.04, 11.05
Printing Plant	11.01, 11.03, 11.04, 11.05
Motor Vehicle Service Station	11.01, 11.03, 11.04, 11.05
Electrical Substation	11.01 Opaque screen, six feet in height, located as far back as all setback lines.
Warehouse, Mini-Warehouse	11.01, 11.03, 11.04, 11.05 The materials stored on the premises shall have a Level 1 or below in the Fire Protection Guide on Hazardous Materials.
Lumberyard	11.01, 11.03, 11.04, 11.05 Subject to screening of all outdoor storage from view when abutting a residential district.
Truck/Bus Wash	11.01, 11.03, 11.04, 11.05 All water from the truck or bus wash being contained on the site.
Truck Repair, Sales, and Service	11.01, 11.03, 11.04, 11.05 Subject to no unscreened outdoor storage of parts.
Farm Store or Feed Store	11.01, 11.03, 11.04, 11.05 Only accessory storage of fertilizer or farm chemicals on the site.
Recycling Collection Facility	11.01, 11.03, 11.04, 11.05 Screening of all recyclable material from view.
Farm Implement Sales, Display and Service	11.01, 11.03, 11.04, 11.05 Screening of all outdoor storage of parts from view.
Broadcast Tower	11.01, 11.03, 11.04, 11.05 Located at least 300 feet from a residential district.

6.02 Conditional Uses

Conditional Uses	Applicable Standards
Wireless Communication Facility	11.01, 11.08, 16.01
Telecommunications Tower	11.01, 11.08, 16.01
Ready-Mix Plant	11.01, 11.03, 11.05, 16.01
Wind Energy Conversion System	11.01, 11.13, 16.01
Grain Terminal/Grain Processing	11.01, 11.03, 11.04, 11.05, 16.01
Agribusiness	11.01, 11.03, 11.04, 11.05, 16.01
Light Manufacturing	11.01, 11.03, 11.04, 11.05, 16.01
Contractor's Shop and Storage Yard	11.01, 11.03, 11.04, 11.05, 16.01
Bus/Truck Terminal	11.01, 11.03, 11.04, 11.05, 16.01 Located 300 feet from a residential district to minimize effects of diesel fumes and noise.
Recycling Processing Facility	11.01, 11.03, 11.04, 11.05, 16.01 Screening of all recyclable material from view.
Automobile Storage Yard	11.01, 11.03, 11.04, 11.05, 16.01 Screening of the storage yard with fence, berm, vegetation, or placement on the lot.
Motor Vehicle Repair Shop	11.01, 11.03, 11.04, 11.05, 16.01 An adequate number of parking spots to store the cars and screen parts and materials from view.

Dated at Vermillion, South Dakota this 20th day of June, 2023.

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

BY 
Jonathan D. Cole, Mayor

ATTEST:

BY 
Katie E. Redden, Finance Officer

First Reading: May 15, 2023
Second Reading: June 20, 2023
Published: June 30, 2023
Effective: July 20, 2023

