

**ORDINANCE #2023-03**

**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 County of Clay, 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**

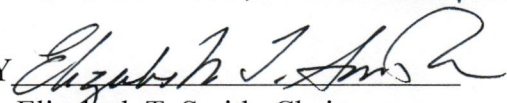
<b>Permitted Uses</b>	<b>Applicable Standards</b>
<b>Wholesale Trade</b>	11.01, 11.03, 11.04, 11.05
<b>Public Utility Facility</b>	11.01, 11.03, 11.04, 11.05
<b>Office Building</b>	11.01, 11.03, 11.04, 11.05
<b>Frozen Food Locker</b>	11.01, 11.03, 11.04, 11.05
<b>Printing Plant</b>	11.01, 11.03, 11.04, 11.05
<b>Motor Vehicle Service Station</b>	11.01, 11.03, 11.04, 11.05
<b>Electrical Substation</b>	11.01 Opaque screen, six feet in height, located as far back as all setback lines.
<b>Warehouse, Mini-Warehouse</b>	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.
<b>Lumberyard</b>	11.01, 11.03, 11.04, 11.05 Subject to screening of all outdoor storage from view when abutting a residential district.
<b>Truck/Bus Wash</b>	11.01, 11.03, 11.04, 11.05 All water from the truck or bus wash being contained on the site.
<b>Truck Repair, Sales, and Service</b>	11.01, 11.03, 11.04, 11.05 Subject to no unscreened outdoor storage of parts.
<b>Farm Store or Feed Store</b>	11.01, 11.03, 11.04, 11.05 Only accessory storage of fertilizer or farm chemicals on the site.
<b>Recycling Collection Facility</b>	11.01, 11.03, 11.04, 11.05 Screening of all recyclable material from view.
<b>Farm Implement Sales, Display and Service</b>	11.01, 11.03, 11.04, 11.05 Screening of all outdoor storage of parts from view.
<b>Broadcast Tower</b>	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 20<sup>th</sup> day of June, 2023.

THE GOVERNING BODY OF THE  
COUNTY OF CLAY, SOUTH DAKOTA

BY   
Elizabeth T. Smith, Chairwoman  
Board of Clay County  
Commissioners

ATTEST:

BY   
Carri R. Crum, Clay County Auditor



First Reading: May 15, 2023  
 Second Reading: June 20, 2023  
 Published: June 29/30, 2023 & July 6/7, 2023  
 Effective: July 27, 2023