

**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.