

CURRENT ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) W/ UNDERLYING B-4
PROPOSED ZONING: PDD W/ UNDERLYING B-2

SITE AREA	
EXISTING SITE AREA:	26.23± AC
PROPOSED SUB AREA 1:	
LOT 1	14.55± AC
OUTLOT A (STORMWATER)	1.58± AC
ROW DEDICATION	1.86± AC
PROPOSED SUB AREA 2:	
LOT 2	2.48± AC
LOT 3	2.11± AC
LOT 4	0.72± AC
PROPOSED SUB AREA 3:	
LOT 5	2.93± AC

RETAIL OR SERVICE STORE
PERSONAL SERVICE STORE
PERSONAL HEALTH STORE
DRINKING ESTABLISHMENT / LIQUOR SALES
FINANCIAL INSTITUTION
GROCERY SUPERMARKET
DRIVE-IN FOOD SERVICE
GAS DISPENSING STATION
CAR WASH
COFFEE SHOP
PHARMACY
DRIVE UP SERVICE WINDOW/DEVICE
BREW PUB

B-2 BUILDING SETBACKS
 REQUIRED FRONT YARD FACING PUBLIC ROW: 25 FT
 PROPOSED FRONT YARD FACING PUBLIC ROW: 25 FT
 REQUIRED REAR YARD: 20 FT
 PROPOSED REAR YARD: 20 FT
 REQUIRED SIDE YARD: 5 FT
 PROPOSED SIDE YARD: 5 FT

MINIMUM LANDSCAPE AREA (PARKING SETBACK)
 REQUIRED ALONG PUBLIC ROW: 10 FT
 PROPOSED ALONG PUBLIC ROW: 10 FT
 REQUIRED ALONG SIDE YARD: 5 FT
 PROPOSED ALONG SIDE YARD: 0 FT

MIN LOT AREA: 15,000 SF
MIN LOT WIDTH: 100 FT
MAX BUILDING HEIGHT: 45 FT

SHARED PYLON SIGN
AREA: 300 SF PER SIDE
HEIGHT: 60 FT MAX
INTERNAL LED

SHARED PYLON SIGN
AREA: 300 SF PER SIDE
HEIGHT: 60 FT MAX
INTERNAL LED

SHARED MONUMENT SIGN
AREA: 170 SF PER SIDE
HEIGHT: 11 FT MAX
INTERNAL LED

LOT 1
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 400 SF MAX
INDIVIDUAL SIGNS: 240 SF MAX
HEIGHT: 60 FT. MAX
INTERNAL LED

LOT 2
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 600 SF MAX
INDIVIDUAL SIGNS: 240 SF MAX
HEIGHT: 60 FT. MAX
LIMIT 1 ADDITIONAL SIGN ALONG 6TH S

LOT 3
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 400 SF MAX
INDIVIDUAL SIGNS: 240 SF MAX
HEIGHT: 60 FT. MAX
LIMIT ONE SIGN ALONG 6TH STREET/INTERSTATE 29

LOT 4
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 200 SF
INDIVIDUAL SIGNS: 160 SF MAX
HEIGHT: 60 FT. MAX

LOT 5
WALL SIGN AREA: 15% OF WALL AREA*
NON-WALL SIGNAGE AREA: 600 SF MAX
INDIVIDUAL SIGNS: 160 SF MAX
HEIGHT: 30 FT. MAX

*PER CITY CODE WALL SIGNS ARE NOT INCLUDED IN MAX SIGNAGE AREA FOR EACH LOT.
BUILDING MOUNTED SIGNS SHALL NOT EXCEED 15% OF WALL FACE AREA.

EXISTING

PROPOSED

PROPERTY BOUNDARY

LOT/TRACT LINE

CURB

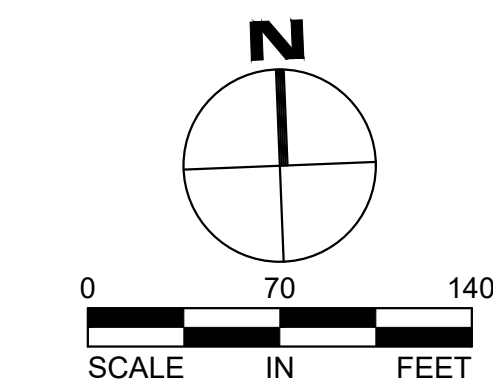
EASEMENT

CONCRETE

BSBL

PSBL

TIP OUT



PROJECT INFORMATION

3031 6TH STREET
BROOKINGS, SD

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DRAWN BY	CHECKED BY
MGB	CHL
JOB NO.	DATE
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SITE PLAN