

ORDINANCE 25-002

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BROOKINGS AND ADDING SECTION 94-140 – CIVIC C DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKINGS, STATE OF SOUTH DAKOTA that Chapter 94, Zoning shall be amended as follows:

Section 1.

Sec. 94-81. Districts designated

(a) C Civic

Sec. 94-140. – Civic C district.

(a) Intent. This district is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose.

(b) Scope of regulations. The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Civic C district.

(c) Permitted uses.

(1) Park, playground, neighborhood.

(2) Public parking facility.

(3) Public library or museum.

(4) Public or parochial school.

(5) Secondary school.

(6) Post secondary school.

(7) Church or similar place of worship, which may include a day care facility with such use confined to within the church worship and educational facility.

(8) Governmental administration and services such as offices, firehouse, police, ambulance and like uses; however, this section shall not be interpreted to permit such uses as warehousing, storage of heavy-duty maintenance vehicles, heavy equipment or supplies.

(9) Vocational or trade schools.

(d) Permitted special uses. A building or premises may be used for the following purposes in conformance with conditions prescribed herein:

(1) Park, community, special use.

a. One of the frontages of the premises shall abut upon an arterial or collector street.

(2) Public recreation facility or area.

- a. One of the frontages of the premises shall abut upon an arterial or collector street.
 - (3) Public community center.
 - a. One of the frontages of the premises shall abut upon an arterial or collector street.
 - (4) Public utility facility.
 - a. An opaque screen six feet in height located as far back as all setback lines that screen equipment, heavy equipment. The architecture of all buildings shall harmonize with the character of the neighborhood.
 - b. Landscaping shall be provided between the setback lines and any front property line.
 - (5) Cemetery.
 - a. This use shall have a minimum of 40 acres
 - a. An internal road network system with parking to be provided.
 - b. Scattering areas or gardens are to be located within the interior of the property.
 - (6) Day care facility as an accessory use to a Permitted Use listed in Section (c) above.
 - a. A four-foot high transparent fence shall be constructed between the play area and the street if the play area is adjacent to any arterial or collector street.
 - b. Pick-up and drop-off area shall be designed to minimize vehicle and pedestrian conflict points.
 - c. Use shall be confined to within the primary building except for play areas.
 - (7) Public transportation facility.
 - a. Floor area of structures shall not exceed 3,000 square feet.
 - (8) Hospital.
 - a. One of the frontages of the premises shall abut upon an arterial or collector street.
 - b. Parking areas shall be screened from adjacent residential uses.
- (e) Conditional uses.
- (1) Wireless communication facilities.
 - (2) Telecommunication facilities.
 - (3) Public campground.
- (f) Density, area, yard and height regulations. The C district regulations are as follows:

	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Allowable Uses			20 feet	10 feet	20 feet	60 feet

- (g) Accessory uses. Accessory uses and buildings permitted in the C district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) Parking regulations. Parking, loading and stacking within the C district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) Sign regulations. Signs within the C district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) Other regulations. Development within the C district shall be in conformance with the regulations set forth in article II of this chapter.

Sec. 94-343. Access drives.

- (a) Business, civic and industrial districts. The following regulations shall apply to all lots in the business, civic and industrial districts.

Sec. 94-365. Accessory buildings and uses.

- (b) In the B-2, B-2A, B-3, B-4, C, I-1, I-1R and I-2 districts, accessory or maintenance buildings are limited to the following:

Sec. 94-392. - More than one main building.

Where a block, lot or tract is used for a business, commercial, civic, or industrial purpose, more than one main building may be located upon the block, lot or tract, but only when such buildings conform to all yard requirements (e.g. front, side, rear) of the district in which the block, lot or tract is located.

Sec. 94-394. - Accessory building location.

- (b) An accessory building located upon a business, civic or industrial lot shall not be within five feet of any side or rear lot line. An accessory building shall maintain a front yard setback equal to or greater than the setback of the principal building.

Sec. 94-398. Fences, walls and hedges.

- (c) In all business, civic, and industrial districts, fences up to eight feet in height may be erected within 20 feet of any front property line and up to any side or rear property line. Exception: Fences shall not be erected between a lot line and any areas required to be landscaped. This provision shall not prohibit the screening of outdoor storage of materials and inventory as required by other sections of this chapter.

Sec. 94-399. Landscaping.

- (5) a. Business, civic and industrial uses shall provide a minimum ten-foot wide landscape area along any right-of-way and five feet along a side lot line.
- (6) b. Business, civic and industrial uses shall install plantings along foundations facing a public right-of-way. However, in business, civic and industrial districts, corner lots may incorporate the total required square footage of foundation plantings into a landscape area adjacent to the

building foundation along the street right-of-way with the highest classification or at the primary entrance to the building.

Sec. 94-399.1. Bufferyards.

Table 1.1

	Zoning of Abutting Land	Proposed Buildings over 30 Feet in Height	Proposed Buildings over 60 Feet in Height	Solid Fence/Wall or Continuous Shrubs
Zoning of Proposed Development	R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-3A, RMH	R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-3A, RMH		R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-3A, RMH
C	Type B or Type G	Type C or Type G	N/A	N/A

Sec. 94-409. Garbage receptacles.

Business, civic and industrial uses shall locate garbage receptacles in the rear or side yard only. If such receptacles are visible from any public right-of-way or residential district, they shall be screened from view by an opaque fence, enclosure, landscaping or other manner approved by the city.

Sec. 94-473. Tables.

Table 1

PERMITTED SIGNS BY TYPE AND ZONING DISTRICT

Sign Type	C
Freestanding	
Area identification	S
Billboard	N
Bulletin board	S
Ground	S
Incidental(b)	P
Outdoor menu board	N
Pylon	S
Residential(d)	N
Building	
Awning	N

Awning, Electric	N
Building marker(e)	P
Canopy	N
Identification(f)	P
Marquee	N
Projecting	N
Roof	N
Roof, Integral	N
Suspended	N
Wall	P
Wall, Painted	N
Window	N
Miscellaneous	
Banner	S
Banner, Pole	P(c)
Flag	P
Inflatable(g)	N
Pennant(g)	S
Temporary	P

Table 2
MAXIMUM TOTAL SIGN AREA PER LOT BY ZONING DISTRICT

AREA	C
Maximum total square feet	100
Maximum total square feet for lots with 2 or more frontage	200
Square feet of signage per linear foot of street frontage	NA
Square feet of signage per linear foot of street	NA

frontage for corner lots(d)	
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Table 3
NUMBER, DIMENSIONS AND LOCATION OF INDIVIDUAL SIGNS BY ZONING DISTRICT

Sign Type	C
Freestanding	
Area (s.f.)	40(f)
Height (ft.)	15(b), (g)
Right-of-way setback (ft.) (c)	5
Number permitted per lot	NA
Number permitted per feet of street frontage(d)	1 for each frtg.
Building	
Area (s.f.)	NA
Wall area (percent)(e)	10(f)

Table 5
PERMITTED SIGN CHARACTERISTICS BY ZONING DISTRICT

Sign Characteristics	C
Electronic message display—EMD(b)	P(c),(d)
Changeable copy	P
Illumination, internal	P
Illumination, external	P(e)
Illumination, surface-lighted(e)	N
Neon	N

Nonilluminated	P
Reflective	N

Section 2.

Any and all ordinances in conflict herewith are hereby repealed.

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CITY OF BROOKINGS, SD

Oepke G. Niemeyer, Mayor

ATTEST:

Bonnie Foster, City Clerk