



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

PROPOSED USES

- 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

- 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.

The diagram illustrates the difference between existing and proposed property boundaries and setbacks. It is divided into two main sections: 'EXISTING' and 'PROPOSED'.

EXISTING: This section shows a series of horizontal lines representing the current property boundaries and setbacks. The lines are solid and black.

PROPOSED: This section shows the same horizontal lines, but with several modifications:

- PROPERTY BOUNDARY:** Indicated by a dashed line.
- LOT/TRACT LINE:** Indicated by a solid line.
- CURB:** Indicated by a solid line.
- TIP OUT:** Indicated by a red line.
- EASEMENT:** Indicated by a solid line.
- CONCRETE:** Indicated by a solid line.
- BUILDING SETBACK LINE:** Indicated by a solid line.
- PARKING SETBACK LINE:** Indicated by a solid line.

The diagram also includes a legend on the right side, which defines the symbols used for each boundary or setback line.



BROOKINGS MARKETPLACE RETAIL

3031 6TH STREET
BROOKINGS, SD

DRAWN BY	CHECKED
WGB	CHL
JOB NO.	DATE
001438	02/17/2023

[illegible]

INITIAL DEVELOPMENT PLAN

SITE PLAN

C300