

**AN ORDINANCE TO REVISE THE USES PERMITTED IN THE
LIGHT INDUSTRIAL ZONING DISTRICT BY AMENDING
SECTION 17.22.020 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS, the City of Rapid City has created the Light Industrial Zoning District; and

WHEREAS, the City desires to clarify and revise the uses permitted in the District.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.22.020 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.22.020 Uses permitted.

Property and buildings in the LI light industrial district shall be used only for the following purposes:

- A. A retail or service use only when it directly serves or is auxiliary to the needs of industrial plants or employees thereof;
- B. No residential use shall be permitted in the LI light industrial district;
- C. Any of the following uses:
 1. On-premises sign as regulated in §§ [17.50.080](#) through [17.50.100](#);
 2. Building material sales yard and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business, including a concrete batch plant of a transit mix plant;
 3. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors;
 4. Freighting or trucking yard or terminal;
 5. Outdoor storage facilities for Class III combustible liquids, coal, coke, building materials, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies in accordance with § [17.22.090](#);
 6. Public utility service yard or electrical receiving or transforming station;
 7. Auction house, except for sale of livestock;
 8. Tire recapping or retreading;
 9. New and used car, truck, motorcycle, snowmobile and boat sales and rentals. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a side yard or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;
 10. Farm implement and machinery new and used sales;
 11. Mobile home sales and services;
 12. Prefabricated and shell house sales;
 13. Mini-warehousing storage facilities, where security fencing and screen fencing shall not exceed 6 feet in height, and shall be constructed of wood, decorative block or chain link fence

with slats. Outdoor storage yards shall be screened from view from surrounding properties. Landscaping shall be in accordance with the city's landscaping ordinance;

14. Retail and distribution establishments, including sales, display and show rooms and lots;
15. Carwashes;
16. Commercial parking lots and garages;
17. Offices, studios, clinics and laboratories;
18. Financial institutions;
19. Printing and secretarial services;
20. Mail and parcel services;
21. The manufacture and retail sale of firearms and ammunition, provided that the operation is in compliance with the fire code as adopted;

22. Garden centers and sod farms;

~~23. Manufacture of ammunition and retail sale of firearms and ammunition;~~

23. Utility substation subject to the following considerations:

- a. The property shall not be located within 250 feet of a residential district or dwelling; and,
- b. Utility substations that do not meet the above consideration shall be reviewed as a conditional use.

24. Commercial indoor recreational uses, including gymnasiums, ice skating rinks and similar establishments;

25. Construction plan review center;

26. Crematorium;

27. Holding rooms with no overnight detention;

28. Towing company; provided that all towed vehicles are stored either within a building or in an area outside of a required front yard setback, and screened with at least a 6-foot high opaque fence; and

29. Bakery.

D. The following uses when conducted within a completely enclosed building:

1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products;

2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process;

3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas;

4. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;

5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps;

6. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing and overhauling, tire retreading or recapping, and battery manufacturing;

7. The sale, storage and sorting of junk, waste, discarded or salvaged materials, machinery or equipment, but not including processing;
 8. Blacksmith shop and machine shop;
 9. Foundry casting, lightweight nonferrous metal not causing noxious fumes or odors;
 10. Planing mill;
 11. Wholesale or warehouse enterprise; and
 12. Veterinary establishments; provided that all animals shall be kept inside soundproof, air-conditioned buildings.
- E. Other uses of the same general character as those previously listed deemed appropriate by the City Council;
- F. Buildings, structures and uses accessory and customarily incidental to any of the previously mentioned uses;
- G. Service establishments and filling stations, not to include vehicle repair. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor space used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;
- H. Vehicle repair establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard; and
- I. Microcell wireless communications facilities on buildings as defined in § [17.50.400A](#).

CITY OF RAPID CITY

Steve Allender, Mayor

Attest

Pauline Sumption, Finance Officer

(seal)