

## ORDINANCE NO. 341

**AN ORDINANCE AMENDING ARTICLE 3, CHAPTER 3.03, SECTION 3.03.05, DISTRICT REGULATIONS, DISTRICT REGULATIONS ESTABLISHED, I-1: LIGHT INDUSTRIAL DISTRICT, OF THE ZONING REGULATIONS OF THE CITY OF VALLEY SPRINGS, MINNEHAHA COUNTY, SOUTH DAKOTA.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY SPRINGS, MINNEHAHA COUNTY, SOUTH DAKOTA:**

**Section 1. That only the portion of Section 3.03.05 of the Valley Springs Zoning Regulations pertaining to the I-1: Light Industrial District is hereby amended to read as follows:**

### **I-1: LIGHT INDUSTRIAL DISTRICT**

#### **PURPOSE**

The purpose of this district is to provide space for a wide range of industrial uses and structures, and for certain commercial uses. Regulations are intended to provide guidelines for locating activities which may be injurious or offensive to occupants of adjacent areas, or which emit odors, fumes or gases, dust, smoke, noise, or vibrations which are evident beyond the property of such uses.

#### **PERMITTED USES**

Antennas 35 feet or less in height  
Any permitted use of the B Districts  
Automobile service and repair businesses  
Grain storage facilities  
Signs  
Utility lines and substations  
Warehouses and storage facilities

#### **CONDITIONAL USES**

Antennas over 35 feet in height  
Fairgrounds  
Junk yards  
Owner occupied dwelling unit if it occupies the lesser of 1,300 square feet or 25% of the building's foot print. A two-hour firewall and fire door shall separate the living quarters from the business.  
Satellite dishes  
Solid waste transfer, processing, or recycling facilities  
Water / wastewater treatment facilities and lagoons

Any industrial use which meets the performance standards established in the Additional I-1 District Regulations, and is consistent with the intent and purpose of this district.

## **MINIMUM LOTSIZE**

Frontage: 80 feet

Area: 10,000 square feet

## **MINIMUM YARDSIZE**

Front: 25 feet

Side: 10 feet \*

Rear: 20 feet \*

\* If a side or rear lot line is adjacent to the R District, then the minimum side and rear yards shall be 50 feet.

## **ADDITIONAL I-1 DISTRICT REGULATIONS**

1. To be a Permitted or Conditional Use in the I-1 District, such use shall be conditional upon the property owner meeting the following performance standards:
  - (A) No operation shall involve the use or storage of highly flammable gases, liquids, or other fire hazards. This provision shall not prohibit the use of normal heating fuels, motor fuels, or welding gasses.
  - (B) No operation shall be carried on which involves the discharge into a sewer or water course liquid wastes which are harmful to normal sewage plant operations or corrosive to sewer pipes and installations.
  - (C) Activities shall be prohibited which are injurious or offensive to occupants of adjacent premises or which emit air contaminants, smoke, odors, gasses, noise, or vibrations which are evident beyond the property lines of a lot upon which such activity is to be located.
  - (D) Appearance. Junk, salvage, auto wrecking, and similar operations shall be shielded from view from streets, and from adjacent properties in another district, by means of a sturdy, site obscuring fence in good repair, or two rows of alternate planted evergreen or red cedar trees.
  - (E) Fire Hazard. All flammable substances involved in any activity established in this district shall be handled in accordance with the laws of the State of South Dakota and other applicable federal, state, and local regulations.
  - (F) Noise. All noises and noise causing activities shall be muffled so that they will not create a disturbance greater than normal peak traffic noise on a major street, when from any adjacent Residential district. Major street noise for comparison purposes shall be measured at the property line.
  - (G) Sewage and Liquid Waste. No operation shall be carried on which involves the discharge into a sewer or water course, or onto the ground, of liquid wastes of any radioactive nature, or liquid waste of a chemical nature, which are detrimental to

normal sewage plant operation, or are corrosive and damaging to sewer pipes and installations.

- (H) Air Contaminants. Emissions of contaminants and smoke shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state, and local regulations.
- (I) Gasses and Odors. Emissions of gasses and odors shall not exceed maximum standards set by the laws of the State of South Dakota and other applicable federal, state, and local regulations.
- (J) Vibration. All machines including punch presses and stamping machines shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.

**All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be in full force and effect from and after its approval, adoption, and publication as provided by law.**

**Adopted this 8th day of January, 2019.**

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**Mayor, City of Valley Springs**

**ATTEST:**

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**Sandy Severtson  
Finance Officer, City of Valley Springs**

**Seal**

**First Reading & Public Hearing: December 11<sup>th</sup>, 2018  
Second Reading & Adoption: January 8<sup>th</sup>, 2019  
Publication: January 16<sup>th</sup>, 2019  
Effective Date: February 5<sup>th</sup>, 2019**