

**Ordinance 2025 – 05**

**An Ordinance Authorizing Rezoning of “NE1/4 NE1/4 Exc Lot H-1 & that part lying E & N of Lot H-1 in Section 14, T109N, R50W (Medary Township)” ~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.**

WHEREAS, Austreim Investments LLC by Andrew Austreim, made an application to the Brookings County Zoning Board to rezone property from Joint Jurisdiction B-3 Business: Heavy District to Joint Jurisdiction I-1 Light Industrial

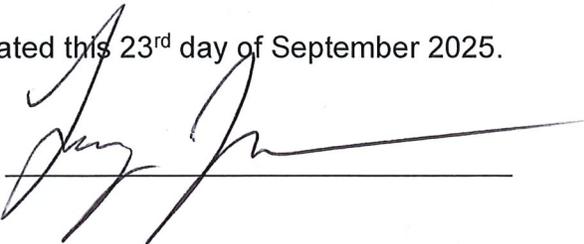
WHEREAS, the Brookings County Planning Commission recommended approval to rezone the property on August 5, 2025;

WHEREAS, SDCL 11-2-30 requires the Brookings County Commission to adopt or reject the change;

THEREFORE, BE IT ORDAINED, BY THE BROOKINGS COUNTY COMMISSION, BROOKINGS COUNTY, SOUTH DAKOTA, in accordance with Chapter 4.04 Zoning Amendments, of the Joint Zoning Ordinance for Brookings County and the City of Brookings, that the following property be rezoned from “Joint Jurisdiction B-3 Business: Heavy District to Joint Jurisdiction I-1 Light Industrial.”

**“NE1/4 NE1/4 Exc Lot H-1 & that part lying E & N of Lot H-1 in Section 14, T109N, R50W (Medary Township)” ~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.**

Dated this 23<sup>rd</sup> day of September 2025.



Larry Jensen, Chairperson  
Brookings County Commission



ATTEST:

  
Lori Schultz  
Brookings Finance Officer

First Reading: September 2, 2025  
Second Reading: September 23, 2025  
Adopted: September 23, 2025  
Publication Date: October 2, 2025  
Effective Date: October 23, 2025

## PUBLIC NOTICE

Austreim Investments LLC by Andrew Austreim has made an application, 2025jjrz003, to the Brookings County Planning Commission for property to be re-zoned from Joint Jurisdiction Business B-3 Heavy District to Joint Jurisdiction Industrial I-1 Light District. The property is described as: "NE1/4 NE1/4 Exc Lot H-1 & that part lying E & N of Lot H-1 in Section 14, T109N, R50W (Medary Township)" ~~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.

The request, 2025jjrz003, will be heard at a joint public hearing with the Brookings County Planning & Zoning Commission and the City of Brookings Planning Commission in the Brookings City & County Government Center, 310 Chambers, 520 3<sup>rd</sup> St, Brookings, SD 57006 on Tuesday, August 5, 2025, at 8:00 PM. Any action taken by the City of Brookings Planning Commission and Brookings County Planning & Zoning Commission serves as a recommendation to the Brookings City Council and Brookings County Commission.

Any person interested may attend and be heard at this time.

The application and other associated written materials are available for public review at [www.brookingscountysd.gov/agendacenter](http://www.brookingscountysd.gov/agendacenter) on Monday, July 28, 2025. Written comments may be filed with the Zoning Officer at 520 3<sup>rd</sup> St, Ste 110, Brookings, SD 57006 or by emailing: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov) on or before noon on Friday, August 1, 2025. No materials will be placed on the website address after 5 PM on Friday, August 1, 2025.

Robert W. Hill  
Brookings County  
Development Director

Published 2x at the total approximate cost of \_\_\_\_\_.

Publication Info:  
Email on July 17, 2025

To be published as follows:  
Brookings Register on July 22 & 29, 2025

## BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
BROOKINGS, SOUTH DAKOTA 57006  
(605)-696-8350

E-Mail: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Planning and Zoning Commission - Joint Meeting  
with City of Brookings Planning Commission.  
August 5, 2025 – 8:00 PM meeting

# 2025jjrz003 – August 5, 2025

Prepared by Richard Haugen

Applicant/Owner: Austreim Investments LLC by Andrew Austreim, 21625 471<sup>st</sup> Ave,  
Brookings, SD 57006

Legal Description: “NE1/4 NE1/4, Except Lot H-1 and Except that part lying East and North of  
Lot H-1 in Section 14, T109N, R50W ~~~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.

2025rz003: Austreim Investments LLC by Andrew Austreim has applied for rezoning of  
his property from Joint Jurisdiction B-3 (heavy business) to Joint Jurisdiction I-1 (Light industrial).  
The property is located on the south side of the S-curve on 471<sup>st</sup> Ave south of Brookings, in the  
Brookings County/Brookings City Joint Jurisdictional area located at 21625 471<sup>st</sup> Ave. The City of  
Brookings has the current zoning control (JJ-B3) for the property, which was approved by  
Brookings County Commission Ordinance 21-02 on June 1, 2021, and the Brookings City  
Commission Ordinance 21-015 on May 11, 2021.

The change in zoning is needed for the property and his excavating business with gravel,  
crushed concrete and concrete rubble storage on site to be in compliance with recent “Zoning  
Amendments” to Chapter 94 of Brookings City Zoning Ordinance, that was most recently  
approved by City of Brookings on July 8, 2025, and to be able to continue his operation at this  
location. The applicant has spoken to the City of Brookings Community Development Office  
regarding this rezoning request. Brookings County has no objections to the rezoning request as  
long as it meets the City of Brookings’ zoning requirements.

Brookings Community Development City Planner Ryan Miller’s report is included as a  
separate attachment.

Listed below is a history of the zoning that has been on the property:

**April 19, 1977** - The 33.48-acre parcel was originally rezoned from Agricultural to R-1B  
(single family).

**June 6, 1995** - The West 350 feet of parcel was rezoned from R-1B (single family) to Agricultural.

**February 3, 1998** - The W820 feet, excluding the W350 feet of the parcel was rezoned from R-1B (single family) to Agricultural. Resulting in the west portion of the property being zoned "Agricultural", and the east portion of the property being zoned R-1B (single family).

**April 6, 2021** – The entire 33.48 acres of land from Joint Jurisdiction R-1B (single family) and Agricultural Zoning to Joint Jurisdiction B-3 (heavy business) Zoning. The whole parcel was rezoned to a Joint Jurisdiction B-3 (heavy business) with the City of Brookings Community Development Office having Zoning Control for the property.

This rezoning request will be heard by a joint meeting of the Brookings County Planning and Zoning Commission and the City of Brookings Planning and Zoning Commission as it is in the Joint Jurisdiction Area. The decision made by the Joint Planning Commission's is a recommendation to the Brookings County Commission and the Brookings City Council for the final decision of the rezoning request. Both the Brookings County Commission and the Brookings City Commission will meet at a joint meeting at a later date, to approve or deny the rezoning request. Both Commission's need to vote in favor of the rezoning request for it to be approved.

Public notices were published in the Brookings Register on July 22 and 29, 2025. The applicant notified abutting landowner's by certified mail of the proposed rezoning request at least 14 days prior to the public hearing.

Letters were also sent to the Brookings County Highway Department and Medary Township Chairman and Clerk.

PETITION FOR REZONING

2025jlr2003

To the Brookings County Commissioners  
And County Planning Commissioners

RECEIVED

JUL - 7 2025

Gentlemen:

BROOKINGS

We (I), the undersigned, owner (s) of the property described in paragraph 1 below, do hereby respectfully petition your Honorable Body to amend the present Brookings County Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:

NE 1/4 NE 1/4 EXC H-1 & THAT PTE S & N of H-1  
SEC 14-109-50 33.48 AC

2. That it is requested and desired that the foregoing property be rezoned from the

B3 District to the I1 District.

3. That the reasons for requesting the change are as follows:

To get zoning aligned closer to business operations

4. That the undersigned below own (s) property within the area which is requested to be rezoned.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

6. That in addition to the name (s) given below, there is also attached a plat and the names and mailing addresses of abutting landowners. (Property shall be considered as abutting even though it may be separated from the property of the petitioner by a public road or highway.)

7. That the undersigned shall notify all abutting landowners by registered or certified mail of the petitioned zoning change at least **14 days** prior to any public hearing held thereon by the County Commissioners or County Planning Commission.

Respectfully,

Signed (Date)	(Name)	(Address)	(Phone)	Description of Property
<u>[Signature]</u>	<u>Andrew Austreim</u>	<u>1214 Western Ave</u>	<u>605736-2197</u>	<u>500 sq ft</u>
	<u>Austreim Investments LLC by</u>			

Austreim Investments, LLC  
21625 471<sup>st</sup> Ave.  
Brookings, SD 57006  
605-695-4311

**COPY**

XXXXXX  
XXXXXXX  
XXXXXXX  
XXXXXXX

Dear XXXXX,

I have made a rezoning application in the Joint Jurisdictional area to rezone property from JJB3 to the JJI1 District. The property is described as: "NE 1/4 NE 1/4 EXC H-1 & THAT PT E & N OF H-1 SEC 14-109-50 33.48 AC (Medary Township)" ~~located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.

The Brookings County Planning & Zoning Commission and the Brookings City Planning Commission will hold a public hearing on this rezoning request, 2025jrz003, on Tuesday, August 5, 2025, at 8:00 PM. The meeting will be held at the Brookings City & County Government Center, 310 Chambers, 5203<sup>rd</sup> St, Brookings, SD 57006.

Please contact me if you have any questions or concerns regarding the request.

Sincerely,

Andrew Austreim

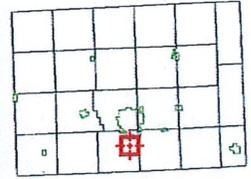


Beacon™

2025 JJRZ 003  
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- City Zoning
- A
- AP
- B-1
- B-2
- B-2A
- B-3
- B-4
- B-5
- FW
- I-1
- I-1R
- I-2
- JJ-A
- JJ-B3
- JJ-11R
- JJ-R1A
- JJ-R1B
- JJ-R3A
- PDD
- R-1A
- R-1B
- R-1C
- R-1D
- R-2
- R-3
- R-3A
- RB-4
- RMH
- <all other values>
- Township Boundary
- Sections
- Parcels
- Roads

Parcel ID	120001095014100	Alternate ID	n/a	Owner Address	AUSTREIM INVESTMENTS LLC
Sec/Twp/Rng	14-109-50	Class	NACC		1214 WESTERN AVE
Property Address	21625 471ST AVE	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	NE 1/4 NE 1/4 EXC H-1 & THAT PT E & N OF H-1 SEC 14-109-50 33.48 AC				
	<i>(Note: Not to be used on legal documents)</i>				

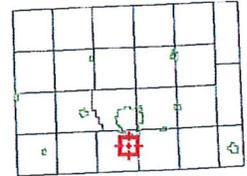
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Developed by SCHNEIDER  
GEOSPATIAL

2025 j j r z 003



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A; AE
- X

Parcel ID	120001095014100	Alternate ID	n/a	Owner Address	AUSTREIM INVESTMENTS LLC
Sec/Twp/Rng	14-109-50	Class	NACC		1214 WESTERN AVE
Property Address	21625 471ST AVE	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	NE 1/4 NE 1/4 EXC H-1 & THAT PT E & N OF H-1 SEC 14-109-50 33.48 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/7/2025  
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Developed by **SCHNEIDER**  
 GEOSPATIAL

Looking north from from driveway along 471<sup>st</sup> Ave.



2025/07/18 15:48:00

Looking west from south property line towards his business from driveway.



2025/07/18 15:47:43

2025jrrz003-Austreim Investments LLC

Looking south from driveway on 471<sup>st</sup> Ave.



2025/07/18 15:48:17

Looking northwest from driveway towards his excavation business.

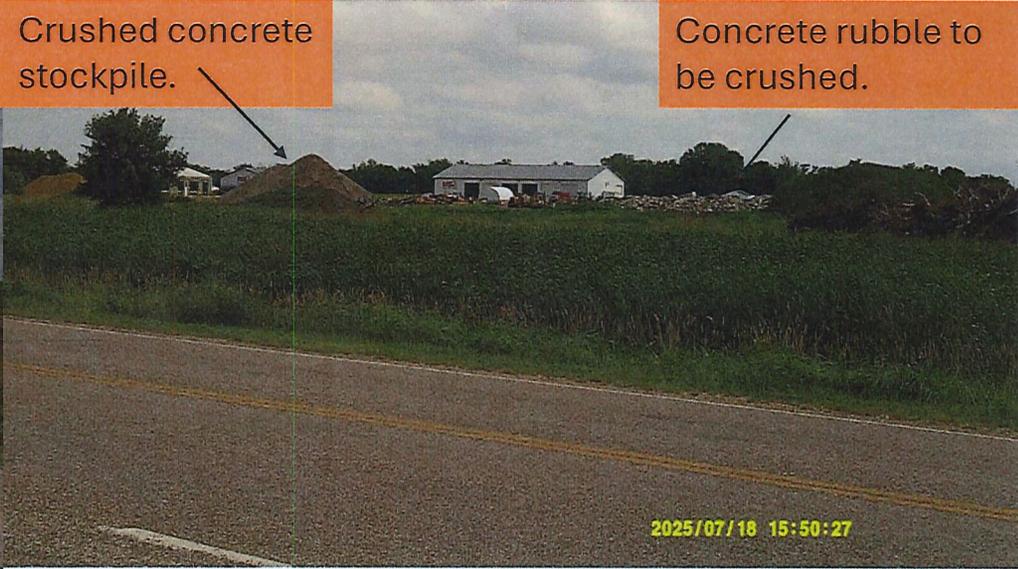
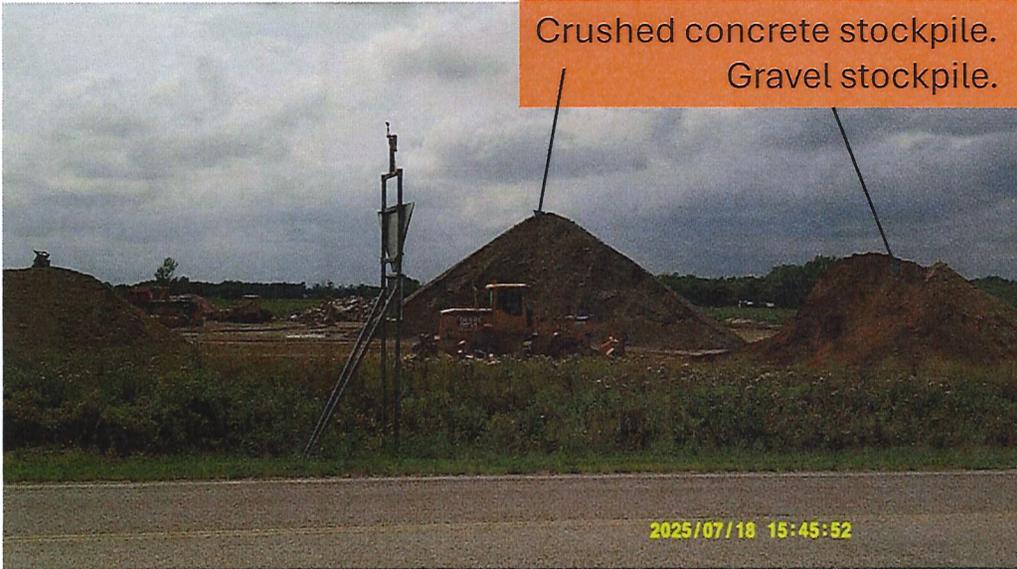


2025/07/18 15:47:51

Crushed concrete stockpile.  
Gravel stockpile.

Crushed concrete  
stockpile.

Concrete rubble to  
be crushed.



# Joint Planning Commission Memo

**From:** Ryan Miller  
**Meeting:** August 5, 2025  
**Subject:** Rezone – 21625 471<sup>st</sup> Avenue  
**Presenter:** Ryan Miller, City Planner

## **Summary:**

Austreim Investments LLC has submitted a petition to rezone 21625 471<sup>st</sup> Avenue from Business B-3 Heavy District to Industrial I-1 Light District. The petition to rezone will be reviewed by the Joint Jurisdiction Planning Commission who will make recommendations to the City Council and Brookings County Commission respectively.

## **Item Details:**

Austreim Investments LLC purchased and rezoned the property in 2021. The property is located within the Joint Jurisdiction Area within Brookings County. The rezone process for properties located within the Joint Jurisdiction Area is described in Appendix A of Chapter 94 of municipal code.

The property was rezoned from Agriculture A District to Business B-3 Heavy District in 2021 in preparation of the owner's proposed use as an excavation contractors' shop. The rezone was approved and the use commenced operation. Part of the use involves concrete crushing, a process that has taken place on the property since establishment. Ordinance 25-015 approved in July of 2025 by the Brookings City Council created a new use definition in the zoning ordinance for Concrete, Asphalt, and Rock Crushing Facilities. The new use is allowed as a conditional use in the Agriculture, Industrial I-1 Light District and Industrial I-2 Heavy District. Because the use is not allowed in the Business B-3 District, the applicant is seeking a rezone to the Industrial I-1 Light District in order to continue their existing operation in an appropriate zone.

The future land use map for the property is Open Wetland. Adjacent properties are zoned Joint Jurisdiction R-1B Single-family to the northeast and Agriculture to the north, south, east and west. The Development Review Team recommends approval.

## **Supporting Documentation:**

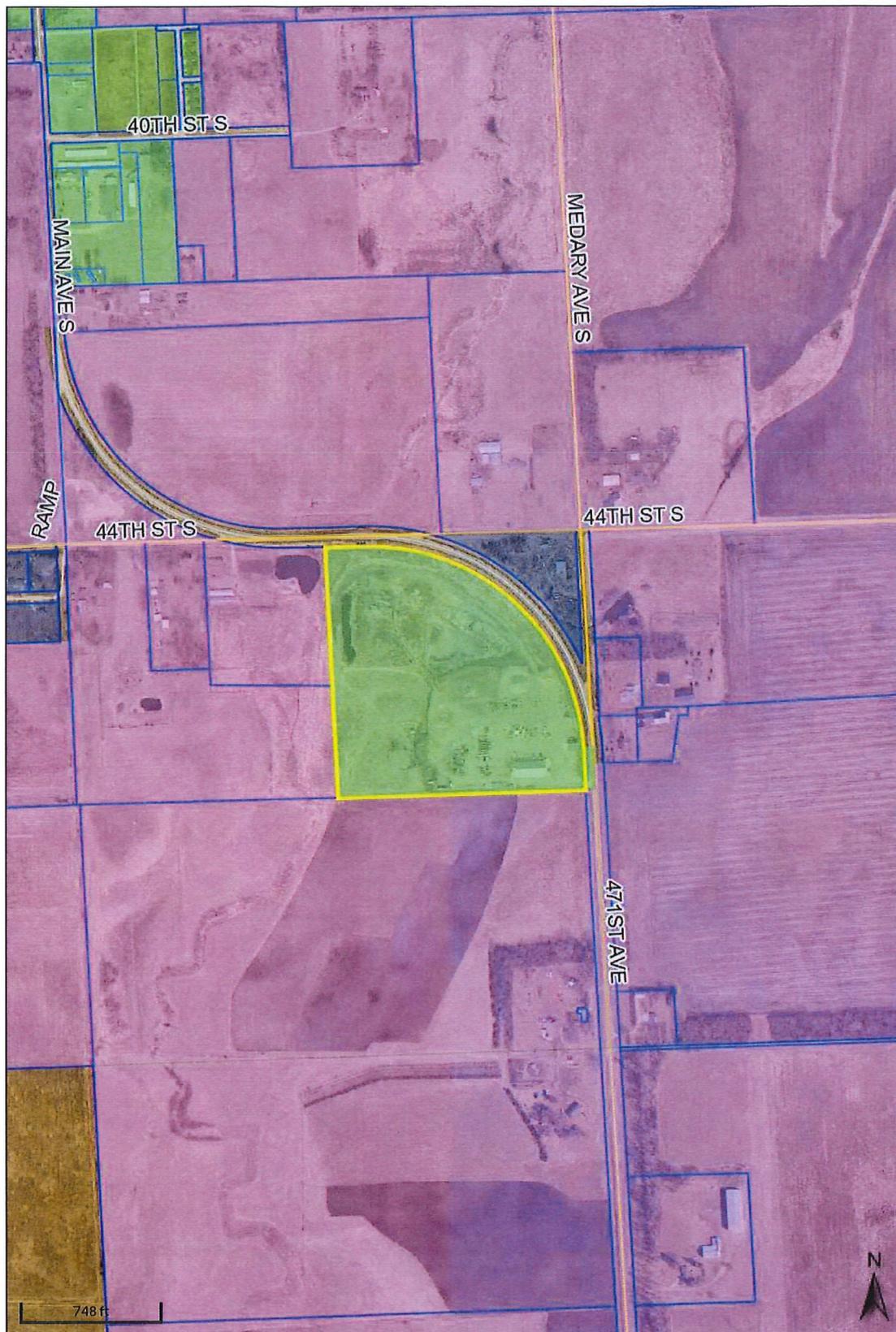
Notice – Planning Commission  
Petition to Rezone  
Location Map  
Zoning Map  
Future Land Use Map

# Location Map



- Legend**
- Brookings City Limits
  - City Limits
  - Township Boundary
  - Sections
  - Parcels
  - Roads

# Zoning Map



## Legend

- Brookings City Limits
- City Limits
- City Zoning**
- A
- AP
- B-1
- B-2
- B-2A
- B-3
- B-4
- B-5
- FW
- I-1
- I-1R
- I-2
- JJ-A
- JJ-B3
- JJ-I1R
- JJ-R1A
- JJ-R1B
- JJ-R3A
- PDD
- R-1A
- R-1B
- R-1C
- R-1D
- R-2
- R-3
- R-3A
- RB-4
- RMH
- <all other values>
- Township Boundary
- Sections
- Parcels
- Roads

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**Sec. 94-134. Business B-3 heavy district.**

- (a) *Intent.* This district is intended to provide for a wide variety of retail services. This district will include commercial uses requiring large land areas, extensive retail operations and outdoor display of merchandise. Inventory and material storage shall be screened.
- (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 Business B-3 heavy district.
- (c) *Permitted uses.*
  - (1) Retail or service store.
  - (2) Personal service store.
  - (3) Financial services.
  - (4) Public transportation facility.
  - (5) Public utility facility.
  - (6) Parking facility or lot.
  - (7) Grocery supermarket.
  - (8) Drive-in food service.
  - (9) Gas dispensing station.
  - (10) Reserved.
  - (11) Car wash.
  - (12) Indoor or outdoor recreational facility.
  - (13) Temporary storage facility.
  - (14) Automobile sales.
  - (15) Office building.
  - (16) Roadside stand.
  - (17) Drinking establishment.
  - (18) Telecommunications towers.
  - (19) Emergency services.
  - (20) Personal health services.
  - (21) Pet services.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
  - (1) Outdoor sales.
    - a. Used parts and other material storage shall be screened from adjoining property.
  - (2) Wholesale trade with warehousing.
    - a. All inventory shall be stored within a completely enclosed building.
  - (3) Lumberyard.

- 
- a. The lumber storage area shall be at the rear of the building and screened from any arterial street or residential district.
  - b. Seasonal outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (4) Nursery or greenhouse.
- a. Any land used to grow flowers, shrubs or trees shall not be located within 50 feet of an arterial street.
- (5) Reverse vending machine.
- a. A trash receptacle shall be provided on-site.
- (6) Automobile service station.
- a. No fuel delivery pump shall be located within 20 feet of any side lot line or right-of-way line. No fuel pump shall be located within 50 feet of the side or rear lot line abutting a residential district.
  - b. All repair work shall be done within a completely enclosed building.
  - c. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (7) Citizen's drop-off for recyclables.
- a. No container shall be located within 100 feet of a residential district.
- (8) Motor vehicle repair shop.
- a. All repair work shall be done within a completely enclosed building.
  - b. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (9) Motel or hotel.
- a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (10) Equipment rental store.
- a. An on-premises pickup and drop-off area shall be provided.
  - b. Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (11) Auction house.
- a. An on-premises pickup and drop-off area shall be provided.
  - b. Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (12) Semi-trailer storage.
- a. Storage shall not be permitted in the minimum front yard setback.
- (13) Extended stay motel.
- a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (14) Brewpub.
- a. The area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services.

- 
- b. A malt beverage manufacturer's license must be obtained per state law.
  - c. An alcohol beverage license must be obtained per city ordinance.
  - d. The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.
- (15) Microbrewery.
- a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
  - b. A malt beverage manufacturer's license must be obtained per state law.
  - c. All grain shipments and spent grain shall be contained within a completely enclosed building.
- (16) Contractor's shop.
- a. All equipment and materials shall be contained within a completely enclosed building.
- (17) Farm/feed store.
- a. No retail sale items in bulk form shall be permitted as outside display.
  - b. All outside retail items shall only be displayed adjacent to the building.
- (18) Animal hospital.
- a. All cremation equipment and processes must be confined within an enclosed building.
  - b. Deceased animal storage areas must be completely within an enclosed building at all times.
- (e) *Conditional uses.*
- (1) Assembling and packaging.
  - (2) Freight handling.
  - (3) Manufacturing, light.
  - (4) Mixed business/residential use.
  - (5) Contractors shop and storage yard.
  - (6) Buy back center for recyclables.
  - (7) Household hazardous waste site.
  - (8) Light processing facility.
  - (9) Transfer site for recyclables.
  - (10) Day care facility.
  - (11) Kennel.
  - (12) Truck and trailer rentals.
  - (13) Farm implement sales.
  - (14) Broadcast tower.
  - (15) Wholesale trades with storage yard.
- (f) *Density, area, yard and height regulations.* The B-3 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				20 feet	5 feet*	20 feet*	60 feet

\*Refer to section 94-399.1 bufferyards.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-3 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 B-3 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 B-3 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 B-3 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 42-08, 11-18-2008; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 09-10, 2-23-2010; Ord. No. 18-12, § 2, 7-10-2012; Ord. No. 15-020, § 2, 12-8-2015; Ord. No. 17-005, § I, 2-28-2017; Ord. No. 18-014, § IV, 10-9-2018; Ord. No. 20-014, § 3, 8-11-2020; Ord. No. 22-040, § I, 12-13-2022; Ord. No. 23-030, § I, 9-12-2023)

**Sec. 94-136. - Industrial I-1 light district.**

- (a) *Intent.* This district is intended to provide for a number of light manufacturing, light processing, warehousing and service uses. This district includes the supportive commercial uses for the industrial businesses.
- (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 Industrial I-1 light district.
- (c) *Permitted uses.*
- (1) Assembling and packaging.
  - (2) Freight handling.
  - (3) Manufacturing, light.
  - (4) Warehousing.
  - (5) Processing, light.
  - (6) Parking facility or lot.
  - (7) Office building.
  - (8) Truck stop.
  - (9) Automobile service station.
  - (10) Public utility facility.
  - (11) Reverse vending machine.
  - (12) Contractors shop and storage yard.
  - (13) Motor vehicle repair shop.
  - (14) Semi-trailer storage.
  - (15) Farm implement sales.
  - (16) Telecommunications tower.
  - (17) Emergency services.
  - (18) Wholesale trade.
  - (19) Public transportation facility.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with conditions prescribed herein:
- (1) Day care facility.
    - a. A four-foot-high transparent fence shall be constructed between the play area and the street.
    - b. An off-street pick-up and drop-off area shall be provided.

- (2) Light processing facility for recyclables.
  - a. All storage and processing areas shall have perimeter fencing on all sides.
- (3) Buy back center for recyclables.
  - a. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (4) Citizens drop-off facility for recyclables.
  - a. Containers or bins shall be provided for all waste material.
  - b. No container shall be located within 100 feet of a residential district.
- (5) Household hazardous waste site.
  - a. Such uses shall be within a completely enclosed building.
  - b. The applicant must comply with the provisions of all applicable laws and ordinances.
- (6) Transfer site for recyclables.
  - a. All storage areas shall have perimeter fencing on all sides.
  - b. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (7) Automobile storage yard.
  - a. Impound area shall be surfaced with gravel, asphalt or concrete.
- (8) Microbrewery.
  - a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
  - b. A malt beverage manufacturer's license must be obtained per State law.
  - c. A municipal off-sale license must be obtained per city ordinance prior to any sale of the manufacturer's malt beverages. All beverage containers shall be sealed. No on-sale shall be permitted.
- (9) Outdoor storage.
  - a. All storage areas must have perimeter fencing on all sides.
- (10) Animal research facility.
  - a. All processes and experimentation must be confined within an enclosed building.
  - b. Animal loading, unloading, and confinement areas must be completely within an enclosed building at all times.
  - c. No outside manure storage is permitted and a waste disposal plan must be approved.
  - d. All buildings used to house animals shall be insulated to reduce noise and designed to reduce or eliminate odors.
- (11) Indoor recreation facility.

- a. The use must be contained within a building.
- b. All equipment and materials shall be stored inside the building.

(e) *Conditional uses.*

- (1) Kennel.
- (2) Broadcast tower.
- (3) Outdoor sales.
- (4) Concrete plant.
- (5) SWECS.

(f) *Density, area, yard and height regulations.* The I-1 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				20 feet	20 feet*	20 feet*	N/A*

\*Refer to section 94-399.1 bufferyards.

- (g) *Accessory uses.* Accessory uses and building permitted in the I-1 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 I-1 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 I-1 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 I-1 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 11-04, 5-25-2004; Ord. No. 08-05, § 1, 4-19-2005; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 38-10, § 1, 12-14-2010; Ord. No. 18-12, § 2, 7-10-2012; Ord. No. 15-003, § 2, 5-12-2015; Ord. No. 19-008, § 1, 6-11-2019; Ord. No. 20-014, § 3, 8-11-2020; Ord. No. 22-040, § 1, 12-13-2022; Ord. No. 23-036, § 1, 11-14-2023)