

ORDINANCE NO. 260

AN ORDINANCE OF THE CITY OF CROOKS, SD, AMENDING THE 2009 REVISED CROOKS ZONING REGULATIONS BY AMENDING CHAPTER 9.01, LI: LIGHT INDUSTRIAL DISTRICT, PERMITTED USES; CHAPTER 9.02, LI: LIGHT INDUSTRIAL DISTRICT, CONDITIONAL USES; CHAPTER 10.01, HI: HEAVY INDUSTRIAL DISTRICT, PERMITTED USES; CHAPTER 10.02 HI: HEAVY INDUSTRIAL DISTRICT, CONDITIONAL USES; AND CHAPTER 20.02, DEFINITIONS, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF CROOKS, SD:

Section 1. That Chapter 9.01 of the 2009 Revised Crooks Zoning Regulations is hereby amended to remove the following:

Warehouse, mini-warehouse	The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials 12.02, 12.04, 12.05, 12.06, 12.12
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Section 2. That Chapter 9.02 of the 2009 Revised Crooks Zoning Regulations is hereby amended to include the following:

Warehouse, mini-warehouse	<p>All Warehouse, mini-warehouse shall be located at least one hundred (100) feet from any residential district.</p> <p>All Warehouse, mini-warehouses will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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<p>Consumer storage units</p>	<p>All consumer storage units shall be located at least one hundred (100) feet from any residential district.</p> <p>All Consumer Storage Units will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of and combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Any exterior door which immediately assesses an individual storage unit shall not face a public street.</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 3. That Chapter 10.01 of the 2009 Revised Crooks Zoning Regulations is hereby amended to remove the following:

<p>A warehouse or mini-warehouse</p>	<p>Subject to the materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 4. That Chapter 10.02 of the Zoning Ordinance of the City of Crooks is hereby amended to include the following:

Warehouse, mini-warehouse	<p>All Warehouse, mini-warehouse shall be located at least one hundred (100) feet from any residential district</p> <p>All Warehouse, mini-warehouses will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Consumer storage units	<p>All consumer storage units shall be located at least one hundred (100) feet from any residential district.</p> <p>All Consumer Storage Units will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Any exterior door which immediately assesses an individual storage unit shall not face a public street.</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 5. That Section 20.02 of the Zoning Ordinance of the City of Crooks is hereby amended to include the following:

CONSUMER STORAGE UNITS - A warehouse structure containing separate storage spaces for household items, which may be of various sizes, leased or rented on an individual basis. This definition includes warehouse structures containing individual storage spaces for consumer automobiles, campers, recreational vehicles, trailers, etc.

WAREHOUSE - A warehouse structure where non-standard household consumer items or commercial and industrial goods are stored either collectively or in separate storage spaces, leased or rented as determined by the owner. These goods are typically received from heavy trucks and then stored for subsequent delivery to off-site wholesalers, retailers, or consumers. This definition includes warehouse structures containing storage spaces for consumer automobiles, campers, recreational vehicles, trailers, etc.

Adopted this 11th day of May, 2020.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: 04/13/2020

Second Reading & Adoption: 05/11/2020

Published: _____

Effective Date: _____

Published once at the approximate cost of _____.