

ORDINANCE NO.

**AN ORDINANCE ADDING MICROBREWERIES AND WINERIES AS
CONDITIONAL USES IN THE LIGHT INDUSTRIAL ZONING DISTRICT BY
AMENDING SECTION 17.22.030 OF THE RAPID CITY MUNICIPAL CODE.**

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Chapter 17.22 of the Rapid City Municipal Code regulates the City's Light Industrial Zoning Districts; and

WHEREAS, Microbreweries and Wineries are not currently an allowed or conditional use in the City's Light Industrial Zoning District; and

WHEREAS, Microbreweries and Wineries are an appropriate use, consistent with the other conditional uses currently allowed in the City's Light Industrial Zoning District; and

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interests to allow Microbreweries and Wineries in the City's Light Industrial Zoning District by amending Section 17.22.030 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.22.030 of the Rapid City Municipal Code be and hereby is amended to read as follows:

17.22.030 Conditional uses.

- A. Single-family residences, subject to the following:
 - 1. Only 1 dwelling unit shall be permitted on each light industrial site under 1 ownership and/or management; and
 - 2. The residential use shall be incidental to the light industrial use and for the purpose of providing security therefor.
- B. Animal kennels;
- C. Missions, subject to the following:

1. Provide a detailed program and services plan at time of application, including but not limited to, hours of operation and type and extent of supervision;
2. Must meet fire, building and health requirements; and
3. Any significant modification in the program and services plan will require a new application.

D. Child care centers. In order to be considered for a conditional use in the light industrial zoning district, a child care center must be included, incidental to, or associated with a permitted principal use which is located in close proximity to the proposed child care center site;

E. Churches and similar places of worship, subject to the following:

1. Services, classes and other similar activities involving groups of more than 50 persons shall not be conducted on a regular basis between 7:00 a.m. and 5:00 p.m. on any weekday, Monday through Friday;
2. Youth classes and other similar activities shall not be conducted on a regular basis between 7:00 a.m. and 5:00 p.m. on any weekday, Monday through Friday;
3. No dormitory or residence shall be maintained on the subject property, provided, however, a single caretaker apartment may be permitted within the principal structure;
4. Such church or similar place of worship shall only occupy existing structures; no substantial new construction shall be undertaken to accommodate such church or place of worship;
5. All church parking requirements as to number and size of stalls and paving shall be met; and
6. The applicant for a conditional use for a church or similar place of worship shall file with the Planning Department a detailed program of its services and activities, including hours of operation and methods of separating on-lot industrial traffic from church traffic and parking. The applicant shall further demonstrate that use of the proposed site for such purposes will not significantly conflict with the use of other property located in the zoning district or in adjacent areas.

F. Business and vocational schools;

- G. Planned commercial developments as regulated in §§ 17.50.050 through 17.50.100;
- H. Community corrections facility;
- I. Planned industrial developments as regulated in §§ 17.50.050 through 17.50.105;
- J. Off-premises signs in accordance with Chapter 15.28 and the requirements of § 17.50.380;
- K. Wind energy conversion systems according to the requirements of § 17.50.215;
- L. Microcell wireless communications facilities on poles as defined in § 17.50.400B;
- M. Cellular communication and radio and television station transmission towers, and minor accessory structures.

N. Microbreweries subject to the following regulations:

1. A microbrewery is defined as an establishment which manufactures less than 5,000 barrels of malt beverages a year;
2. In addition to the malt beverage manufacturer's license required by SDCL 35-4-2(11), the operator of a microbrewery must obtain the appropriate City issued retail liquor license if it intends to sell its product directly to the public;
3. Accessory uses to a microbrewery specifically include, but are not necessarily limited to, the selling of products associated with the microbrewery or manufacture of beer and/or the selling of food or food products but specifically exclude the operation of a restaurant.

O. Farm wineries subject to the following regulations:

1. A farm winery is defined as any winery owned or operated by the owner of a South Dakota farm and producing table, sparkling, or sacramental wines from grapes, grape juice, other fruit bases, or honey with a majority of the ingredients grown or produced in South Dakota;
2. Table, sparkling, and sacramental wines are defined as any beverage made without rectification or fortification and containing not more than eighteen percent alcohol by volume and made by the fermentation of grapes, grape juice, other fruits, or honey;
3. The amount of wine the farm winery is allowed to sell in one year is limited to 50,000 gallons.

4. If the operator of a farm winery intends to sell or serve alcoholic beverages other than the wines produced, the operator must obtain the appropriate City issued retail liquor license;
5. Accessory uses to a farm winery specifically include, but are not necessarily limited to, the selling of food products, glassware, wine literature and accessories, and/or the serving of food, but specifically excludes the operation of a restaurant.