

ORDINANCE 688

WHEREAS, the City of Sisseton desires to amend certain provisions of its zoning ordinance, specifically Section 2.08.04 – Central Commercial District Conditional Uses and Section 2.09.04 Highway Commercial District Conditional Uses in order to add shipping containers as permitted storage units under the conditional use provisions. The City hereby adopts the following ordinance to amend and supersede Section 2.08.04 – Central Commercial District Conditional Uses and Section 2.09.04 Highway Commercial District Conditional Uses.

Section 2.08.04 Conditional Uses:

The Board of Adjustment, subject to such requirements, may permit the following uses as a Conditional Use in the “C1” Central Commercial District as the Board deems necessary to protect and promote the health, safety, and general welfare:

1. Apartments;
2. Licensed day care centers;
3. On/off-sale liquor establishments;
4. Lumberyards;
5. Repair shops, gas and service stations;
6. Car washes provided that their operative machinery is within an enclosed structure and adequate drainage is provided;
7. Second floor apartments;
8. Nursing home;
9. Assisted living center;
10. Group Home;
11. Laundromat;
12. Public and private hospitals;
13. Public and private business or trade schools;
14. Wholesale business;
15. Bus Depot;
16. Automobile sales;
17. Shipping containers as a storage structure. Shipping container shall be defined as a standardized, reusable shipping vessel designed for the use in the transportation of freight and capable of being mounted or moved on a rail car, or mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. Shipping containers are typically eight (8) feet

by eight (8) feet by twenty (20) feet in size and used on a lot for storage provided the structure meets the siding requirements for accessory uses or is specifically listed as a Permitted Use, Special Permitted Use, Accessory Use, or Conditional use in the applicable district.

Section 2.09.04 Conditional Uses.

The following uses may be permitted by Conditional Use Permit in the “HC” Highway Commercial District by the Board of Adjustment subject to such requirements, as the Board deems necessary to protect and promote the health, safety, and general welfare.

1. Assisted living, nursing, or convalescent home;
2. Veterinary services and kennels;
3. Light manufacturing;
4. Public utility building and storage;
5. Grain elevators and terminal;
6. Bowling alley;
7. Private and public recreational facilities;
8. Butcher shop/meat locker;
9. Private or commercial campground and recreation;
10. Contractor shop and yards;
11. Communication towers or antenna over forty-five (45) feet in height;
12. Public buildings or facilities erected or established and operated by any governmental agency unless;
13. Propane distribution facility;
14. Signs on an otherwise vacant lot. See Section 4.04.07;
15. Shipping containers as a storage structure. Shipping container shall be defined as a standardized, reusable shipping vessel designed for the use in the transportation of freight and capable of being mounted or moved on a rail car, or mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. Shipping containers are typically eight (8) feet by eight (8) feet by twenty (20) feet in size and used on a lot for storage provided the structure meets the siding requirements for accessory uses or is specifically listed as a

Permitted Use, Special Permitted Use, Accessory Use, or Conditional use in the applicable district.

This ordinance shall take effect and be in force from and after twenty days after the date of publication, after final passage and adoption.

Passed this first reading this _____ day of _____, 2023.

Passed this second reading and adoption this _____ day of _____, 2023.

Terry Jaspers, Mayor

ATTEST:

Amber Kennitz
City Finance Officer