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Deadwood, SD Code of Ordinances

Chapter 17.32

C1 COMMERCIAL DISTRICT

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17.32.010 Intent.

The C1 commercial district is intended to provide locations coinciding with the downtown core commercial zone where certain commercial uses and gaming are permitted.

(Ord. 831 § 3.5, 1992)

17.32.020 Uses permitted by right.

Property in the C1 commercial district shall be used for the following purposes or any use which the planning commission considers comparable to another use which is directly listed under this section.

1. Auditorium, indoor theaters;
2. Auto accessory parts and repair;
3. Bakery;
4. Banks;
5. Barber shops, beauty shops;
6. Book, hobby, toy, music stores;
7. Bowling alley;
8. Chiropractic office;
9. Churches;
10. Civic youth social/fraternal organization;
11. Convenience stores;
12. Delicatessen;
13. Department store, dry good and variety stores;

14. Dwelling unit, for hired personnel only;
15. Electrical and household appliance stores, sales and service;
16. Florist;
17. Frozen food lockers, not including slaughtering on the premises;
18. Fuel storage tanks - above and below ground;
19. Furniture stores;
20. Gaming (within city limits as of November 1, 1989);
21. Gasoline service station;
22. Hardware stores;
23. Hospitals;
24. Hotels and motels;
25. Indoor amusement establishment;
26. Insurance, real estate, investment offices;
27. Libraries and museums;
28. Liquor stores;
29. Mail order;
30. Music, radio and television stores;
31. Novelty, curio, antique and souvenir shops;
32. Paint stores;
33. Parks, recreation land;
34. Pet shops;
35. Photographic equipment, sales and service;
36. Printing, photocopying, blueprint service;
37. Professional/accounting service offices;
38. Radio and television studios;
39. Restaurant, bar and lounge;
40. Second-hand stores;
41. Shoe stores;
42. Shoe repair;
43. Sporting goods stores;
44. Travel bureaus; and
45. Wildlife preserves.

(Ord. 900 (part), 1995; Ord. 831 § 3.5.1, 1992)

17.32.030 Conditional uses.

The following uses, or any use which the planning commission considers comparable to another use which is directly listed under this section, may be permitted in the C1 commercial district under the provisions of Chapter 17.76, Conditional Uses.

1. Adult education facility;
2. Auto parking lots (commercial);
3. Auto service station and garage;
4. Bed and breakfast;
5. Bus, train and airline terminals;
6. Condominiums;
7. Day care centers;
8. Dry cleaning;
9. Duplexes;
10. Dwelling, single-family;
11. Dwelling unit, multiple-family;
12. Efficiency living unit;
13. Electrical distribution lines - underground (k.v. or less);
14. Equipment rental;
15. Fire and police stations;
16. Gas distribution lines;
17. Gas regulator stations;
18. Gas transmission lines;
19. Governmental offices;
20. Home occupations;
21. Laundry;
22. Massage therapy office, city license required;
23. Mortuaries;
24. Schools, vocational-technical;
25. Sewer collection lines;
26. Sewer lift stations;
27. Tattoo business, state license required;
28. Telephone lines;
29. Television cables - only below ground;

30. Utility offices;
31. Valet parking;
32. Water pumping stations;
33. Water storage tanks - above ground either wholly or partially; and
34. Water storage tanks - in ground.

(Ord. 952 (part), 1999; Ord. 915 (part), 1996; Ord. 900 (part), 1995; Ord. 851 (part), 1993; Ord. 831 § 3.5.2, 1992)

17.32.040 Area and bulk requirements.

All buildings shall set back from street right-of-way lines and lot lines to comply with the following requirements.

Where contiguous lots are in single ownership, the setbacks for the structure may be measured from the perimeter of the combined lots.

A. Lot Size.

1. Minimum lot area: two thousand five hundred (2,500) square feet.
2. Minimum lot area per dwelling unit: n/a.

B. Front Yard Requirements. Minimum front yard setback requirements for all buildings and uses (feet): n/a.

C. Side Yard Requirements. Minimum side yard setback requirements for all buildings and uses: n/a.

D. Rear Yard Requirements. Minimum rear yard setback requirements for all buildings and uses: n/a.

E. Height Requirements. Maximum height:

1. Height for principal buildings and uses: forty-five (45) feet (existing historic buildings may be repaired or restored to a pre-existing height, if documentation or photographs are presented).
2. Height for accessory buildings and uses: forty-five (45) feet.
3. Principal building maximum floor area ratio: 2.5:1.

(Ord. 952 (part), 1999; Ord. 831 § 3.5.3, 1992)