


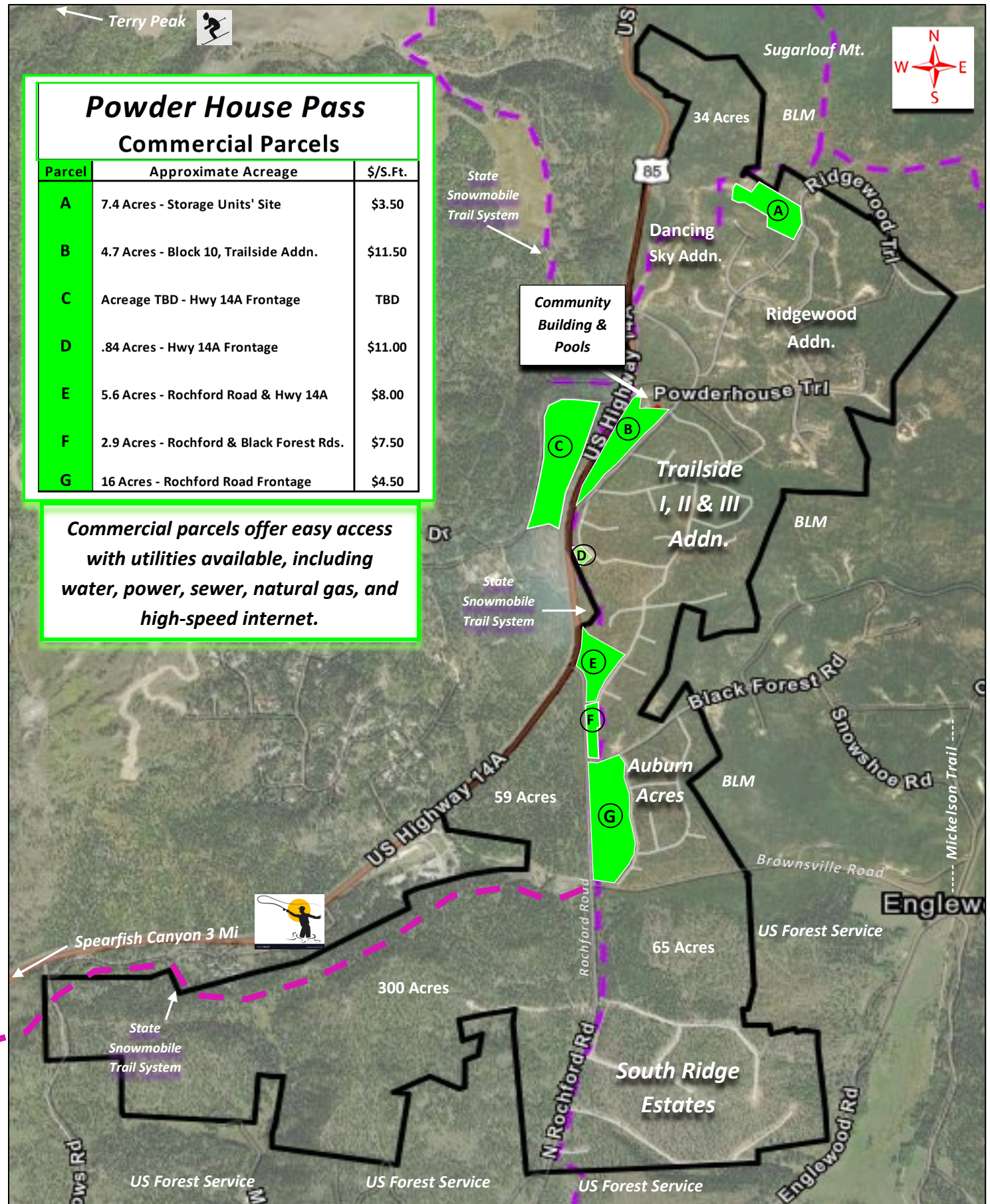
Terry Peak 



Powder House Pass Commercial Parcels

Parcel	Approximate Acreage	\$/S.Ft.
A	7.4 Acres - Storage Units' Site	\$3.50
B	4.7 Acres - Block 10, Trailside Addn.	\$11.50
C	Acreage TBD - Hwy 14A Frontage	TBD
D	.84 Acres - Hwy 14A Frontage	\$11.00
E	5.6 Acres - Rochford Road & Hwy 14A	\$8.00
F	2.9 Acres - Rochford & Black Forest Rds.	\$7.50
G	16 Acres - Rochford Road Frontage	\$4.50

Commercial parcels offer easy access with utilities available, including water, power, sewer, natural gas, and high-speed internet.

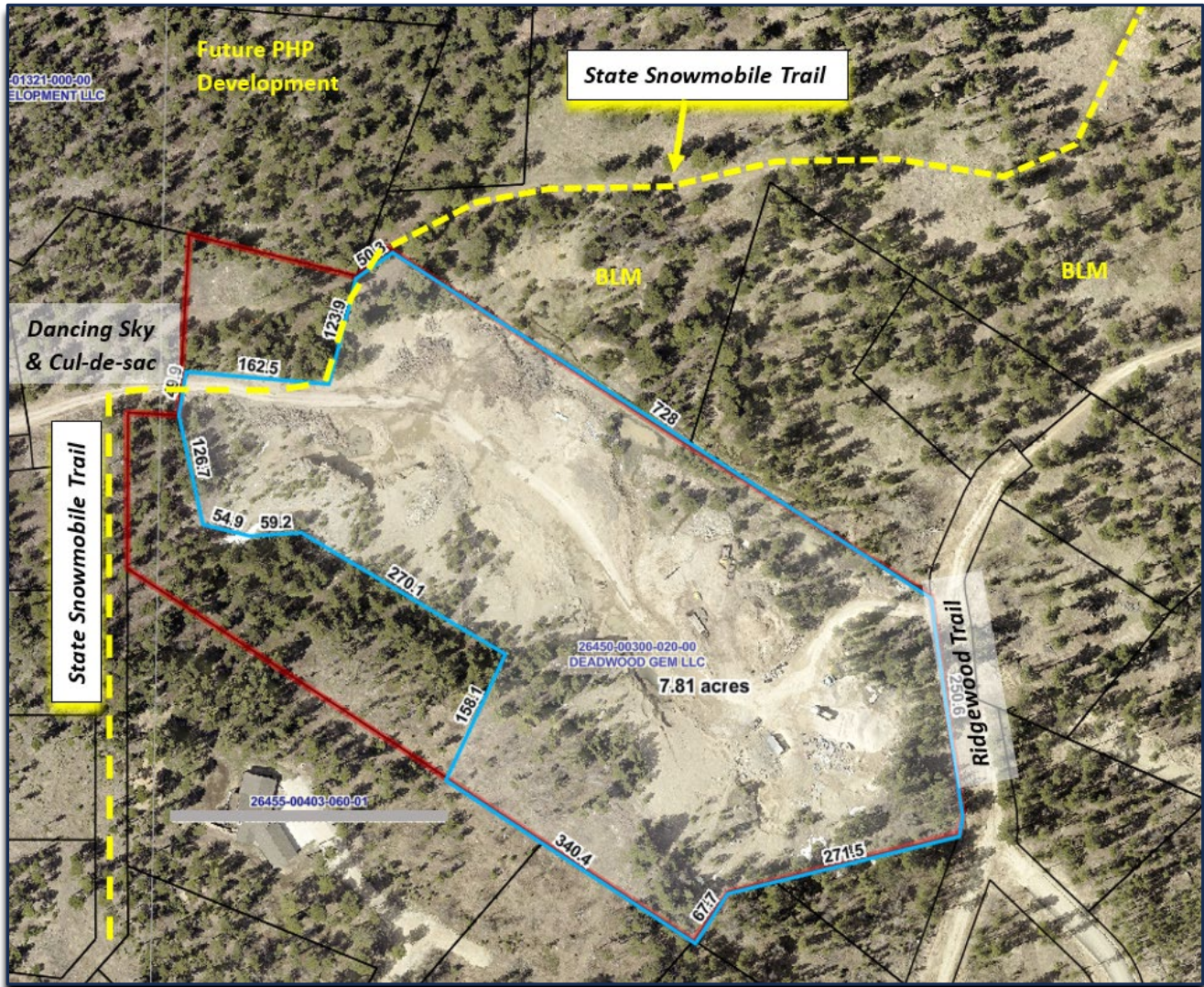


(605) 261-5158

(605) 215-3105

Powder House Pass Commercial Land

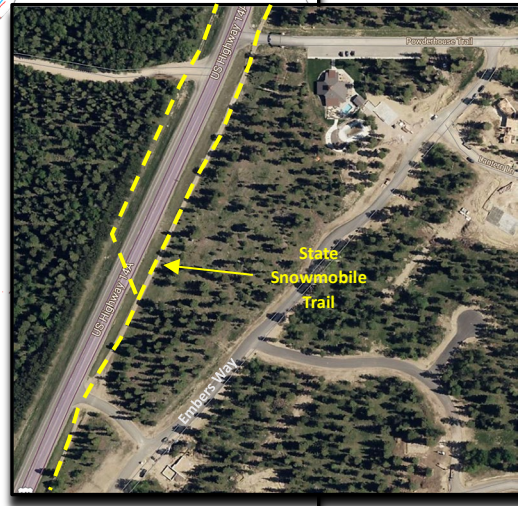
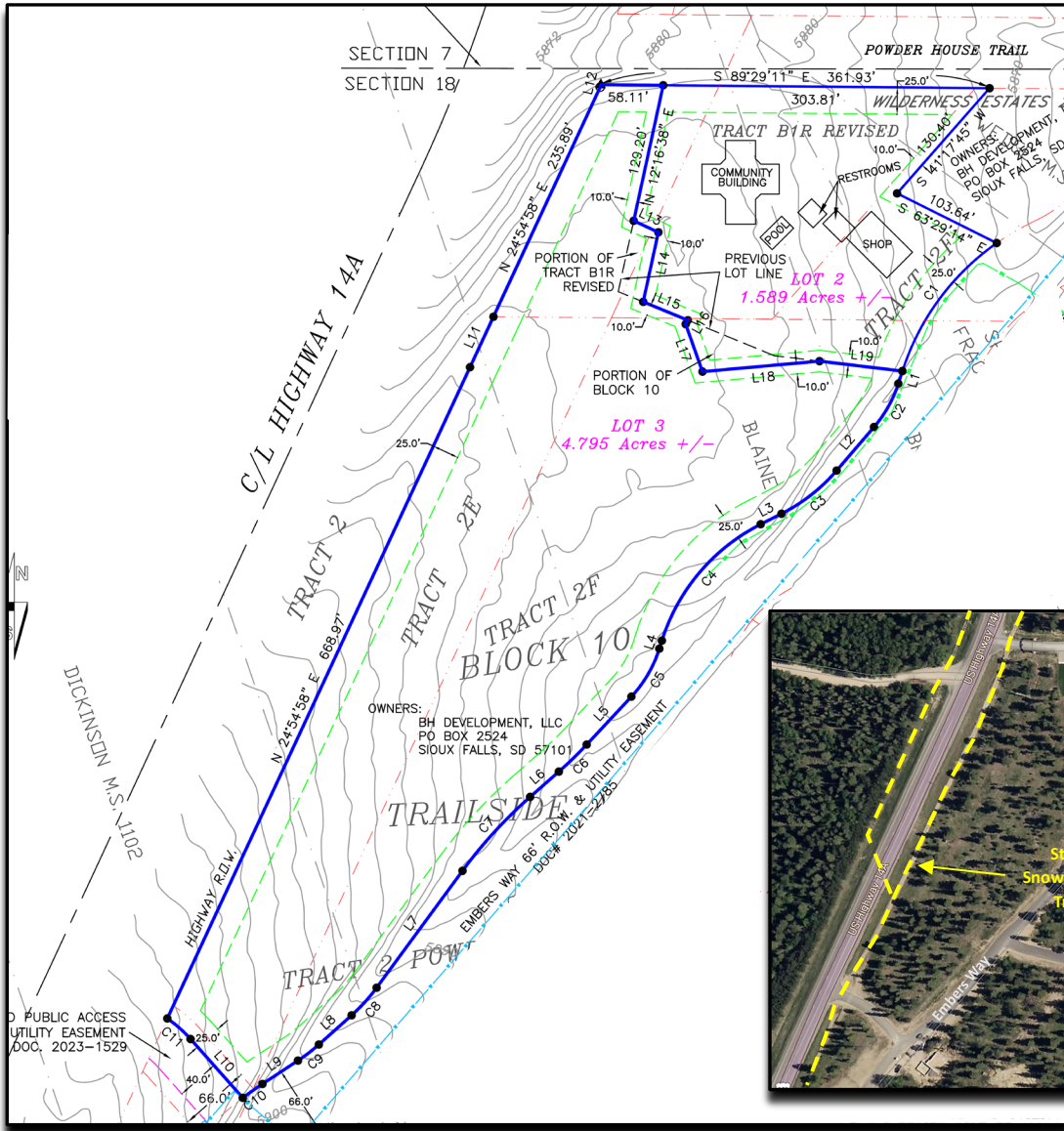
Parcel A



Parcel A: 7.4 acres +/- Approximate area outlined in Blue.

- **Suggested Opportunities:** Storage units or similar use:
 - High demand for storage units in Powder House Pass;
 - Covered parking areas for trailers, cars, etc.;
 - 100+ homes and growing, with more recreational vehicles/trailers than home-sites can accommodate;
 - Parking areas could be leased long-term to property owners of rental homes, directing renters to the overflow parking area and the owner's individual leased space;
- Full topography maps available;
- Gravel base similar to gravel used on the Mickelson Trail, and may offer potential use on driveways because packs well and could save costs;
- Good access with paved roads;
- All utilities available to site;
- Adjacent to State Snowmobile Trail System; potential good revenues for snowmobile storage.

Parcel B



Parcel B: 4.7 acres +/- Area south and adjacent to Powder House Pass Community Bldg./Pools.
This large parcel offers the opportunity to create a unique commercial venue.

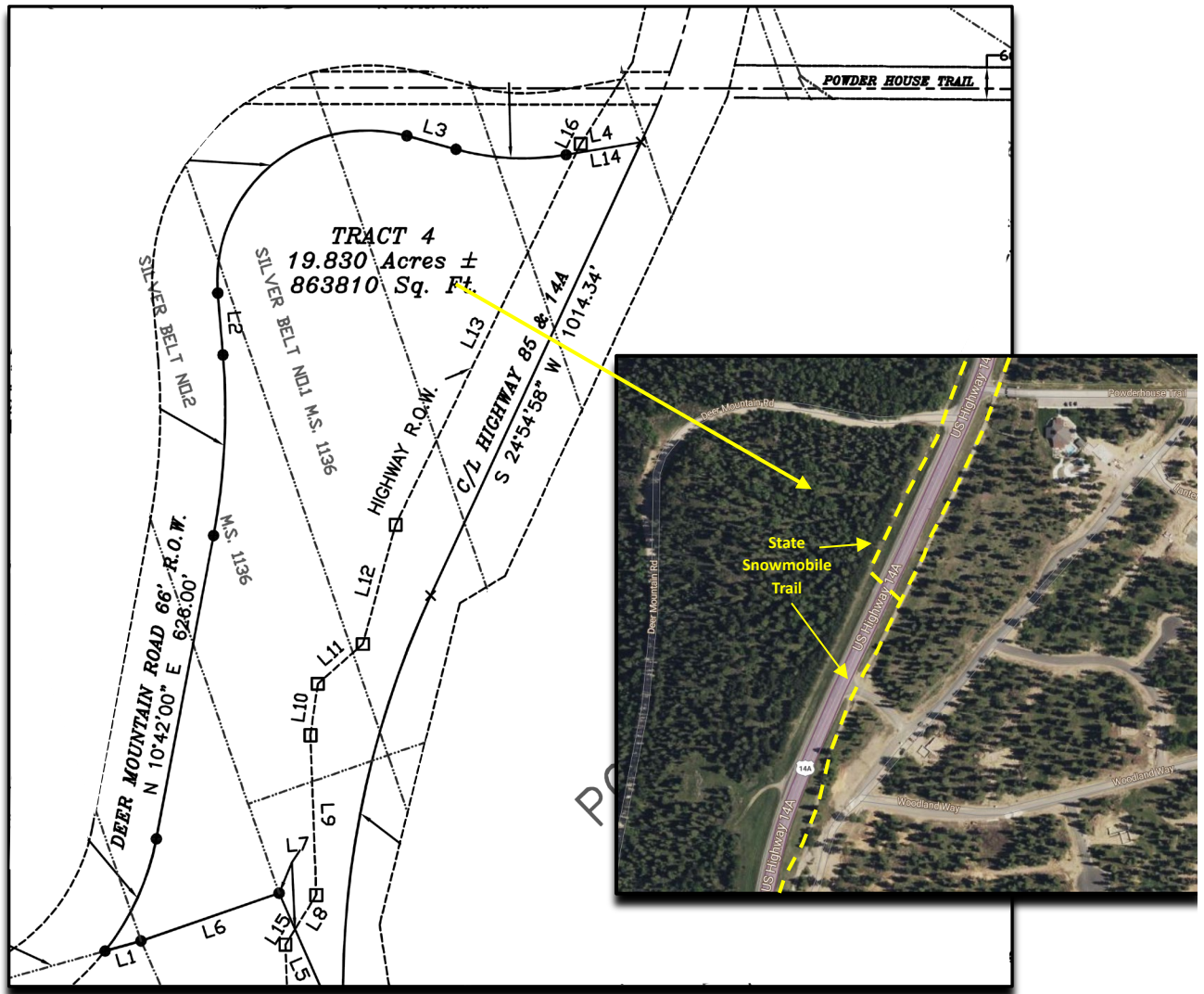
- **Suggested Opportunities:**

- Restaurant/Bar;
- Coffee Shop;
- Retail Shops;
- Spa;
- Fitness Center;
- Offices;

- Good access;
- Great exposure to Hwy. 85/14A;
- All utilities to site (water, sewer, natural gas, power, high- speed internet);
- State Snowmobile Trail system along frontage, as shown above.



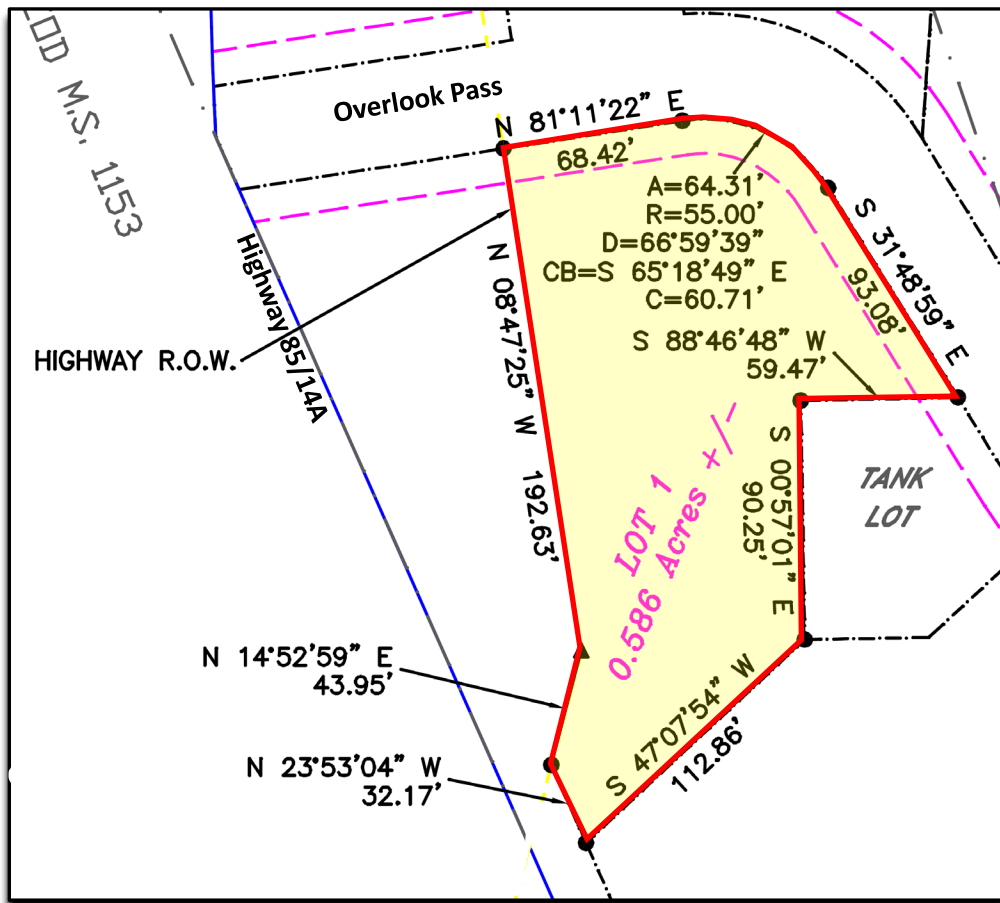
Parcel C



Parcel C: Acreage/Site TBD Corner of Hwy. 85/14A and Deer Mt. Road

- **Suggested Opportunities:**
 - C-Store;
 - Hotel;
 - Various types of Commercial Development;
- Across from main entrance to Powder House Pass and Community Building;
- Several existing homes in close proximity;
- Direct access from Hwy. 85/14A;
- All utilities available to property;
- State Snowmobile Trail system along frontage, as shown above.

Parcel D

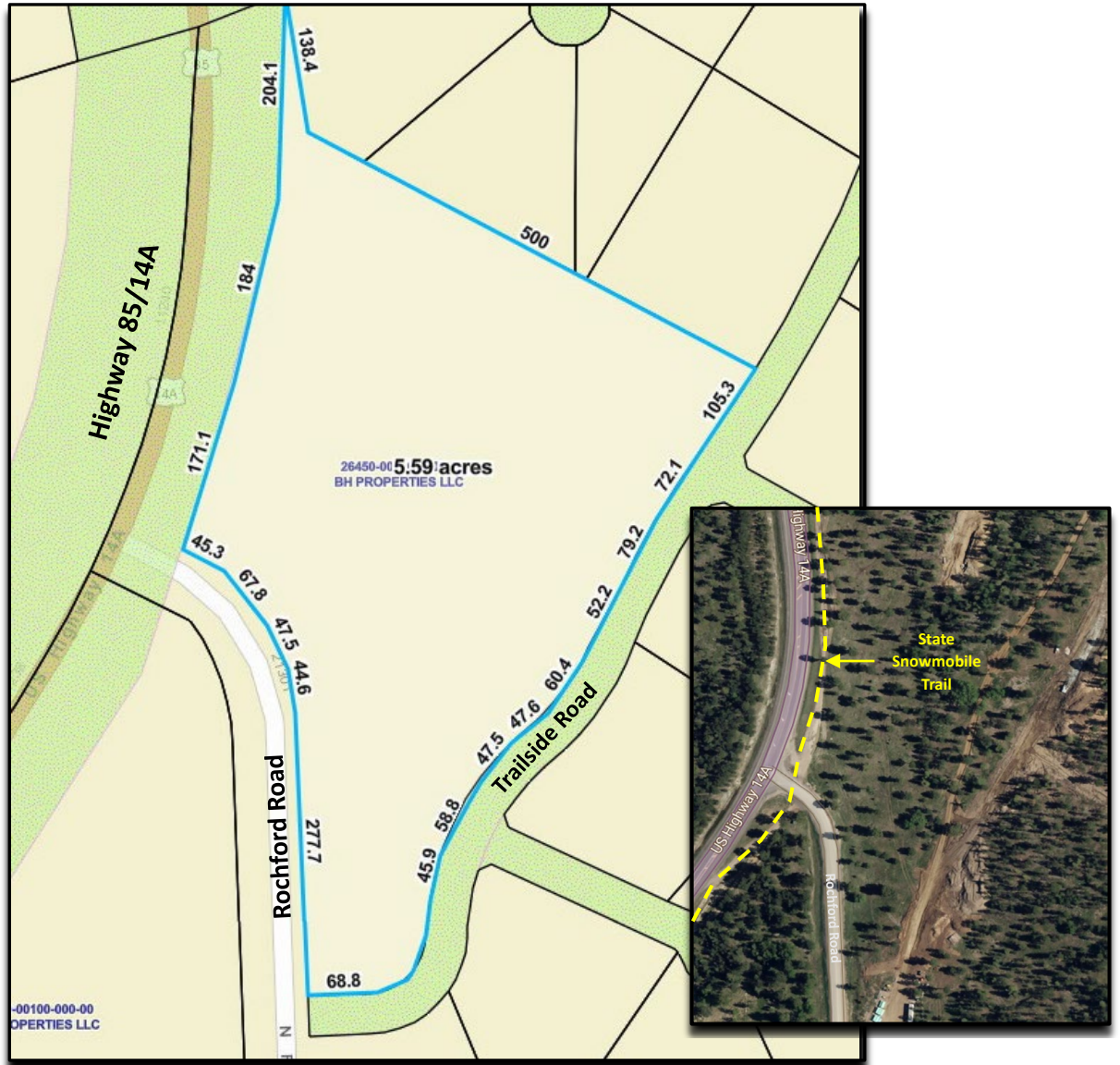


Parcel D: .84 Acres Hwy. 85/14A and Overlook Pass.

- **Suggested Opportunities:**
 - Carwash/ATV Wash, etc.;
 - Convenience Store;
- Paved road access;
- All utilities available to site;
- State Snowmobile Trail system along frontage, as shown.



Parcel E

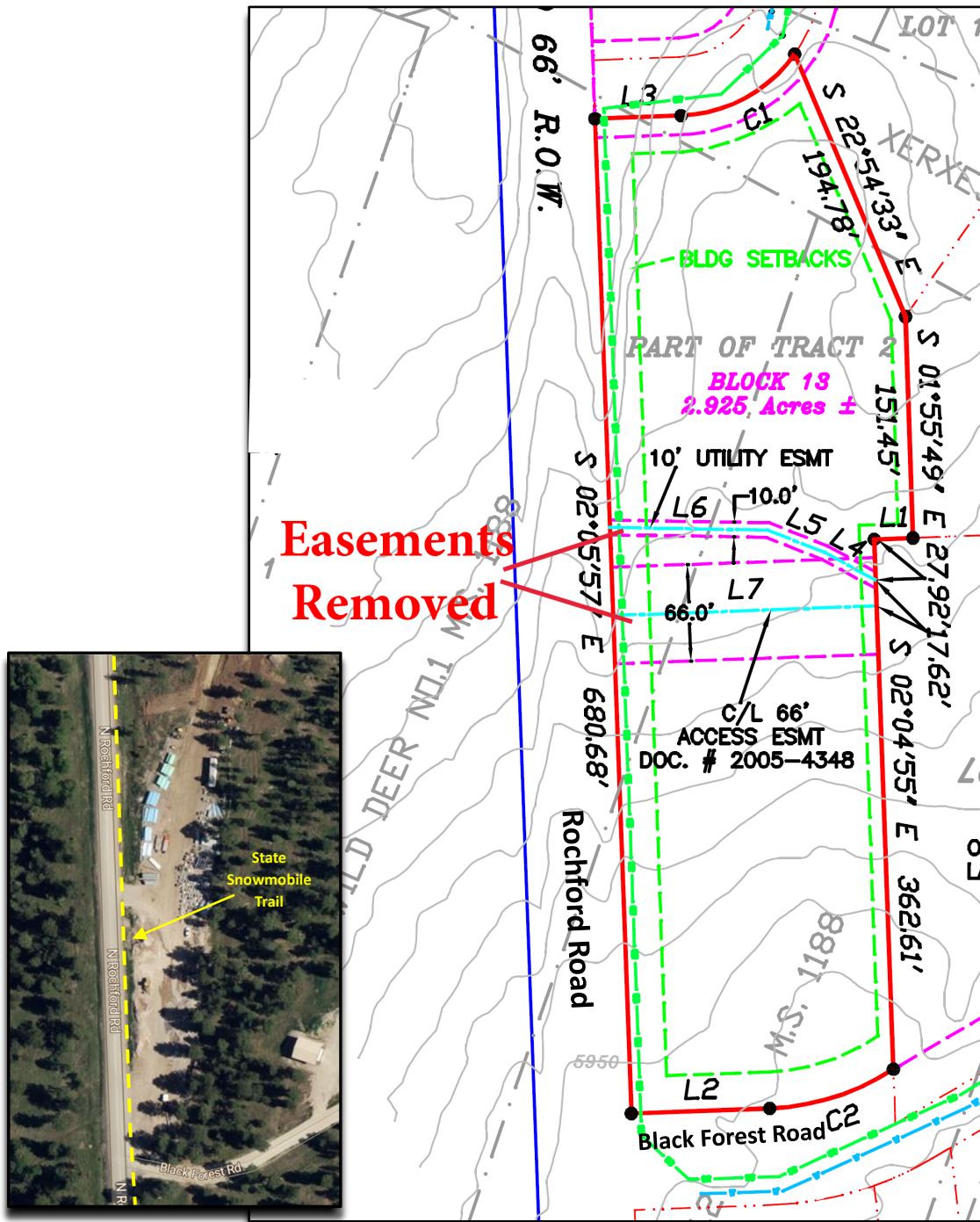


Parcel E: 5.6 acres +/- Corner of Hwy. 85/14A and Rochford Road, outlined in Blue.

- **Suggested Opportunities:**
 - Hotel:
 - Area has great ability to accommodate trailer parking for ATV's, Snowmobiles, Motorcycles, etc. Parcel F, an adjacent 2.9-acre land parcel, could be added for additional parking, etc.;
 - C-store;
 - Large Tract presents Mixed Opportunities;
- Great commercial exposure and paved road access;
- All utilities to site;
- State Snowmobile Trail along frontage as shown above.



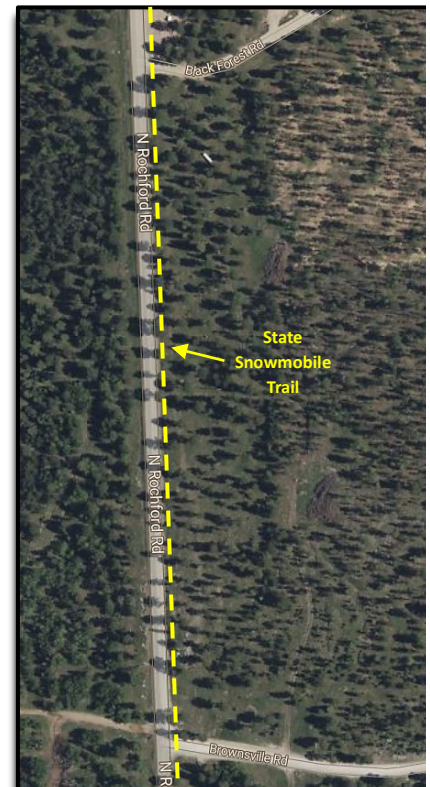
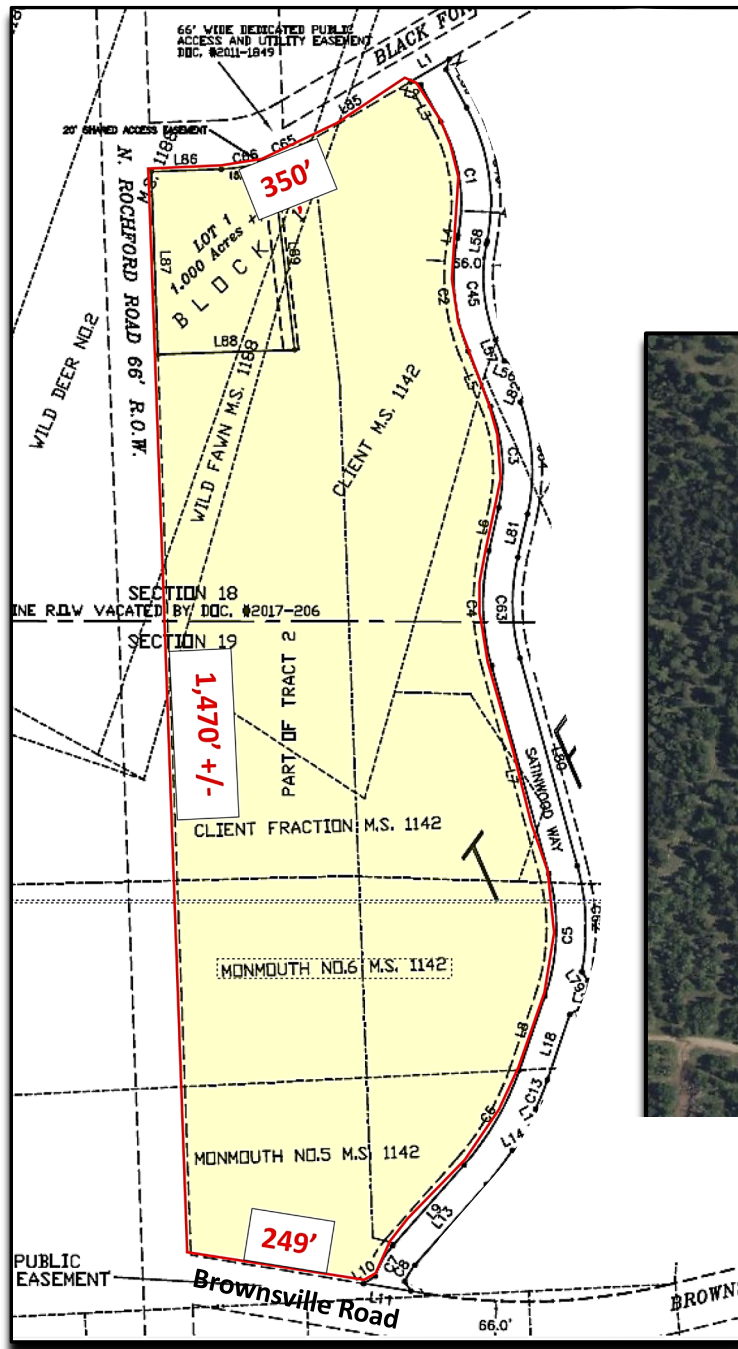
Parcel F



Parcel F: 2.9 Acres Frontage on Rochford Road and Black Forest Road, outlined in Red.

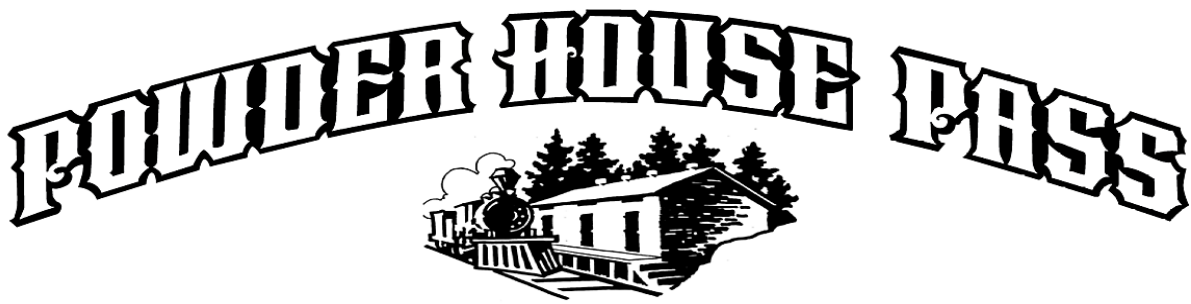
- **Suggested Opportunities:**
 - Snowmobile/ATV Rentals;
 - Car Wash;
 - Retail/Light Industrial/Shops;
- Good paved access (Black Forest Road will be paved in this area);
- All utilities to property;
- State Snowmobile Trail system along frontage, as shown above.

Parcel G



Parcel G: 16 Acres +/- Frontage on Rochford Road, Black Forest Road, and Brownsville Road.
Multiple tracts/lots could be created for different purposes, and priced accordingly.

- **Suggested Opportunities:**
 - Snowmobile/ATV Rentals;
 - Car Wash;
 - Retail/Light Industrial/Shops;
 - Multi-Family Units, Single Family Homes;
- Good paved access (Black Forest Road will be paved in this area);
- All utilities to property;
- State Snowmobile Trail along frontage, as shown above.



Effective July 13, 2023

Commercial/Light Industrial Zoning for Powder House Pass

Please note that except for items 1 to 4 below, this zoning mirrors the Commercial/Light Industrial Zoning of Lawrence County regulations § II-6.009 C/LI - COMMERCIAL/LIGHT INDUSTRIAL DISTRICT.

(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-1583#JD_II-6.009)

- 1. All owners must comply with the basic Protective Covenants of the Powder House Pass Subdivision in which they are located, as it relates to Assessments, Taxes, etc. Tap fees and assessments to be determined, based on use, etc.**
- 2. Powder House Pass Architectural Review Committee (ARC) must approve all plans, specifications, tenant(s) and future tenant(s), and use of the property and improvements, prior to any construction or use. After property owner receives approvals from the PHP ARC Committee, then the property owner must receive Lawrence County approvals, prior to any construction.*
- 3. New construction plans and specifications/remodeling, etc., must be submitted to the PHP ARC Committee, along with a \$500 review fee.*

phparc@powderhousepass.com / 11283 Powderhouse Trail, Lead, Sd 57754

- 4. Community Building, pool facilities, etc., are not included with C/LI zoning districts.*

C/LI – COMMERCIAL/LIGHT INDUSTRIAL DISTRICT *(Lawrence County, SD Effective May 5, 2023)*

(A) *General.* The intent of the C/LI - Commercial/Light Industrial District is to provide a district that will allow a compatible mixture of commercial and light industrial uses which are non-offensive and do not create obnoxious sounds, glare, dust, odors, fumes, or smoke.

(B) *Allowed uses.* In C/LI - Commercial/Light Industrial District, the following uses are allowed:

- (1) Transportation and utility easements and rights-of-way;
- (2) Retail Sales and Trade;



- (3) On-premises signs complying with [Chapter 8](#) of the Lawrence County zoning title; (https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-222)
- (4) Public service structures such as police stations, fire stations, post offices;
- (5) Building material sales yard and lumber yard, including sale of rock, sand, gravel, and the like as an incidental art of the main business, but not including concrete, transit mix, or asphalt plants;
- (6) Accessory buildings and uses;
- (7) Automobile Storage Yard; Public utility mains, lines, and underground facilities;
- (8) Automobile Service Station;
- (9) Wholesale Merchandising/Trade;
- (10) Contractors shop and storage yard;
- (11) Light manufacturing and fabricating;
- (13) Well-drilling businesses and accessory exterior equipment and material storage;
- (14) Business or professional offices;
- (15) Any kind of scientific research, manufacturing, compounding, assembling, processing, or treatment of products, distribution center, wholesaling, warehousing, and similar non-offensive light, clean industrial uses;
- (16) Auction house, except livestock;
- (17) Tire recapping and re-treading;
- (18) Water treatment, purification, storage, and pumping;
- (19) Freight or truck yard and terminal;
- (20) Distillation of products; and
- (21) Cannabis dispensary (subject to Lawrence County [§ II-10.013](#) "Additional Use Regulations"). (https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-4180)
- (22) Garage, Public;
- (23) Garage, Storage;
- (24) Storage, Outdoor;
- (25) Storage, Enclosed;
- (26) Brewery;
- (27) Distiller, Artisan;

(C) *Allowed special uses.* A building or premises may be used for the following purposes in the C/LI - Commercial/Light Industrial District in conformance with the requirements prescribed herein. A building or premises intended to be used for the following purposes, where the prescribed requirements will not be met, shall obtain a conditional use in conformance with the requirements set out in [Chapter 19](#) of the Lawrence County zoning title:

(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-3070)



(1) Temporary uses in conjunction with Lawrence County [§ II-10.007](https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2658#JD_II-10.007); and
(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2658#JD_II-10.007)

(2) Adult oriented business in conjunction with Lawrence County [§ II-10.005](https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2558).
(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2558)

(D) *Use limitations.*

(1) uses of an industrial nature shall be operated entirely within an enclosed structure.

(2) Noise, dust, odor, and glare shall be completely confined within an enclosed building.

(3) Travel and parking portions of the lot shall be surfaced with asphalt, concrete, compacted gravel, or equivalent surfacing.

(4) Outdoor storage areas shall be concealed and screened from view from abutting streets and highways, and from adjoining residential zoning districts by fencing and landscaping.

(5) No merchandise shall be displayed for sale (except for advertising purposes) nor shall any outdoor storage areas be permitted in any required front yard unless first approved.

(6) No loading dock or loading area shall extend into a dedicated street or highway right-of-way.

(7) The area between the building lines and the property lines is to be used either for open landscape or for off-street surfaced parking areas. If said area is to be landscaped, it shall be done according to the plans first approved in writing by the County Office of Planning and Zoning. Any landscaped areas shall be properly maintained thereafter in a sightly and well-kept condition. Parking areas shall likewise be maintained in good condition.

(E) *Conditional uses.* The following uses may be allowed in the C/LI - Commercial/Light Industrial District under the provision of the Lawrence County [Chapter 19](https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-3070) zoning title:
(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-3070)

(1) Utility substations;

(2) Antennas, microwave and communication towers;

(3) Off-premises signage, billboards complying with Lawrence County [Chapter 8](#) of this title;

(4) Bulk storage;

(5) Frozen food locker, provided no slaughtering of animals;

(6) Vocational uses;

(7) General manufacturing;

(8) Salvage or junkyard in conjunction with [§ II-10.008](https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2688).

(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2688)

(9) Daycare Center, licensed only when it directly serves or is auxiliary to the needs of industrial plants or employees thereof;

(10) Small wind energy systems per Lawrence County [§ II-10.001](https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2410); and

(https://codelibrary.amlegal.com/codes/lawrencecounty/latest/lawrencecty_sd_land/0-0-0-2410)

(11) Small and large scale sand, gravel, or rock extraction.



(F) *Density, setbacks, lot, and other requirements.*

(1) *General requirements.*

General Requirements	
Density/minimum lot size	2 acre(s) with residence and 1 acre without residence*
Front yard setbacks	25'***
Lot width	None
Maximum height	35'***
Side and rear yard(s) setbacks	0'
<p>Table notes:</p> <p>* Minimum lot size shall be 2 acres if a residence is on the property. If no residence is located on the property, the minimum lot size is 1 acre, unless a central sewer and water system are in place and parking can adequately be handled on less, and it is approved by the County Commission. On land with both public water and public sewer facilities - no minimum requirement.</p> <p>** From all lot lines and any road right-of-way, except as approved pursuant to a variance. All section lines shall be required to have a 25-foot setback from the edge of the section line right-of- way.</p> <p>*** Shall not exceed 3 stories, except as approved pursuant to a variance or otherwise specifically exempted from this limitation (e.g., telecommunication towers, wind energy systems, water towers).</p>	

(2) *Landscaping.* All required yards shall either be open landscaped and green areas or be left in a natural state and shall be properly maintained in a sightly and well-kept condition.

(3) *Noise, odor, glare, and vibration.* Noise, odor, glare, and vibration shall not be discernible to an objectionable degree beyond the property lines where the condition emanates.

(4) *Exterior lighting.* Any lights used for exterior illumination shall shield downthrow lighting onto subject property.

(5) *Smoke, dust, fumes, or gasses.* Smoke, dust, fumes, or gasses shall not be emitted at any point in concentrations of amounts that are noxious, toxic, or corrosive.

