



# Downtown Rapid City

## Zoning Ordinance Update

### About the Ordinance Update

The purpose of the update is to develop land use (zoning) regulations that support the community's vision for a vibrant downtown, based on the recommendations in the Downtown Master Plan.

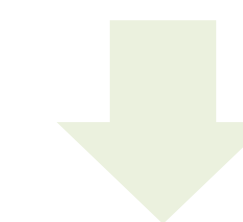
### About Zoning

Zoning ordinances are policies used by local governments to shape the character of development through regulation of uses and design standards. There are four basic components to a zoning ordinance:

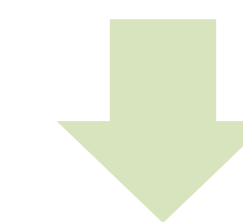
Administration	The application requirements and review processes
Land Uses	Which land uses are allowed and where
Development Standards	How development looks in different areas and for different uses
Definitions	Specific meanings of words and phrases as they pertain to the ordinance

### The Update Process

Project Launch Open House  
March, 2017



*Draft Concepts*



Draft Concepts Open House  
Spring, 2017



*Draft Ordinance*



Draft Ordinance Open House  
Summer, 2017



Begin Ordinance Adoption  
Summer, 2017



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### Purpose of the Ordinance Update

During the development of the Downtown Master Plan, removing regulatory barriers were repeatedly raised as a critical element to achieve community goals for downtown.

Remove Regulatory Barriers to Development

Allow for a mixed use, urban development pattern – particularly east of 5<sup>th</sup> Street.

Encourage a Range of Housing Options

Community feedback and a market assessment demonstrated a need for a “housing everywhere” approach.

Support Innovation and the Creative Economy

Build on creative and entrepreneurial assets– strengthen ties to SD Mines.

Improve Pedestrian Comfort

Make downtown a place for people through improvements to the built environment.

### Downtown Plan Core Values

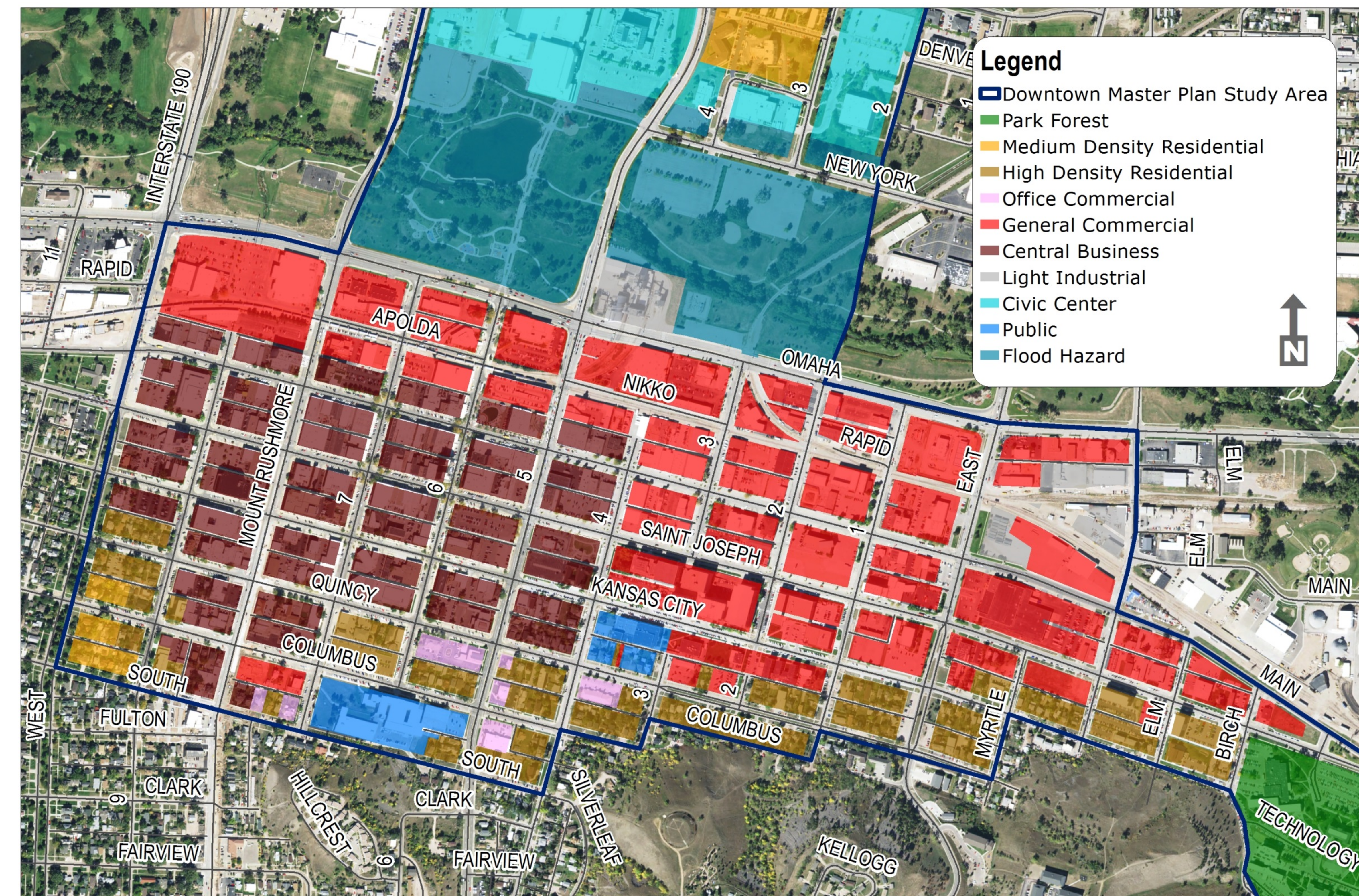






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### Existing Zoning Districts Downtown

#### Central Business District

This district forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities.

Downtown is the only area in Rapid City zoned Central Business District.

#### General Commercial District

The general commercial district is for personal and business services and the general retail business of the City

Other areas in Rapid City zoned General Commercial District include Rushmore Crossing, East North Street, and Mt. Rushmore Road.

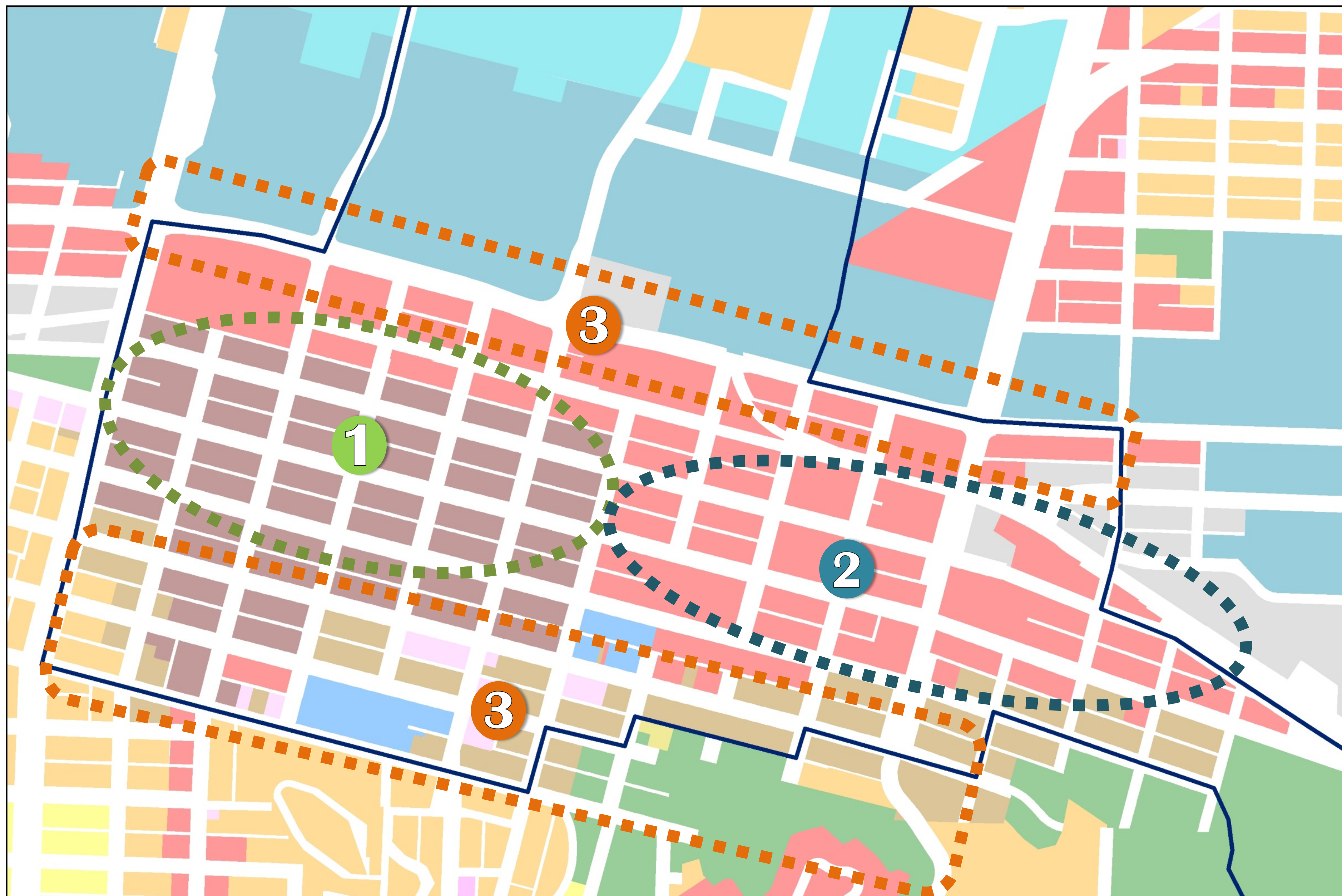




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### Scope of this Zoning Update



### This Zoning Update Will:

- 1 Make minor updates to the Central Business District such as formatting changes and clarifying some definitions
- 2 Create a new Urban Commercial District

### This Zoning Update Will Not:

- 3 Make updates to zoning in the Downtown Edge and Urban Neighborhood areas





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### Tell us what you think!

What words would you use to describe the desired character of downtown in the future? What other comments, questions, ideas, or concerns do you have?

#### Central Business District

This area is the original historic “core” of Downtown Rapid City. It is generally located between West Boulevard and 4<sup>th</sup> Street from Main Street to Quincy Street.

#### General Commercial District (New Urban Commercial District)

This area is generally located between 4<sup>th</sup> Street and SD Mines, not including single family residential neighborhoods and property forming Downtown’s edge along Omaha Street.





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Central Business District

General Commercial District  
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