



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Community Development Department

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### MEMORANDUM

TO: Planning Commission  
City Council

FROM: Sarah Hanzel, Long Range Planner III *SH*

DATE: 8/23/18

RE: 18OA011 – Ordinance to Allow Accessory Dwelling Units (ADU's) in Residential Districts

**(Update August 16, 2018. All revised and/or added text is shown in bold print.) Staff is recommending that this item be continued to the September 20, 2018 Planning Commission meeting to allow staff additional time to bring forward the revisions to the Ordinance.**

(Update July 13, 2018. All revised and/or added text is shown in bold print.) This item was continued at the July 5, 2018 Planning Commission meeting due to lack of quorum. Since then, staff has noted a few revisions to the proposed Ordinance to clarify requirements with regard to City design standards. As such, Staff is recommending that this item be continued to the August 23rd Planning Commission meeting to allow staff additional time to bring forward the revisions to the Ordinance.

The proposed ADU Ordinance was created in response to the City's goal of diversifying options for housing in Rapid City. The Comprehensive Plan identifies multiple recommendations related to allowing ADU's. These recommendations are cited at the end of this memo.

Accessory Dwelling Units are defined as "a subordinate dwelling which has its own cooking, sleeping and sanitation facilities and which is 1) within or attached to a single family residential building or 2) within a detached accessory structure associated with the single family dwelling that is smaller than the primary structure. ADU's must be on permanent foundations. A motorhome/RV does not constitute an ADU. Other common terms for ADU's are granny flats, mother-in-law units, and backyard cottages.



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ADU's are a tool to introduce small housing units in existing or new neighborhoods, while maintaining the character of the neighborhood. This ordinance creates opportunities for the development of new units, as well as creating a path for existing ADU's to operate within the legal parameters of the Rapid City Municipal Code.

It's important to note that certain criteria must be achieved in order to obtain a permit to operate an ADU under this ordinance. Not all properties will support an ADU. The proposed ordinance establishes property owner residency requirements as well as basic zoning criteria which must be met with regard to lot size, lot coverage, setbacks, and height. In addition, two parking spaces each must be provided for the primary residence and the ADU. If located within the West Boulevard Historic District, the ADU must comply with review processes and design standards for historic preservation. The ordinance also prescribes standards for utility connections and life safety requirements.

The Community Development Department hosted an Open House at the Public Library as well as a "Coffee with Planners" event during the formation of this ordinance to collect public input and address questions and concerns about ADU's.

Refer directly to the ordinance language for specific details about the proposed requirements. Please contact me if you have any questions.

#### Comprehensive Plan References

##### Chapter 10: Growth and Reinvestment Framework

- Supplementary Design Principles-N1: Mix of Housing Types. Encourage a variety of housing types (e.g. single family, duplex, townhomes, accessory dwelling units, apartments/condominiums) in all new neighborhoods, particularly within Urban Neighborhoods where higher densities can be accommodated.

Chapter 12: Affordable Housing and Workforce Housing Options Implementation. Allow for ADU's specifically in areas with high demand from students or seasonal tourism workers. These units can provide an income source for homeowners and contribute to the supply of rental housing. They also provide an opportunity for elderly residents to live close to family members and age in place.

The Zoning Diagnosis chapter recommends allowing ADU's as an affordable housing option in Urban Residential Neighborhoods in conjunction with clear standards to guide size, occupancy limitations, etc. as part of a strategy to remove barriers to housing diversity.

**Recommendation: Continue to September 20, 2018 Planning Commission for staff to evaluate and introduce revisions to the ordinance.**

Enclosed: ADU Ordinance Overview Presentation