MEMORANDUM

TO: Planning Commission
FROM: Fletcher Lacock, Planner III
DATE: November 21, 2018
RE: File #18OA015 - An Ordinance to revise the requirements for townhouses by amending Section 17.50.020 and 17.50.030 of the Rapid City Municipal Code

The purpose of the Ordinance Amendment is to clarify the zoning districts where townhomes are permitted and to clear up contradictory setback requirements. The proposed Ordinance Amendment will address the following:

- Section 17.50.020 of the Rapid City Municipal Code (RCMC) specifically identifies the zoning districts where townhomes are permitted; Low Density Residential District – 2, Medium Density Residential District, and High Density Residential District. The Zoning Ordinance amendment will identify that townhomes are permitted in the Low Density Residential District – 1 (LDR-1) when approved through a Planned Development Overlay. Townhomes are not identified in the LDR-1 District as a permitted use. Staff policy has been that the current language allows townhomes in LDR-1 through a planned development. The proposed revision to the Zoning Ordinance will clarify the issue; and,

- Section 17.50.030 of the RCMC states that the minimum required front yard setback for a group of townhomes is 25 feet. The Zoning Ordinance was amended in 2011 to revise the minimum required front yard setbacks in residential districts to 20 feet from sub-collector streets and 25 feet from collector and arterial streets. Currently, townhomes along sub-collector streets are required to provide the more restrictive setback of 25 feet. The proposed Ordinance Amendment will eliminate a conflicting requirement between zoning districts by establishing a consistent 20 foot front yard setback along sub-collector streets.

Staff recommends that the Ordinance Amendment to revise the requirements for townhomes be approved.