



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Department of Community Development

300 Sixth Street

Fletcher Lacock, Planner III
Department of Community Development
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: fletcher.lacock@rcgov.org

MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: December 6, 2018

RE: File #18OA014 - An Ordinance Amendment to update the requirements for private garages by amending Sections 17.04.315, 17.08.030J, 17.10.030N, and 17.38.030L of the Rapid City Municipal Code

This item was continued from the November 21, 2018 Planning Commission meeting to allow the republication with a corrected title and to revise the amendment to reflect the proposed updates. These items have been addressed.

The purpose of the Ordinance Amendment is to address the definition of what constitutes a private garage, clarify the criteria for review of a Conditional Use Permit to allow an over-sized garage, and to include those revised criteria in sections of the Zoning Ordinance where an over-sized garage is identified as a conditional use. The following changes are proposed:

- Amending Section 17.04.315 of the Rapid City Municipal Code (RCMC) to revise the definition of a Private Garage to include “any building / structure or part of a main building used primarily for parking or storage or for a permitted accessory use”. The Ordinance Amendment also clarifies that Accessory Dwelling Units are not included in the definition of a private garage; and,
- Amending Sections 17.08.030J, 17.10.030N, and 17.38.030L of the RCMC to revise the criteria for review of a Conditional Use Permit to allow a private residential garage which does not meet the definition of a private garage in the Park Forest District, Low Density Residential District – I, and Mobile Home Residential District. Please note that amending the Low Density Residential District – I also amends the Low Density Residential District – II, Medium Density Residential District, and High Density Residential District. The Ordinance Amendment also clarifies that an over-sized garage is a conditional use in the Park Forest District, Mobile Home Residential District, Low Density Residential District – I, Low Density Residential District – II, Medium Density Residential District, and High Density Residential District.

Recommendation: Staff recommends that the Ordinance Amendment be approved.



EQUAL OPPORTUNITY EMPLOYER