Ordinance No. 6292

AN ORDINANCE TO REVISE THE REQUIREMENTS FOR TOWNHOUSES
BY AMENDING SECTION 17.50.020 AND 17.50.030
OF THE RAPID CITY MUNICIPAL CODE

WHEREAS, the City of Rapid City has enacted regulations governing the construction of townhouses; and

WHEREAS, the Common Council finds that it is in the best interests of the City to amend the townhouse regulations to allow townhouses in the LDR-1 zoning district within a planned development.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.50.020 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.50.020 Townhouses–General requirements.
A. Townhouses may be permitted in LDR-2, MDR, HDR zoning districts and in the LDR-1 zoning district within a planned developments. If the requirements of § 17.50.030 are met, townhouses shall be permitted uses within LDR-2, MDR, and HDR zoning districts. Otherwise, townhouses may be permitted as a conditional use or within a planned development.
B. In the LDR-1 and LDR-2 zoning districts, there shall be no more than 2 attached dwelling units on any townhouse development lot.
C. In the MDR and HDR zoning districts, there shall be no more than 12 attached dwelling units on a townhouse development lot.
D. Prior to issuance of a building permit, the area upon which a group of attached townhouses are to be constructed must be a platted lot which shall be referred to as a townhouse development lot.
E. Proposed individual townhouse lot lines for a group of townhouses shall be submitted on a site plan and approved prior to issuance of a building permit. Following the start of construction, the final location of individual townhouse lots shall be determined and platted.
F. In order to permit openings in exterior walls, each townhouse structure and its appendage and projections shall have a minimum 6-foot setback from individual townhouse lot lines which are not common to other individual townhouse lots, unless approved otherwise in a planned development or in a conditional use permit.
G. Townhouses shall have a 6-foot exterior maintenance easement on either side of a common lot line to provide adequate room for maintenance, repair and alterations.
H. Townhouses shall conform to city’s Building and Utility Codes.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.50.030 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:
17.50.030 Townhouses–Standard requirements.
   A. **Minimum lot size.** There shall be no minimum lot size of a townhouse development lot or an individual townhouse lot. However, all applicable setback, density and open space requirements of this article must be met.

   B. **Front yard setback.** A group of townhouses shall have a minimum front yard setback of 25 feet, measured from the property line of the townhouse development lot to the group of townhouses. The front yard setback shall comply with the requirements of the underlying zoning district.

   C. **Side yard setback.** A group of townhouses shall have a minimum side yard setback of 8 feet for single-story structures and 12 feet for 2-story structures, measured from the property line of the townhouse development lot to the group of townhouses.

   D. **Rear yard setback.** A group of townhouses shall have a rear yard setback of 25 feet, measured from the property line of the townhouse development lot to the group of townhouses.

   E. **Lot width.** An individual townhouse lot shall have a minimum width of 16 feet.

   F. **Lot area.** Individual townhouse lots shall have land area in addition to the area upon which the structure is built. This land area shall, at a minimum, meet open space requirements for individual townhouse lots.

   G. **Density.** Maximum density for townhouses located in LDR-2, MDR and HDR zoning districts shall be 4,000 square feet of land area for each townhouse unit located on the townhouse development lot.

   H. **Maximum coverage.** Main and accessory buildings shall not cover more than 40% of the townhouse development lot.

   I. **Open space requirements.** Individual townhouse lots shall have a minimum of 300 square feet of open space. A townhouse development lot shall have a total of 600 square feet of open space per unit overall. Open space does not include driveways, parking or service areas.

   J. **Height regulations.** No building shall exceed 2½ stories or 35 feet.

   K. **Off-street parking.** Two off-street parking spaces shall be provided for each townhouse.

CITY OF RAPID CITY

Attest

Steve Allender, Mayor

Pauline Sumption, Finance Officer

(seal)