

**AN ORDINANCE TO AMEND THE LDR-1 ZONING DISTRICT TO ADD TOWNHOUSES AS A CONDITIONAL USE BY AMENDING SECTION 17.10.030 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS, the City of Rapid City has created the LDR-1 Zoning District; and

WHEREAS, the City desires to add townhouses as a conditional use in the LDR-1 Zoning District.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.10.030 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

**17.10.030 Conditional uses.**

The following uses may be permitted as a conditional use by the Planning Commission or Common Council in accordance with provisions contained in § 17.54.030 of this title:

- A. Churches or similar places of worship, with accessory structures, but not including missions or revival tents;
- B. Elementary, middle, or high schools, public or private;
- C. Child care centers;
- D. Public parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district;
- E. Libraries, museums, and historical monuments or structures;
- F. Utility substations;
- G. Plant nurseries in which no building or structure is maintained in connection therewith;
- H. Golf courses, or country clubs with adjacent grounds of not less than 60 acres, but not including miniature courses and driving tees operated for commercial purposes;
- I. Cemeteries;
- J. Planned residential developments as regulated by this title;
- K. Planned unit developments as regulated in this title;
- L. Group homes, subject to the following:
  - 1. Must provide a detailed program and services plan at the time of application;
  - 2. Must meet fire, building and health requirements;
  - 3. The Planning Commission or Common Council, as applicable, may add the following conditions:
    - a. Supervision, such as, type and extent;
    - b. Services and program to be provided;
    - c. Number of persons;
    - d. Proximity to other group homes; and/or
    - e. Any other condition the Planning Commission or Common Council, as applicable, may deem appropriate.
  - 4. Any significant modification in the program and services plan will require a new application;
- M. Bed and breakfast facility, subject to the following:

1. Off-street parking shall be provided in accordance with § 17.50.260;
2. Evidence of registration with the state Department of Health shall be provided;
3. The bed and breakfast may display 1 sign not more than 2 square feet in area listing the name of the facility. The sign shall be prepared with earthtone colors and shall complement the neighborhood;
4. Any sign lighting shall be from indirect sources which are shielded or hooded to limit adverse affects to neighborhood properties; and
5. The Planning Commission or Common Council, as applicable, may consider the size, proximity to commercial services in making a determination as to whether or not a bed and breakfast is appropriate.

N. Private residential garage which does not meet the definition of private garage subject to the following:

1. The proposed garage shall maintain the same building material and color scheme of the existing residence located on the property and is consistent with the residential character of the property on which it is located and with the surrounding neighborhood;

2. The proposed garage shall be used only for residential purposes incidental to the principal use of the property;

3. The landscaping or fencing may be required to screen the garage from neighboring properties;

4. The proposed garage shall comply with the land area regulations (setbacks, height, lot coverage) of the underlying zoning district; and

5. The applicant submits a site plan and elevation drawings in addition to information on the types of building materials to be used for the garage.

O. Assisted living center that is licensed by the state and contains not more than 16 units.

P. Townhouses as regulated in §§ 17.50.020, 17.50.030 and 17.50.040.

## **CITY OF RAPID CITY**

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Steve Allender, Mayor

Attest

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Pauline Sumption, Finance Officer

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