

**AN ORDINANCE TO ALLOW A CAR WASH AS A PERMITTED USE IN THE
GENERAL COMMERCIAL ZONING DISTRICT BY AMENDING
SECTION 17.18.020 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS the City of Rapid City has created a General Commercial Zoning District;
and

WHEREAS, the City desires to allow a car wash as a permitted use in the GC District
under certain circumstances.

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

17.18.020 Uses permitted.

The following uses shall be permitted in the GC general commercial district:

1. Retail and distribution establishments, including the manufacture, compounding, processing, packaging or treatment of products for human consumption; sales and display rooms and lots, not including yards for storage of new or used building materials, or yards for any scrap or salvage operations, or for storage or display of any scrap, salvage or secondhand materials. The storage, display and sale of used, repossessed or traded-in merchandise incidental to a retail operation engaged primarily in the sale of new merchandise is permitted;
2. Eating establishments, including drive-in establishments and fast-food restaurants;
3. Service and repair establishments, not to include vehicle repair establishments;
4. Personal service establishments, including barber and beauty shops, shoe repair shops, funeral homes, cleaning, dyeing, laundry, medical and/or dental clinics or offices, pressing, dressmaking, tailoring and garment repair shops with processing on the premises;
5. Hotels, motels and manager's residence of motels, rooming and boarding houses, and restaurants;
6. Commercial recreational structures and uses, such as theaters, bowling alleys, poolrooms, but not including miniature golf courses, driving ranges, and similar uses;
7. Commercial parking lots and garages;
8. Offices, studios, clinics and laboratories;
9. Financial institutions;
10. Private clubs and lodges, except on-sale liquor establishments;
11. Utility substations;
12. On-premises signs as regulated by §§ 17.50.080 through 17.50.100;
13. Art galleries and museums;
14. Veterinary establishments; provided that all animals shall be kept inside soundproof, air-conditioned buildings;
15. Building materials sales yard and lumber yards; provided that all outdoor storage shall be screened by a 7-foot fence, wall or mass planting;
16. New and used car, truck, motorcycle, snowmobile and boat sales and rentals. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or mechanical

repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a side yard or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

17. Public buildings and grounds other than elementary or high schools;

18. Churches;

19. Business and vocational schools not involving operations of an industrial character;

20. Wholesale and distributing centers not involving over 5,000 square feet for storage of wares to be wholesaled or distributed, nor the use of any delivery vehicle rated at more than 1-1/2-ton capacity, nor a total of more than 5 delivery vehicles;

21. Dwelling units above ground floor and dwelling units other than above ground floor to provide residences for managers of motels, and other uses and structures which are customarily accessory to, and clearly incidental to, permitted or permissible uses and structures;

22. Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, dust, odor, vibration, blast or traffic than those previously enumerated in this section;

23. Travel parks as permitted by the Rapid City travel park ordinance;

24. Service establishments and filling stations, not to include vehicle repair. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor space used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

25. Vehicle repair establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

26. Hotel apartment;

27. Drop-off centers for household recyclables; such centers do not involve processing;

28. Garden centers, provided that all outdoor storage be screened with a 6-foot fence or wall;

29. Hospitals;

30. Microcell wireless communications facilities on buildings as defined in § 17.50.400A.;

31. Indoor used or secondhand merchandise sales, provided that merchandise that is for sale, stored or displayed cannot be located outside;

32. Pet stores; and

33. Other temporary, seasonal, and continuous retail business or structure as defined in § 17.50.230H., I., and J.

34. Car wash subject to the following considerations:

a. The property shall not be located within 250 feet of a residential district or dwelling; and

b. Car washes that do not meet the above consideration shall be reviewed as a conditional use.

CITY OF RAPID CITY

Steve Allender, Mayor

Attest

Pauline Sumption, Finance Officer

(seal)