

Ordinance No. 6299

AN ORDINANCE TO AMEND SCREENING REQUIREMENTS BETWEEN ZONING DISTRICTS BY AMENDING SECTIONS 17.18.080, 17.20.080, 17.30.070, 17.32.070, 17.36.080, AND 17.40.070 OF THE RAPID CITY MUNICIPAL CODE

WHEREAS, the City of Rapid City has enacted ordinances to provide for screening requirements between commercial and residential zoning districts; and

WHEREAS, there are various sections of the municipal code where such requirements are found; and

WHEREAS, the Common Council finds that it is in the best interests of the City to clarify the requirements, bring the requirements in line with other requirements of the municipal code, and standardize the screening requirements across multiple sections of the code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.18.080 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.18.080 Screening requirements.

When a general commercial zoning district ~~is adjacent to~~ abuts a residential district, an opaque ornamental screening fence not less than 5 nor more than 6 feet in height shall be constructed along the ~~adjacent~~ adjointing property lines and shall be maintained in good condition. The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The Community Development Director may grant an Exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

NOW THEREFORE, BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.20.080 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.20.080 Screening requirements.

When a neighborhood commercial zoning district ~~is adjacent to~~ abuts a residential district, an opaque ornamental screening fence not less than 5 nor more than 6 feet in height shall be constructed along the ~~adjacent~~ adjointing property lines and shall be maintained in good condition. The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The Community Development Director may grant an Exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

NOW THEREFORE, BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.30.070 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.30.070 Screening requirements

When a neighborhood shopping center is near or ~~adjacent to~~ abuts a residential district, fences, walls or year-round screen planting shall be provided when necessary to shield the residential districts from parking lot illumination, headlights, fumes, heat, noise and dust and to reduce the visual encroachment of commercial architecture, signs and activity on residential privacy and residential neighborhood character. . The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The ~~Community Development~~ Director may grant an Exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

NOW THEREFORE, BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.32.070 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.32.070 Screening requirements.

When a ~~neighborhood~~ community shopping center is near or ~~adjacent to~~ abuts a residential district, fences, walls or year-round screen planting shall be provided when necessary to shield the residential districts from parking lot illumination, headlights, fumes, heat, noise and dust and to reduce the visual encroachment of commercial architecture, signs and activity on residential privacy and residential neighborhood character. . The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The ~~Community Development~~ Director may grant an Exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

NOW THEREFORE, BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.36.080 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.36.080 Screening requirements.

Whenever a hotel-motel district ~~is adjacent to~~ abuts a side or rear yard of a residential district, an opaque ornamental screening fence of not less than 5 and no more than 6 feet in height shall be constructed along the ~~adjacent~~ adjoining property lines and shall be maintained in good condition. The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The ~~Community Development~~ Director may grant an Exception to allow the relocation and/or elimination of the screening fence along

the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

NOW THEREFORE, BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.070 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

17.40.070 Screening requirements.

When an office commercial district ~~is adjacent~~ abuts to the rear yard of a residential district, an opaque ornamental screening fence not less than 5 nor more than 6 feet in height shall be constructed along the ~~adjacent~~ abutting property lines and shall be maintained in good condition. The screening fence shall consist of an opaque fence not to include chain link fencing with slats. Only a four foot high fence may be located in the front yard or side yard abutting a street. No fences shall encroach into sight triangles. The ~~Community Development~~ Director may grant an Exception to allow the relocation and/or elimination of the screening fence along the property line when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

CITY OF RAPID CITY

Steve Allender, Mayor

Attest

Pauline Sumption, Finance Officer

(seal)