



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Department of Community Development

300 Sixth Street

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MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: **January 28, 2019**

RE: File #18OA020 - An Ordinance to amend screening requirements between zoning districts by amending Sections 17.18.080, 17.20.080, 17.32.070, 17.36.080, and 17.70.070 of the Rapid City Municipal Code

(Update January 28, 2019. All revised and/or added text is shown in bold.) The proposed Ordinance Amendment has been revised to remove references to the “Community Development” Director. Title 17 of the Rapid City Municipal Code is currently being amended to change all references to “The Director”. The proposed change only removes the words “Community Development” when referring to the Director. No other changes have been made.

The purpose of the Ordinance Amendment is to amend the screening requirements between commercial districts and residential districts. The proposed Ordinance Amendment will address the following:

- The intent of the screening requirement is to provide a physical barrier between a commercial use and a residential district. The proposed Ordinance Amendment revises the screening fence requirements in the General Commercial District, Neighborhood Commercial District, Neighborhood Shopping Center District, Community Shopping Center District, Hotel-Motel District, and Office Commercial District;
- The proposed Ordinance Amendment changes the screening fence requirement to state that properties that “abut” a residential district are required to provide a screening fence in lieu of being “adjacent to” a residential district. Abutting a residential district would be sharing a property line such as a side yard or rear yard. “Adjacent to” would be where they share right-of-way with a residential district which would be a front yard or side yard that abuts a street. The screening fence can conflict with the maximum allowed height in a front yard setback. The proposed Ordinance Amendment fixes an issue which is due to technical definitions in the Zoning Ordinance;
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- Revises the screening fence requirement to clarify that chain link fences with slats are not appropriate as screening; and,
- Clarifies that screening fences shall not encroach into sight triangles and states that the Community Development Director has the authority to alter or waive the screening fence requirement when there is a conflict due to easements, topography, drainage, floodplain, or other issues.

Staff recommends that the Ordinance Amendment to amend screening requirements between zoning districts be approved.



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