

**AN ORDINANCE TO AMEND THE PERMITTED AND CONDITIONAL USES  
ALLOWED IN THE OFFICE COMMERCIAL ZONING DISTRICT BY AMENDING  
CHAPTER 17.40 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS, the City of Rapid City has established an Office Commercial Zoning District;  
and

WHEREAS, the City desires to clarify and revise the permitted and conditional uses  
allowed in the District.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.40.020  
of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

**17.40.020 Uses permitted.**

Property and buildings in the office commercial district shall be used only for the  
following purposes:

- A. Art gallery;
- B. Assembly halls for nonprofit corporations, but not including the serving or dispensing  
of alcoholic beverages;
- C. Medical facilities, not including veterinary establishments, with pharmacies allowed  
as an accessory use to permitted medical facilities;
- D. Laboratories for medical research and testing;
- E. Libraries;
- F. Museums;
- G. Office buildings in which no activity is carried on catering to retail trade with the  
general public and no stock of goods is maintained for sale to customers. These shall include,  
but shall not necessarily be limited to doctors, dentists, lawyers, architects, engineers, real estate  
salespersons, appraisers and accountants;
- H. Financial institutions;
- I. Beauty shops; and
- J. Multi-family dwelling with one primary structure.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.030 of the  
Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

**17.40.030 Conditional uses.**

Conditional uses are as follows:

- A. Parking lots:
  - 1. Such facilities shall be paved;
  - 2. Such facilities shall in no way be exempted from any of the requirements of this  
zoning district, including but not limited to, screening, landscaping and signage  
requirements; and
  - 3. Such facilities shall be permitted only in conjunction with a contiguous use by  
right or a conditional use.

- B. Child care centers as defined in Chapter 17.04 of this code and as a regulated by § 17.50.150;
- C. Planned Development Overlay Districts as regulated in §§ 17.50.050 through 17.50.100;
- D. Planned unit developments as regulated in §§ 17.50.050 through 17.50.100;
- E. Hotel apartment;
- F. Multi-family dwellings with two or more primary structures;
- G. Photographic studios;
- H. Hospitals and sanitariums;
- I. Recreational facilities;
- J. Microcell wireless communications facilities on commercial buildings only, and not on multifamily dwellings, as defined in § 17.50.400A.;
- K. Microcell wireless communications facilities on poles as defined in § 17.50.400.B;
- L. Sales of medical supplies and medical equipment rental
- M. Churches or similar places of worship, with accessory structures, but not including missions or revival tents;
- N. Elementary, middle, or high schools, public or private;
- O. Public parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district;
- P. Utility substations;
- Q. Drop-off centers for household recyclables, such centers do not involve processing;
- R. Colleges and universities;
- S. Retail business may be conducted in apartment buildings, only for the convenience of the occupants of the building, provided there shall be no entrance to the place of business except from the inside of the building.
- T. Group homes, subject to the following:
  1. A detailed program and services plan must be provided at the time of application.
  2. The home shall meet all city and state fire, building, and health code 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 minimum requirements;
    - c. Maximum number of residents;
    - d. Proximity to other group homes; and/or
    - e. Any other condition the Commission or Council, as applicable, may deem appropriate.
  4. Any significant modification in the program and services shall require a new application.
- U. Nursing home or home for the aged;
- V. Adult day care center;
- W. Assisted living center; and
- X. Vertical axis wind turbines as defined in § 17.50.217.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.050 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

**17.40.050 Height regulations.**

No building or structure shall exceed 3 stories or 35 feet in height. Accessory structures shall not exceed 15 feet in height.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.080 of the Rapid City Municipal Code be and is hereby amended to read in its entirety as follows:

**17.40.080 Landscaping.**

Landscaping shall be provided as regulated in the landscape regulations adopted by § 17.50.300 of this title. When, an office commercial district is adjacent to a residential use or district, fifty percent of the plant material shall be visible from the residential district whenever possible.

**CITY OF RAPID CITY**

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Steve Allender, Mayor

Attest

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Pauline Sumption, Finance Officer

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