About the Ordinance Update

The purpose of the update is to develop land use (zoning) regulations that support the community’s vision for a vibrant downtown, based on the recommendations in the Downtown Master Plan.

About Zoning

Zoning ordinances are policies used by local governments to shape the character of development through regulation of uses and design standards. There are four basic components to a zoning ordinance:

- **Administration**: The application requirements and review processes
- **Land Uses**: Which land uses are allowed and where
- **Development Standards**: How development looks in different areas and for different uses
- **Definitions**: Specific meanings of words and phrases as they pertain to the ordinance

The Update Process

Project Launch Open House
March, 2017

Draft Concepts

Draft Concepts Open House
Spring, 2017

Draft Ordinance

Draft Ordinance Open House
Summer, 2017

Begin Ordinance Adoption
Summer, 2017
Purpose of the Ordinance Update

During the development of the Downtown Master Plan, removing regulatory barriers were repeatedly raised as a critical element to achieve community goals for downtown.

- **Remove Regulatory Barriers to Development**
  - Allow for a mixed use, urban development pattern – particularly east of 5th Street.

- **Encourage a Range of Housing Options**
  - Community feedback and a market assessment demonstrated a need for a “housing everywhere” approach.

- **Support Innovation and the Creative Economy**
  - Build on creative and entrepreneurial assets– strengthen ties to SD Mines.

- **Improve Pedestrian Comfort**
  - Make downtown a place for people through improvements to the built environment.
The general commercial district is for personal and business services and the general retail business of the City. This district forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. Downtown is the only area in Rapid City zoned Central Business District. Other areas in Rapid City zoned General Commercial District include Rushmore Crossing, East North Street, and Mt. Rushmore Road.
Scope of this Zoning Update

This Zoning Update Will:

1. Make minor updates to the Central Business District such as formatting changes and clarifying some definitions
2. Create a new Urban Commercial District

This Zoning Update Will Not:

3. Make updates to zoning in the Downtown Edge and Urban Neighborhood areas
Tell us what you think!

What words would you use to describe the desired character of downtown in the future? What other comments, questions, ideas, or concerns do you have?

Central Business District

This area is the original historic "core" of Downtown Rapid City. It is generally located between West Boulevard and 4th Street from Main Street to Quincy Street.

General Commercial District (New Urban Commercial District)

This area is generally located between 4th Street and SD Mines, not including single family residential neighborhoods and property forming Downtown’s edge along Omaha Street.
Downtown Rapid City

Zoning Ordinance Update

Tell us what you think!

What words would you use to describe the desired character of downtown in the future? What other comments, questions, ideas, or concerns do you have?

Central Business District

General Commercial District (New Urban Commercial District)