

STAFF REPORT
May 26, 2005

No. 05OA004 – An Amendment to the Rapid City Municipal Code, Chapter 17.22 Light Industrial District by adding “towing Company” as a permitted use

ITEM 30

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05OA004 - An Amendment to the Rapid City Municipal Code, Chapter 17.22 Light Industrial District by adding "towing company" as a permitted use.
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Rapid City Municipal Code, Chapter 17.22 Light Industrial District by adding "towing company" as a permitted use be approved.

GENERAL COMMENTS: On April 18, the City Council approved a request for a Determination of Use to allow a towing company with all towed vehicles being stored either within a building or in an area outside of a required front yard and screened with an opaque fence at least six feet in height in the Light Industrial Zoning District.

STAFF REVIEW: Towing Companies have not been identified as a permitted use or conditional use in the zoning regulations within the Rapid City Municipal Code. A request for a Determination of Use to allow a towing company as a permitted use in a Light Industrial Zoning District was submitted and approved by the City Council. This Ordinance Amendment will formally add the use to the list of permitted uses in the Light Industrial Zoning District.

The Light Industrial Zoning District is established to provide areas for light manufacturing, warehousing, and wholesaling uses. The District also allows other uses of the same general character such as vehicle sales, service establishments and filling stations, and vehicle repair establishments provided that all body and/or mechanical repair work shall be completed within an enclosed area. It further requires that vehicle repair establishments must have all inoperable vehicles stored within a building or within a side or rear yard which is screened with an opaque fence at least six feet in height.

Staff believes a towing company is similar in use to the uses allowed in the Light Industrial Zoning District and has included similar language in the ordinance requiring stored vehicle to be either within a building or in an area outside of a required front yard and screened with an opaque fence at least six feet in height.

Staff is recommending the Ordinance Amendment to add “towing company” as a permitted use in Section 17.22.020 C.28 of the Rapid City Municipal Code be approved.

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