

STAFF REPORT

February 8, 2001

ORDINANCE #000A008 - Ordinance Amendment

ITEM 3

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	ORDINANCE #000A008 - Ordinance Amendment
LEGAL DESCRIPTION	An Ordinance amending Section 17.08.040 to identify a minimum side yard setback of thirty feet for all dwelling units in the Park Forest Zoning District
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment be approved.

GENERAL COMMENTS: The Planning Commission on November 22, 2000 authorized Staff to proceed with an Ordinance Amendment regarding setbacks in the Park Forest Zoning District. Specifically the Ordinance Amendment will set forth side yard setback requirements for residences in excess of one story in height and for principal uses other than dwellings. Currently, the Zoning Ordinance specifies a thirty foot side yard setback for single-story residences but does not specify side yard setbacks for taller residences or for other principal uses such as churches. The Ordinance Amendment (see attached) proposes thirty foot side yard setbacks for all residences – including those taller than one story, and proposes forty foot side yard setbacks for principal uses other than residences.

STAFF REVIEW: Staff has reviewed the proposed Ordinance Amendment and is recommending approval. There has been confusion in the past regarding required side yard setbacks in the Park Forest Zoning District because they are not specified by the Code. This proposed amendment will solve that problem by identifying the necessary setbacks.