

STAFF REPORT

May 24, 2001

No. 010A005 - Ordinance Amendment to allow the indoor storage of Class IIIB Combustible Liquids with the exception of waste oils within the Light Industrial Zoning District

ITEM 25

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 010A005 - Ordinance Amendment to allow the indoor storage of Class IIIB Combustible Liquids with the exception of waste oils within the Light Industrial Zoning District
LEGAL DESCRIPTION	Ordinance Amendment to allow the indoor storage of Class IIIB Combustible Liquids with the exception of waste oils within the Light Industrial Zoning District
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment to allow the indoor storage of Class IIIB Combustible Liquids with the exception of waste oils within the Light Industrial Zoning District be approved.

GENERAL COMMENTS: This proposed Ordinance Amendment will revise the Light Industrial Zoning District by allowing Class III combustible liquids to be stored inside buildings as a Permitted Use. Class III combustible liquids are ones in which the flash points are 200 degrees Fahrenheit or greater. This Ordinance Amendment was prompted by a recent request by a Deadwood Avenue business owner to store Class IIIB combustible liquids such as automobile and diesel motor oils, automatic transmission oils, automotive and industrial grease and gear lubricants inside his building in the Light Industrial Zoning District. That specific request was approved by the City Council under the provision of the Light Industrial Zoning District that allows the City to approve other uses as deemed appropriate by the City Council.

STAFF REVIEW: Staff has reviewed this proposed Ordinance Amendment and is recommending approval. The Fire Department has determined that the indoor storage of Class IIIB combustible liquids with the exception of waste oils does not represent a significant safety hazard provided all Building and Fire Codes are met. Outdoor storage of Class IIIB combustible liquids is already a Permitted Use in the Light Industrial Zoning District.

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