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MEMO

TO: Public Works Committee
FROM: Brad Solon, Building Official
DATE: August 17, 2005
SUBJECT: Setbacks on proposed Evergreen Apartments

The City Council requested that staff review the setbacks requirements for the Evergreen Apartments. The following information provides a summary of building setbacks required and provided for that project.

The setbacks for Lots A & B of Lot 14 less N 80' of E 255' of Lot B, platted, Section 4 T1N R7E BHM, in accordance with Section 17.12 of the Rapid City Municipal Code are shown on the plans for the Evergreen Apartments.

For Lot A the setbacks are:

West lot line-	25' front yard required	(shown 25')
North lot line-	12' side yard required	(shown 12')
East lot line-	25' rear yard required	(shown 112.5')
South lot line-	12'side yard required	(shown 36.3')

For Lot B the setbacks are:

East lot line-	25' front yard required	(shown 567')
South lot line-	12' side yard required	(shown 36.3')
West lot line-	25' rear yard required	(shown 215')
North lot line-	12' side yard required	(shown 12')

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The front yard is defined as the space required on the lot between the building and the street. On Lot A this yard is adjacent to the lot line along Evergreen Drive or the western lot line. On Lot B this yard is adjacent to the lot line along 32nd Street, or the eastern lot line.

The rear yard is defined as the space required which is opposite and most distant from the front. On Lot A, this yard is adjacent to the east lot line. On Lot B this yard is adjacent to the west lot line. The rear yard of Lots A and B abut the same lot line.

A side yard is the required space along any lot line not located in a front or rear yard. On Lot A the side yards are adjacent to the north and south lot lines. On Lot B the side yards are adjacent to the north and south lot lines, and the lot line adjacent to the lot described as the W 95' of E 255' of lot 14 less S 21.9'.

The following definitions are included in Section 17.04 of the Rapid City Municipal Code for front, rear, and side yards are:

17.04.760 Yard, front.

"Front yard" means an open unoccupied space on the same lot with a main building extending the full width of the lot and situated between the street line and the front line of the building projected to the side line of the lot. The depth of the front yard shall be measured between the front line of the building and the street line. (Prior code Appendix A, Art. II (part))

17.04.670 Street line.

"Street line" means the legal line between street right-of-way and abutting property. (Prior code Appendix A, Art. II (part))

17.04.765 Yard, rear.

"Rear yard" means an open (other than for permitted accessory structures) space on the same lot with the principal building between the rear line of the building and the rear line of the lot and extending the full width of the lot. (Prior code Appendix A, Art. II (part))

17.04.770 Yard, side.

"Side yard" means an open unoccupied space on the same lot with the building, situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line. (Prior code Appendix A, Art. II (part))

Please feel free to contact me with any questions.

Cc: Marcia Elkins, Growth Management Director