

**ORDINANCE NO. 5114**

**AN ORDINANCE AMENDING CHAPTER 17.50.040 (B.2) OF THE RAPID CITY MUNICIPAL CODE RELATING TO THE MAXIMUM DENSITY OF TOWNHOUSE DWELLING UNITS .**

WHEREAS, Rapid City has adopted zoning regulations identifying uses permitted in all zoning districts pursuant to the authority granted to it by Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Rapid City has established procedures for townhouse developments in Chapter 17.50.040 Rapid City Municipal Codes; and

WHEREAS, Chapter 17.50.040 (B.2) establishes the requirements for the Conditional Use Permit procedure for townhouse developments; and

WHEREAS, the City of Rapid City deems it to be in the City's best interest to amend Section 17.50.040 (B.2) of the Rapid City Municipal Code by amending the density requirement for townhouses from 3,500 square foot per dwelling unit to 2,250 square foot per dwelling unit under a Conditional Use Permit procedure.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.50.040 (B.2) of the Rapid City Municipal Code be and hereby is amended to read as follows:

**17.50.040**

B.2 If the Conditional Use permit procedure is utilized, density should not exceed one dwelling unit per ~~three thousand five hundred~~ two thousand two hundred fifty square feet. The requirements of open space on individual townhouse lots may be waived, but the overall open space requirements of six hundred square feet per unit for the townhouses development lot shall remain. The Planning Commission and the City Council may also allow an individual townhouse lot to consist of only the townhouse structure and minimum setback, if a determination is made that common open space is adequate in size and appropriate in location.

CITY OF RAPID CITY

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer  
(SEAL)

First Reading:

Second Reading:

Published:

Effective: