

STAFF REPORT
September 4, 2008

No. 08OA007 - Ordinance Amendment to add "Bakery" as a permitted use in the Light Industrial Zoning District **ITEM 11**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 08OA007 - Ordinance Amendment to add "Bakery" as a permitted use in the Light Industrial Zoning District
DATE OF APPLICATION	8/8/2008
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Ordinance Amendment to add "Bakery" as a permitted use in the Light Industrial Zoning District be approved.

GENERAL COMMENTS: On August 4, 2008, the City Council approved a Determination of Use to authorize bakeries as a permitted use in Light Industrial Zoning Districts. Currently, a "bakery" is not allowed as a permitted use or a conditional use in the Light Industrial Zoning District.

STAFF REVIEW: Bakeries are not identified as a Permitted Use or Conditional Use in the Light Industrial Zoning District. A request for a Determination of Use to allow a bakery as a permitted use in the 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 Section 17.22.020.

The Light Industrial Zoning District is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building.

The Light Industrial Zoning District currently allows the manufacture, compounding, processing, packaging or treatment of bakery goods and food products within a completely enclosed building. The Light Industrial Zoning District also allows retail and distribution establishments including sales, display and show rooms, as well as wholesale or warehouse enterprises. The determination of use was requested to specifically identify a bakery to include the manufacture and processing as well as the sales and display of the bakery goods.

The Light Industrial Zoning District allows uses that provide retail sales associated with industrial uses such as garden centers, machinery sales, car sales, and printing and secretarial services. Any retail use associated with a bakery, including display, appears to be an accessory to the primary use as a bakery.

A bakery is of the same general character as the previously mentioned uses allowed in the Light Industrial Zoning District and would be appropriate in the Light Industrial Zoning

STAFF REPORT
September 4, 2008

No. 08OA007 - Ordinance Amendment to add "Bakery" as a permitted use in the Light Industrial Zoning District **ITEM 11**

District. As such, staff recommends that the Ordinance Amendment to add bakery as a permitted use in Section 17.22.020 C.29 of the Municipal Code be approved.