

**ORDINANCE NO. 5432**

**AN ORDINANCE TO PERMIT A PLANNED RESIDENTIAL DEVELOPMENT AND PLANNED DEVELOPMENT DESIGNATION IN THE GENERAL AGRICULTURAL ZONING DISTRICT BY AMENDING SECTION 17.50.080 OF THE RAPID CITY MUNICIPAL CODE.**

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Rapid City has adopted Section 17.50.080 of the Rapid City Municipal Code which regulates the planned residential development and planned development designation; and

WHEREAS, planned development designations are a useful tool for the City to regulate proposed developments by ensuring that their design is compatible with adjacent land uses; and planned industrial developments are designed to facilitate zero lot line buildings upon a developmental lot, to properly address environmental factors such as steep slopes, geological conditions and drainage, to properly address aesthetic issues and buffers and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interest to allow planned residential developments and planned development designation in the General Agricultural Zoning District by amending Section 17.50.080 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.50.080 of the Rapid City Municipal Code be and hereby is amended to read as follows:

**17.50.080 Development standards for planned residential developments (PRD) and planned development designation (PDD).**

- A. A PRD or PDD may be permitted in GAD, PF, LDR-1, LDR-2, MDR, HDR and MHR zoning districts.
- B. A PRD may include:
  - 1. Single-family detached units;
  - 2. Townhouses;
  - 3. Two-family dwellings;
  - 4. Recreational facilities;
  - 5. Mobile and manufactured homes;
  - 6. Other uses, such as child care centers and temporary sales offices, which may be permitted in residential zoning districts; and
  - 7. Multiple-family dwellings.

- C. In the LDR-1, LDR-2 and PF zoning districts, no more than 30% of the total permitted number of dwellings units in a PRD shall be 2-family or multiple-family units.
- D. Density shall not be greater than the maximum density of the zoning district in which the PRD is located, unless certain criteria are met. In no case shall density exceed 115% of the maximum density permitted in the zoning district in which the PRD is located. Density bonuses may be awarded if the following criteria are met:
  - 1. One percent bonus for every 20 acres included in the PRD, up to a maximum of 5%;
  - 2. Two percent bonus for every 1% of the project area devoted to activity-oriented recreational use, up to a maximum of 5%. This does not include areas designed as passive open space;
  - 3. If a portion or all of the required parking is located within an underground area or within a structure, the following bonuses will be awarded:
    - a. Seven percent for providing 75% or more in a structure;
    - b. Five percent for providing 50% to 74% in a structure; and
    - c. Three percent for providing 25% to 49% of required parking within a structure.
- E. Recreation facilities proposed in the PRD shall be constructed according to the following schedule:
  - 1. Recreation facilities designed to serve an individual development phase of the PRD shall be constructed or bonded for prior to approval of the final plat for that phase.
  - 2. Central recreation facilities designed to serve the entire PRD shall be completed prior to building permits being issued for more than 40% of the total number of approved dwelling units.

(Ord. 5041, 2005: Ord. 3743 (part), 2001: Ord. 3419 (part), 1998: Ord. 3389 (part), 1998: prior code Appendix A, Art. V (§ 1 (B)(IV)))