

## RAPID CITY AREA FUTURE LAND USE PLANS LAND USE DESIGNATION DESCRIPTIONS

### **Low Density Residential (LDR)**

All units are single family residences.

### **Low Density Residential II (LDR II)**

All units are single family residences and/or town homes.

### **Low Density Residential with Planned Residential Development (LDR w/ PRD)**

Low Density Residential with Planned Residential Developments identify single family residential uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses. All units identified are single family units.

### **Park Forest (PF)**

All units are single family residences on a minimum of three acres.

### **Mobile Home Residential (MHR)**

Mobile Home Residential is intended to provide a district in which mobile homes may be located upon individually owned lots without adverse effects upon property values or the safety of the community or the occupants of the mobile homes.

### **Mobile Home Residential with Planned Residential Development (MHR w/ PRD)**

Mobile Home Residential with Planned Residential Developments allow for a concentration of mobile homes within a specified area. Planned Residential Developments identify mobile home residential uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses. All units identify the number of mobile homes located within the various areas.

### **Medium Density Residential (MDR)**

Multi-family housing includes town homes and apartment buildings. The total units include the number of individual housing units available.

### **Medium Density Residential with Planned Residential Development (MDR w/ PRD)**

Medium Density Residential with Planned Residential Developments identify multi-family housing uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

### **Planned Residential Development (PRD)**

Planned Residential Developments identify residential uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses. A Planned Residential

Development specifies the overall density by identifying the maximum number of dwelling units per acre. Units identified are single family units and/or town homes.

**Planned Unit Development (PUD)**

Planned Unit Development identifies a mixture of both residential and commercial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**Neighborhood Commercial (NC)**

Neighborhood Commercial uses include those shopping facilities geared to meet the needs of the local residents rather than the community as a whole.

**Neighborhood Commercial with a Planned Commercial Development (NC w/PCD)**

Neighborhood Commercial uses include those shopping facilities geared to meet the needs of the local residents rather than the community as a whole. Planned Commercial Developments identify commercial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**Office Commercial (OC)**

Office Commercial uses typically include professional offices such as those for doctors, lawyers, real estate firms, etc. where no retail trade is conducted. Financial institutions such as banks and credit unions also fall into this category.

**Office Commercial with a Planned Commercial Development (OC w/PCD)**

Office Commercial uses typically include professional offices such as those for doctors, lawyers, real estate firms, etc. where no retail trade is conducted. Financial institutions such as banks and credit unions also fall into this category. Planned Commercial Developments identify commercial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**General Commercial (GC)**

This commercial use is for personal and business services and general retail businesses.

**General Commercial with a Planned Commercial Development (GC w/PCD)**

This commercial use is for personal and business services and general retail businesses. Planned Commercial Developments identify commercial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**Tourism (Tourism)**

This commercial use is for attractions that provide goods and services to the traveling public.

**Business Park (BP)**

A business park is for the integration of the functional elements of a business or group of businesses which for purposes of security, efficiency and flexibility are located in close proximity or on the same developmental lot. This district provides for the integration of office, assembly and warehousing functions but does not provide for general retail, fabrication or processing.

**Light Industrial (LI)**

This industrial district is 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.

**Light Industrial (LI w/PID)**

This industrial district is 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. Planned Industrial Developments identify industrial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**Heavy Industrial (HI)**

This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating, and for warehousing. These uses do not depend primarily on frequent person visits of customers or clients, but usually require good accessibility to major rail or street transportation routes.

**Heavy Industrial (HI w/PID)**

This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating, and for warehousing. These uses do not depend primarily on frequent person visits of customers or clients, but usually require good accessibility to major rail or street transportation routes. Planned Industrial Developments identify industrial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

**Rural Reserve (RR)**

This district is intended to provide for land situated on the fringe of the urban area that is used primarily for agricultural purposes. It is designed to protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Average residential density should be no more than one dwelling unit per forty acres.

**Public**

This provides for facilities which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which

qualifies for exemption from property taxes, or nonprofit organizations. Facilities identified as public use are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind.

**Public with Flood Hazard (Public w/FH)**

This provides for facilities having a low flood damage potential and not obstructing flood flows which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which qualifies for exemption from property taxes, or nonprofit organizations. Facilities identified as public use are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind.

**Flood Hazard**

This district is established for those having a low flood damage potential, and not obstructing flood flows.

**Landscape Buffer (LBZ)**

Landscape buffer identifies a 500 foot buffer for additional landscaping along entrances to Rapid City to create a visually appealing entrance into the community.

**Mining and Earth Resources Extraction District (ME)**

Mining and Extraction of earth resources is not compatible with uses permitted in residential, commercial or industrial zones. The purpose of the mining and earth resources extraction district is to protect residential, commercial and industrial uses from the hazardous effects of mining, to protect legitimate and necessary mining and extraction activities from encroachment by residential, commercial and industrial uses, which may create a hazard to the existence of mining and extraction activities, and to insure that lands subjected to mining and extraction activities are returned to a usable state after operations have been completed.