

Zoning District Comparisons

City of Rapid City Flood Hazard District

Pennington County Suburban Residential District

City of Rapid City Flood Hazard District		Pennington County Suburban Residential District	
Permitted Uses	Conditional Uses	Permitted Uses	Conditional Uses
<p>A. Outdoor plant nurseries;</p> <p>B. Horticulture;</p> <p>C. Viticulture;</p> <p>D. Truck farming;</p> <p>E. Forestry;</p> <p>F. Sod farming;</p> <p>G. Loading areas without structures;</p> <p>H. Parking areas;</p> <p>I. Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wild life and nature preserves, game farms, fish hatcheries and fishing areas, hiking and horseback riding and bicycle trails; and</p> <p>J. Residential uses limited to lawns, gardens, parking areas and play areas.</p>	<p>A. Any of the uses permitted in § 17.28.020 if structures are involved;</p> <p>B. Circuses, carnivals and similar transient amusement enterprises;</p> <p>C. Extraction of sand, gravel and other materials;</p> <p>D. Marinas, boat rentals, docks, piers and wharves;</p> <p>E. Railroads, streets, bridges, utility lines and pipelines;</p> <p>F. Kennels and stables, providing they meet other zoning and animal control provisions;</p> <p>G. Shooting preserves, target ranges, trap and skeet ranges and fishing areas;</p> <p>H. Other uses similar in nature to uses described in this section and § 17.28.020 which are consistent with the provisions of the ordinance codified herein;</p> <p>I. Fairgrounds owned and operated by governmental units or their agents; and</p> <p>J. Recreational facilities leased from the city with an on-sale liquor establishment.</p>	<p>Property and buildings may include, but are not limited to the following purposes:</p> <ol style="list-style-type: none"> 1. Manufactured homes, modular homes, and site or stick-built homes in compliance with Section 204-I 2. Transportation and utility easements and rights-of-way 3. Accessory uses and structures (as regulated in Section 204-General District Provisions) 4. Temporary buildings for uses incidental to construction work. These buildings shall be immediately adjacent to the construction work and shall be removed upon completion or abandonment of the construction work, and shall require a temporary building permit. 5. Family Daycare Home 6. Home Offices 7. Community Signs 8. Telecommunication Facilities in accordance with Section 316. 	<p>The following uses are illustrative of those which the Board may approve. Other uses may be allowed, provided they are not found to be contrary to intended uses of the district under consideration. (See Section 204-F)</p> <ol style="list-style-type: none"> 1. Multiple-family dwellings 2. Mobile home parks (as regulated in Section 305 - Mobile Home Parks) 3. Rooming and boarding houses 4. Convalescent and nursing homes 5. Family and group care facilities 6. Home occupations (as regulated in Section 204 - General District Provisions) 7. Parks, playgrounds, play fields, and community centers 8. Schools, including childcare centers and kindergartens 9. Churches or similar places of worship 10. Public service structures, such as fire stations, police stations, and post offices. 11. Libraries, museums and historical monuments and structures 12. Medical centers 13. Neighborhood commercial uses (as regulated in Section 302 -Neighborhood 14. Mobile homes (as regulated in Section 304 - Mobile Homes) 15. Utility substations 16. Wind generator 17. Zero lot line or common wall dwellings 18. Model Home and Sales Office 19. Manufactured homes, modular homes, and site or stick-built homes not in compliance with Section 204.

Zoning District Comparisons

City of Rapid City Mobile Home Residential District

Permitted Uses

- A. Any use permitted in an LDR; and
- B. Mobile homes used for single-family dwelling purposes subject to regulations set forth in §17.38.080.

Conditional Uses

- A. Churches or similar places of worship, with accessory structures, but not including missions or revival tents;
- B. Elementary or high schools, public or private;
- C. Private day nurseries and kindergartens, as regulated in § 17.50.150;
- D. Home occupations as regulation in § 17.50.350;
- E. Public parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district;
- F. Libraries, museums, and historical monuments or structures;
- G. Utility substations;
- H. Plant nursery in which no building or structure is maintained in connection therewith;
- I. Golf courses or country clubs, with adjacent grounds of not less than 60 acres, but not including miniature courses and driving tees operated for commercial purposes;
- J. Cemeteries;
- K. A planned residential development as regulated in §§ 17.50.050 through 17.50.100; and
- L. Private residential garage which does not meet the definition of private garage, subject to the following:
1. That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood;
 2. That the proposed garage shall be used only for residential purposes whether or not a home is located on the lot;
 3. That landscaping or fencing may be required to screen the garage from neighboring properties;
 4. That the applicant submits a site plan and elevation drawings indicating the size of the garage in addition to information on what types of building materials will be used for the garage; and
 5. That the applicant shall file a notice with the register of deeds indicating that the garage only be used for residential purposes.