



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning & Development Services

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MEMORANDUM

TO: Rapid City Planning Commission
Linda Marchand; Chair, Rapid City Planning Commission
Brett Limbaugh; Director, Community Planning and Development Services

FROM: Robert Laroco, Planner II, Current Planning

RE: **File #15OA005: Ordinance Number 6065**, An Ordinance Amendment to permit a bed and breakfast as a conditional use in the Park Forest District by amending Section 17.08 of the Rapid City Municipal Code

DATE: July 9, 2015

At the June 4, 2015 Planning Commission meeting, staff was directed to bring forth an amendment to the City Zoning Ordinance to allow a bed and breakfast facility as a conditional use in the Park Forest District for the Planning Commission's consideration. Staff has reviewed the requested Ordinance Amendment and has noted the following considerations:

- The Park Forest District is intended to preserve land for its natural beauty and open character. Single family residences and accessory structures are permitted uses in the district.
- Conditional uses in the Park Forest District include uses which benefit from the natural beauty and open character of the property. This includes but is not limited to golf courses, recreational facilities, parks, historical monuments, and tree or plant nurseries.
- A bed and breakfast facility is a conditional use in other residential districts, including Low Density, Medium Density, and High Density Residential Districts.
- Allowing a bed and breakfast facility in the Park Forest District is appropriate given that the intent of the district is to preserve the natural beauty and open character of the City. These characteristics are also desirable of a bed and breakfast facility.

Based on the request of the City Council, staff has created the attached ordinance to permit a bed a breakfast facility as a conditional use on property zoned Park Forest District within City



EQUAL OPPORTUNITY EMPLOYER

Limits. The Planning Commission should note that the following criteria must be met as a part of the review of a bed and breakfast facility. These same criteria are also required to be reviewed for a bed and breakfast facility located in the other residential districts in the City:

- Off-street parking shall be provided in accordance with the Rapid City Parking Ordinance.
- Evidence of registration with the state Department of Health shall be provided;
- The bed and breakfast may display one sign not more than two square feet in area listing the name of the facility. The sign shall be prepared with earth-tone colors and shall complement the existing neighborhood.
- Any sign lighting shall be from indirect sources which are shielded or hooded to limit adverse affects to neighborhood properties, and;
- The Council may consider the size and proximity to commercial services in making a determination as to whether or not a bed and breakfast facility is appropriate.

The Development Review Team has reviewed the requested Ordinance Amendment and has recommended that the proposed Ordinance Amendment be approved.