

## ORDINANCE

AN ORDINANCE AMENDING SECTIONS 17.08.040, 17.10.050, 17.12.050, 17.14.040, 17.18.050, 17.20.050, 17.22.040, 17.24.040, 17.28.040, 17.30.040, 17.32.040, 17.34.040, 17.36.050, 17.38.040, 17.40.040, 17.42.030, 17.44.050, 17.46.040, 17.48.040, AND 17.56.050, OF CHAPTERS 17.08, 17.10, 17.12, 17.14, 17.18, 17.20, 17.22, 17.24, 17.28, 17.30, 17.32, 17.34, 17.36, 17.38, 17.40, 17.42, 17.44, 17.46, 17.48, AND 17.56 OF THE RAPID CITY MUNICIPAL CODE PERTAINING TO SET BACK FROM SECTION LINES.

BE IT ORDAINED by the City of Rapid City that Section 17.08.040 of Chapter 17.08 be and is hereby amended to read as follows:

### 17.08.040 Area Regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

- A. Front Yard.
  - 1. Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.
  - 2. All other uses and accessory structures shall be set back not less than thirty-five feet from the front property line.
- B. Side Yard.
  - 1. For a single-story dwelling, located on interior lots, side yards shall not be less than thirty feet in width.
  - 2. For unattached buildings of accessory use, there shall be a side yard not less than forty feet.
- C. Rear Yard.
  - 1. For main buildings there shall be a rear yard of not less than fifty feet.
  - 2. Unattached buildings of accessory use shall not be located closer to any rear lot line than twenty feet.
- D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Lot Width. For all dwellings there shall be a minimum lot width of one hundred feet at the front building line, such lot shall abut on a public street for a distance of not less than fifty feet.

~~E. F.~~ Intensity of use. For each dwelling or structure, and building accessory thereto, there shall be a lot area of not less than three acres.

~~F. G.~~ Maximum Lot Coverage. Dwellings and buildings accessory thereto shall cover not more than twenty-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.10.050 of Chapter 17.10 be and is hereby amended to read as follows:

### 17.10.050 Area Regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

A. Front Yard.

1. Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.

2. All other main and accessory structures, including churches, shall be set back not less than thirty-five feet from the front property line.

B. Side Yard.

1. For a single-story dwelling, located on interior lots, side yards shall be not less than eight feet in width. For dwellings of two stories or more there shall be a side yard requirement of not less than twelve feet. When a structure is determined to be one story for a minimum distance of twelve feet from the side wall an eight-foot-wide side yard shall be allowed. Lots having frontage on more than one street shall provide the required front yards along those streets.

2. For unattached buildings of accessory use, there shall be a front yard of not less than thirty-five feet and a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front lot line.

3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five feet.

C. Rear Yard.

1. For main buildings there shall be a rear yard of not less than twenty-five feet.

2. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Lot Width. For all dwellings there shall be a minimum lot width of fifty feet at the front building line. Such lot shall abut on a public street for a distance of not less than twenty-five feet.

~~E. F.~~ Intensity of Use.

1. a. For each dwelling and building accessory thereto, served by a sanitary sewer system there shall be a lot area of not less than six thousand five hundred square feet.

b. For those dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a lot area of not less than one acre; however, the health department may, because of an adequate soil percolation test, permit a lesser area, but in no case less than twenty thousand square feet.

2. For churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off street parking areas required by Section 17.50.270; provided, however, that the lot area for a church shall not be less than thirty thousand square feet.

~~F.~~ G. Maximum Lot Coverage.

1. Dwellings and buildings accessory thereto shall cover not more than thirty percent of the lot area.
2. Churches and other main and accessory buildings shall cover not more than twenty-five percent of the lot.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.12.050 of Chapter 17.12 be and is hereby amended to read as follows:

17.12.050 Area Regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following line requirements:

A. Front Yard.

1. Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.
2. All other main and accessory structures, including churches, shall be set back not less than thirty-five feet from the front property line.

B. Side Yard.

1. For a single-story dwelling, located on interior lots, side yards shall not be less than eight feet in width. For dwellings of two stories or more there shall be a side yard requirement of not less than twelve feet. When a structure is determined to be one story for a minimum distance of twelve feet from the side wall, an eight-foot side yard shall be allowed. Lots having frontage on more than one street shall provide the required front yards along those streets.

2. For unattached buildings of accessory use there shall be a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front property line. Accessory buildings on corner lots shall maintain a thirty-five-foot setback on both front and side streets.

3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five feet.

C. Rear Yard.

1. For main buildings, there shall be a rear yard of not less than twenty-five feet.
2. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D.~~ E. Lot Width.

1. For single and two family dwellings there shall be a minimum lot width of fifty feet at the front building line.
2. For multiple-family dwellings there shall be a minimum lot width of one hundred feet at the front building line.

~~E.~~ F. Intensity of Use.

1. For each single-family dwelling and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than six thousand five hundred square feet.

2. For each two-family dwelling there shall be a lot area of not less than eight thousand square feet.

3. For multiple-family structures, there shall be a lot area of not less than five thousand square feet plus an additional one thousand five hundred square feet for each multiple-family unit or assisted living suite or room. For those structures which provide all required off-street parking within the main structure, the lot area requirement may be reduced two hundred eighty square feet per unit.

4. a. For those single-family dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of one acre; however, the health department may, because of an adequate soil percolation test, permit a lesser area, but in no case less than twenty thousand square feet.

b. For two-family dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of one and one-half acres; however, the health department may, because of an adequate soil percolation test, permit a lesser area, but in no case less than twenty thousand square feet.

5. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this chapter and the off-street parking areas required in Section 17.50.270; provided, however, that the lot for a church shall not be less than thirty thousand square feet.

F. G. Maximum Lot Coverage. Main and accessory buildings shall cover not more than thirty percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.14.040 of Chapter 17.14 be and is hereby amended to read as follows:

#### 17.14.040 Area Regulations.

No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yards, lot area, building coverage, and open space requirements are provided and maintained in connection with such building, structure or enlargement:

##### A. Front Yard.

1. For single-family, two-family and multiple-family and assisted living centers not exceeding five stories or forty-five feet in height, the minimum depth of the front yard shall be twenty-five feet.

2. For multiple-family and assisted living centers having a greater height than five stories or forty-five feet, the minimum depth of the front yard shall be thirty-five feet.

3. Churches and other main and accessory buildings, as regulated in the MDR district.

##### B. Side Yard.

1. For single-story dwellings, side yard requirements shall be the same as for the MDR district.

2. For multiple-family and assisted living centers not exceeding five stories or forty-five feet in height, there shall be a side yard of not less than twelve feet.

3. For multiple-family and assisted living centers not exceeding five stories or forty-five feet in height, there shall be a side yard of not less than sixteen feet.

4. All other side yard requirements shall be the same as in the MDR district.

C. Rear Yard.

1. For single-family, two-family, multiple-family and assisted living centers not exceeding five stories or forty-five feet in height, the minimum depth of the rear yard shall be twenty-five feet.

2. For multiple-family structures and assisted living centers having a greater height than five stories or forty-five feet, the minimum depth of the rear yard shall be thirty feet.

3. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Lot Width. Same as for the MDR district.

~~E. F.~~ Intensity of Use.

1. The lot area requirement for single and two-family dwellings shall be in accordance with the MDR district.

2. a. For multiple-family structures or assisted living centers that do not exceed five stories or forty-five feet in height, the lot area requirements shall be not less than six thousand square feet plus an additional one thousand five hundred square feet for each dwelling unit or six hundred fifty square feet for each assisted living room or suite.

b. For multiple-family or assisted living centers that exceed five stories or forty-five feet in height, the lot area requirements shall be not less than six thousand square feet plus an additional seven hundred fifty square feet for each dwelling unit or three hundred twenty square feet for each assisted living room or suite.

c. For those structures which provide off-street parking within the main building, the lot area requirement may be reduced two hundred square feet per dwelling unit.

~~F. G.~~ Maximum Lot Coverage.

1. Maximum lot coverage or building coverage is the portion of net residential land area taken up by buildings. It is obvious that if buildings cover too large a percentage of land, insufficient outdoor space will remain for various uses conducive to health, and this lack of space may also result in inadequate arrangements for circulation.

2. The maximum lot area which may be covered by main buildings shall be as follows:

Maximum Net  
Residential Structures Building Coverage

less than 45 feet or 5 stories in height	30%
greater than or equal to 45 feet or 5 stories in height	25%

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.18.050 of Chapter 17.18 be and is hereby amended to read as follows:

17.18.050 Area regulations.

The following regulations shall apply to all uses permitted in this district:

A. Front Yard. All buildings shall set back a minimum of twenty-five feet from the front property line.

B. Side Yard. No side yard is required except that the width of a side yard which abuts a residential district shall not be less than twenty-five feet.

C. Rear Yard. Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty feet in depth. The depth of a rear yard which abuts a residential district shall be not less than fifteen feet. In all other cases no rear yard is required.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Maximum Lot Coverage. Main and accessory buildings shall cover not more than seventy-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.20.050 of Chapter 17.20 be and is hereby amended to read as follows:

17.20.050 Area regulations.

The following requirements shall apply to all uses permitted in this district:

A. Front Yard. All buildings shall set back from the street right-of-way lines not less than twenty-five feet.

B. Side Yard. On the side of a lot adjoining a residential district there shall be a side yard of not less than twenty-five feet. There shall be a side yard setback from an intersection street of not less than twenty-five feet. In all other cases, a side yard for a commercial building shall not be required.

C. Rear Yard. There shall be a rear yard, alley, service court, or combination thereof, of not less than thirty feet in depth, and all of the service areas of all buildings shall be completely screened from public view with permanent ornamental screening materials.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Maximum Lot Coverage. No building or buildings shall cover more than thirty percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.22.040 of Chapter 17.22 be and is hereby amended to read as follows:

17.22.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

- A. Lot Area. Any principal use together with all accessory uses shall be located on a lot having a minimum area of twenty thousand square feet.
- B. Front Yard. All buildings shall set back from all street right-of-way lines not less than twenty-five feet.
- C. Side Yard.
  - 1. No building shall be located closer than twenty-five feet to a side yard lot line.
  - 2. The width of a side yard which abuts a residential district shall not be less than fifty feet.
- D. Rear Yard.
  - 1. No building shall be located closer than twenty-five feet to the rear lot line.
  - 2. The depth of a rear yard which abuts on a residential district shall be not less than fifty feet.
- E. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.
- ~~E. F.~~ Coverage. Main and accessory buildings and off-street parking and loading facilities shall not cover more than seventy-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.24.040 of Chapter 17.24 be and is hereby amended to read as follows:

17.24.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

- A. Lot Area. Any principal use together with all accessory uses shall be located on a lot having a minimum area of one acre.
- B. Front Yard. All building shall be set back from all street right-of-way lines not less than thirty-five feet.
- C. Side Yard.
  - 1. No building shall be located closed than twenty-five feet to a side lot line.
  - 2. The width of a side yard which abuts a residential district shall be not less than seventy-five feet.
- D. Rear Yard.
  - 1. No building shall be located closer than twenty-five feet to the rear lot line.
  - 2. The depth of any rear yard which abuts a street or a residential district shall be not less than fifty feet.
- E. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.
- ~~E. F.~~ Coverage. Main and accessory buildings and off-street parking and loading facilities shall not cover more than eighty percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.28.040 of Chapter 17.28 be and is hereby amended to read as follows:

17.28.040 Standards for use on review.

Prior to authorizing a use on review under this chapter, the following criteria must be met in addition to the procedures set out in Section 17.50.030:

A. All Uses. No structure (temporary or permanent), fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment, or extraction of sand, gravel, or other materials, or other use may be allowed as a special exception use which, acting alone or in combination with existing or future uses within the significant reach increases flood heights more than one foot. Consideration of the effects of a proposed use shall be based on a reasonable assumption that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream. In addition, all floodway special permit uses shall be subject to the standards contained in building codes, other zoning requirements, and building requirements for the flood fringe building district.

B. Fill.

1. Any fill proposed to be deposited in the floodway must be shown to have some beneficial purpose and the amount thereof not greater than is necessary to achieve that purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials.

2. Such fill or other materials shall be protected against erosion by rip-rap, vegetative cover or bulkheading.

C. Structures (Temporary or Permanent).

1. Structures shall not be for human habitation.

2. The council may require any or all of the following:

a. Structures of a low flood damage potential type construction;

b. That structure or structures, if permitted, be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood- waters;

c. Whenever possible, structures to be constructed with the longitudinal axis parallel to the direction of floodflow;

d. So far as practicable, structures be placed approximately on the same floodflow lines as those of adjoining structures;

e. Structures be firmly anchored to prevent flotation which may result in damage to other structures, restriction of bridge openings and other narrow sections of the stream or river; and

f. Service facilities, such as electrical and heating equipment, be constructed at or above the regulatory flood protection elevation for the particular area, or floodproofed.

3. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

D. All applications for use on review shall contain plans to provide for evacuation.

E. If any special exception is granted under Chapters 17.10 through 17.48 of this code, a copy of the special exception shall give the exact legal description of the property and shall state that the property is located in a flood-prone area and shall contain a statement of the

number of feet that the lowest nonfloodproof floor of the proposed structure will be below, the regulatory flood protection elevation and a statement that the actuarial flood insurance rates increase as the first floor elevation decreases and a copy of the document be recorded with the parcel or parcels of land covered by the special exception in the office of the register of deeds for the county in which the property is located and a copy of such special exception shall be filed with the office of the city finance officer for forwarding to the Federal Insurance Administrator in the city's annual report.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.30.040 of Chapter 17.30 be and is hereby amended to read as follows:

17.30.040 Area regulations.

- A. Minimum Area. The site on which a neighborhood shopping center is to be located shall not be less than four acres in area.
- B. Coverage. Main and accessory buildings shall not cover more than twenty-five percent of the site area on which the shopping center is to be located; provided, however, that such area coverage may be decreased if topographic limitations so dictate.
- C. Yards.
  - 1. All parking areas and buildings, both main and accessory, shall be set back not less than twenty-five feet from all street lines adjacent to the shopping center site.
  - 2. Where any side or portion of the shopping center site adjoins a residential district, there shall be a side yard of not less than twenty-five feet.
  - 3. There shall be a rear yard, or alley, or combination thereof, of not less than thirty feet.
  - 4. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.32.040 of Chapter 17.32 be and is hereby amended to read as follows:

17.32.040 Area regulations.

- A. Minimum Area. The site on which a community shopping center is to be located shall not be less than twenty acres in area.
- B. Coverage. Main and accessory buildings shall not cover more than twenty-five percent of the site area on which the shopping center is to be located; provided, however, that such area coverage may be decreased if topographic limitations so dictate.
- C. Yards.
  - 1. All parking areas and buildings, both main and accessory, shall be set back not less than twenty-five feet from all street lines adjacent to the shopping center site.
  - 2. Where any side or portion of the shopping center site adjoins a residential district, there shall be a side yard of not less than twenty-five feet.

3. There shall be a rear yard, or alley, or combination thereof, of not less than thirty feet.

4. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.34.040 of Chapter 17.34 be and is hereby amended to read as follows:

17.34.040 Area regulations.

A. Front Yard. All buildings shall be set back from the street right-of-way lines to comply with the following front yard requirements:

1. The minimum depth of the front yard shall be twenty-five feet, and an accessory building shall not be located nearer than thirty-five feet from the front property line.

2. If twenty-five percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than twenty-five feet, and no building varies more than five feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by existing buildings; but this regulation shall not require a front yard of greater depth than forty feet.

3. When a yard has double frontage the front yard requirements shall be provided on both streets.

B. Side Yard.

1. For dwellings of one story located on interior lots, there shall be a side yard on each side of the main building of not less than eight feet and of not less than twelve feet for dwellings of more than one story. For unattached buildings of accessory use there shall be a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located not less than ninety feet from the front property line.

2. Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than thirty-five feet.

C. Rear Yard. There shall be a rear yard for a main building of not less than twenty-five feet or twenty percent of the depth of the lot, whichever is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building, but shall not be closer than five feet from the rear property line.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Lot Width. For dwellings there shall be a minimum lot width of sixty-five feet at the front building line, and such lot shall abut on a street for a distance of not less than twenty-five feet.

~~E. F.~~ Intensity of Use.

1. For each dwelling and buildings accessory thereto, there shall be a lot area of not less than twenty acres.

2. For churches and main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 17.50.270.

~~F. G.~~ Coverage. Main and accessory buildings shall not cover more than twenty-five percent of the lot area on interior lots, and thirty percent of the lot area on corner lots. Accessory buildings shall not cover more than twenty percent of the rear yard.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.36.050 of Chapter 17.36 be and is hereby amended to read as follows:

17.36.050 Area regulations.

All buildings shall set back from street right-of-way lines and lot lines to comply with the following requirements:

A. Front Yard. All buildings shall have a front yard setback of at least twenty-five feet. For buildings in excess of forty-five feet in height, there shall be an additional one foot of setback for each two feet that the building height exceeds forty-five feet.

B. Side Yard. There shall be a side yard setback for any building of at least twenty-five feet. When a principal structure within the hotel-motel district abuts a residentially zoned district, setback shall be increased by one foot for every two feet in height that the building exceeds forty-five feet.

C. Rear Yard. There shall be a rear yard setback for any building of at least twenty-five feet. When a principal structure within the hotel-motel district abuts a residentially zoned district, setback shall be increased by one foot for every two feet in height that the building exceeds forty-five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D.E.~~ Lot Area. There shall be a minimum lot area of not less than twenty thousand square feet.

~~E. F.~~ Lot Coverage. The maximum lot area which may be covered by any principal and accessory building shall not exceed forty percent.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.38.040 of Chapter 17.38 be and is hereby amended to read as follows:

17.38.040 Area regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

A. Front Yard.

1. For dwellings, the minimum depth of the front yard shall be twenty-five feet and in no case shall an accessory building be located or extend into the front yard.

2. All other permitted uses shall have a front yard setback of thirty-five feet.

B. Side Yard.

1. For a single-story dwelling, located on interior lots, side yards shall be not less than eight feet in width. For dwellings of two stories or more, there shall be a side yard requirement of not less than twelve feet. When a structure is determined to be one story for a minimum distance of twelve feet from the side wall, an eight-foot side yard shall be allowed. Lots having frontage on more than one street shall provide the required front yards along those streets.

2. For unattached buildings of accessory use, there shall be a front yard of not less than twenty-five feet and a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front lot line.

3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five feet.

C. Rear Yard.

1. For main buildings there shall be a rear yard of not less than twenty-five feet.

2. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

D.E. Lot Width. For all dwellings there shall be a minimum lot width of fifty feet at the front building line, such lot shall abut on a public street for a distance of not less than twenty-five feet.

E.F. Intensity of Use.

1. a. For each dwelling, and building and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than six thousand five hundred square feet.

b. For those dwellings and buildings accessory thereto not served by a sanitary sewer system, there shall be a lot area of not less than twenty thousand square feet.

2. For churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this chapter and the off-street parking areas required in Section 17.50.270; provided, however, that the lot area for a church shall not be less than thirty thousand square feet.

F.G. Maximum Lot Coverage:

1. Dwellings and buildings accessory thereto shall cover not more than thirty percent of the lot area.

2. Churches and other main and accessory buildings shall cover not more than twenty-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.040 of Chapter 17.40 be and is hereby amended to read as follows:

17.40.040 Area regulations.

The area requirements for dwellings and buildings accessory thereto shall be the same as the area requirements for medium density residential districts. The following restrictions shall apply to all other uses permitted in this district:

A. Front Yard. All buildings shall be set back a minimum of twenty-five feet from the front property line.

B. Side Yard. No building shall be located closer than twenty-five feet to a side property line, except when the side lot line abuts a commercial or industrial district. In such case, the setback from the side lot line shall be the same as that of the district abutting it.

C. Rear Yard. No building shall be located closer than twenty-five feet to the rear property line, except when the rear property line abuts a commercial or industrial district. In such case, the setback from the rear lot line shall be the same as that of the district abutting it.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D.E.~~ Coverage. Main and accessory buildings shall not cover more than thirty-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.42.030 of Chapter 17.42 be and is hereby amended to read as follows:

17.42.030 Area regulations.

The following requirements apply to all uses permitted in this district:

A. All main and accessory structures shall be set back from all street right-of-way lines not less than thirty-five feet.

B. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

B.C. Lot Area. Any principal use together with all accessory uses shall be located on a lot having a minimum area of forty acres. This area shall include all contiguous parcels owned or leased by the operator. This requirement, however, shall not preclude additions onto contiguous land containing less than forty acres.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.44.050 of Chapter 17.44 be and is hereby amended to read as follows:

17.44.050 Area regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

A. Front Yard.

- 1. Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.
- 2. All other main and accessory structures, including churches, shall be set back not less than thirty-five feet from the front property line.

B. Side Yard.

- 1. For a single-story dwelling, located on interior lots, side yards shall be not less than eight feet in width. For dwellings of two stories or more there shall be a side yard requirement of not less than twelve feet. When a structure is determined to be one story for a minimum distance of twelve feet from the side wall an eight-foot side yard shall be allowed. Lots having frontage on more than one street shall provide the required front yards along those streets.
- 2. For unattached buildings of accessory use, there shall be a front yard of not less than thirty-five feet and a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front lot line.
- 3. Churches and other main and accessory buildings, other than dwellings, shall set back from all side lot lines a distance of not less than thirty-five feet.

C. Rear Yard.

- 1. For main buildings there shall be a rear yard of not less than twenty-five feet.
- 2. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

D.E. Lot Width.

- 1. For all dwellings there shall be a minimum lot width of fifty feet at the front building line, such lot shall abut on a public street for a distance of not less than twenty-five feet.
- 2. For lots having a width of not more than one hundred fifty feet, the lot length shall be not greater than twice the lot width.

E.F. Intensity of Use.

- 1. For each single-family dwelling and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than six thousand five hundred square feet.
- 2. For each two-family dwelling there shall be a lot area of not less than eight thousand square feet.
- 3. For those single-family dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of one acre; however, the health department may, because of an adequate soil percolation test, permit a lesser area, but in no case less than twenty thousand square feet.

4. For two-family dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of one and one-half acres; however, the health department may, because of an adequate soil percolation test, permit a lesser area, but in no case less than twenty thousand square feet.

5. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 17.50.270; provided, however, that the lot for a church shall not be less than thirty thousand square feet.

F.G. Maximum Lot Coverage.

1. Dwellings and buildings accessory thereto shall cover not more than thirty percent of the lot area.

2. Churches and other main and accessory buildings shall cover not more than twenty-five percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.46.040 of Chapter 17.46 be and is hereby amended to read as follows:

17.46.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

A. Front Yard. All buildings shall be set back a minimum of twenty-five feet from the front property line.

B. Side Yard. No building shall be located closer than twenty-five feet to the side lot line.

C. Rear Yard. No building shall be located closer than twenty-five feet to the rear lot line.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

Ð.E. Maximum Lot Coverage. Main and accessory buildings shall not cover more than fifty percent of the lot area.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.48.040 of Chapter 17.48 be and is hereby amended to read as follows:

17.48.040 Area regulations.

A. Front Yard. All buildings shall be set back a minimum of twenty-five feet from the perimeter of the district or from dedicated public streets.

B. Side Yard. All buildings shall be set back a minimum of twenty-five feet from the perimeter of the district or from dedicated public streets.

C. Rear Yard. All buildings shall be set back a minimum of twenty-five feet from the perimeter of the district or from dedicated public streets.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any

legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Maximum Lot Coverage. Main and accessory buildings shall cover not more than fifty percent of the total land area in the district.

~~E. F.~~ Groupings of Buildings. Groupings of buildings are permissible on individual lots.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.56.050 of Chapter 17.56 be and is hereby amended to read as follows:

17.56.050 Area regulations.

A. Minimum Area. Any principal use together with all accessory uses shall be located on a lot having a minimum area of twenty thousand square feet. Smaller outlots may be permitted when approved as a part of a planned development.

B. Coverage. Main and accessory buildings shall not cover more than thirty-five percent of the lot area. Buildings, structures, parking and circulation areas shall not cover more than seventy percent of the lot area. The balance of the lot shall be landscaped with trees, shrubs and turf in accordance with a landscape plan approved by the city.

C. Yards. The minimum setback required for all front, side and rear yards shall be twenty-five feet from the property line to any principal or accessory buildings or structure. The minimum yard depth shall be increased to fifty feet for rear, side or front yards which abut a residential use or residentially zoned lot.

D. Set back from Section Lines. Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No set back is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

~~D. E.~~ Orientation. Buildings, structures, parking and circulation areas shall be oriented on the site such that loading and unloading areas are screened from view by buildings, walls, berming or dense landscaping.

CITY OF RAPID CITY

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer

(SEAL)

First Reading:  
Second Reading:  
Published:  
Effective: