

## ORDINANCE NO. 4058

### **AN ORDINANCE ALLOWING MONUMENT SALES AND ENGRAVING AS A CONDITIONAL USE IN THE GENERAL COMMERCIAL ZONING DISTRICT BY AMENDING SECTION 17.18.030 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS, The City of Rapid City has previously adopted ordinances defining the Conditional Uses within the General Commercial Zoning District; and,

WHEREAS, Monument sales and engraving are not identified as a Conditional Use within the General Commercial Zoning District; and,

WHEREAS, the City of Rapid City has determined that it is in the best interests of the City of Rapid City to amend the Rapid City Municipal Code to allow monument sales and engraving as a Conditional Use in the General Commercial Zoning District.

NOW THEREFORE BE IT ORDAINED by the City of Rapid City that Section 17.18.030 of the Rapid City Municipal Code is hereby amended as follows:

#### 17.18.030 Conditional Uses.

1. Grass skiing;
2. Water slides;
3. Miniature golf courses;
4. Driving ranges;
5. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;
6. Missions, subject to the following:
  - a. Provide a detailed program and services plan at time of application, including, but not limited to, hours of operation, and type and extent of supervision,
  - b. Must meet fire, building and health requirements,
  - c. Any significant modification in the program and services place will require a new application;
7. Sign contractor shop, subject to the following:
  - a. All outdoor storage shall be screened by a six-foot fence, wall or mass planting. Such screening plans shall be approved by the planning commission and the common council.
  - b. Any other conditions the council shall deem appropriate;
8. Travel parks or recreational vehicle parks less than five acres as regulated by Title 12 of this code;
9. Carwashes subject to, but not limited to, the following considerations:
  - a. Adequate egress and ingress,
  - b. Appropriate landscaping and screening,
  - c. Drainage plan,
  - d. Any other requirements the council may deem appropriate;
10. Mini-warehousing for storage services, primarily for personal effects and household goods, subject to the following:
  - a. Plans shall be submitted showing ingress and egress, width of driveways, location of buildings, architectural elevations of all buildings indicating height and type of materials to be used, landscaping, screening and security fence, and outdoor storage areas. No

- use on review may be granted until the common council, at its sole discretion, approves the plan submitted by applicant,
- b. Exterior building material shall be masonry, concrete or wood, or metal simulated wood siding,
  - c. Landscaping shall be required based on the point system and criteria of Rapid City's landscape regulations,
  - d. Security fencing and screen fencing shall not exceed six feet in height and shall be constructed of wood, decorative block, or chain link fence with slats as approved by the common council,
  - e. Outdoor storage yards shall be screened from view of surrounding properties,
  - f. A local manager shall be required and shall be responsible for maintaining the property and the operation of the facility in conformance with the conditions of approval. This shall not be construed to release the property owner from the ultimate responsibility for maintaining the operation of the facility in conformance with the conditions of approval,
  - g. Any other conditions the council shall deem appropriate;
- 11. Child care centers;
  - 12. Planned commercial developments as regulated in Sections 17.50.050 through 17.50.100 of this title;
  - 13. Planned unit developments as regulated in Sections 17.50.050 through 17.50.100 of this title;
  - 14. Fraternities, sororities and denominational student headquarters;
  - 15. Manufacturing of sculptures or other artwork in conjunction with an art gallery, art studio or art school;
  - 16. Dwelling unit, as part of the principal structure, to be used in conjunction with a permitted use or use permitted on review; however, a detached caretaker's residence may be permitted as a use on review in conjunction with a facility when the lot area exceeds five acres, providing the unit meets all setbacks required for a residence;
  - 17. On-sale liquor establishments;
  - 18. Wholesale and distribution centers not otherwise authorized by Section 17.18.020(20) of this code;
  - 19. Seasonal retail business or structure on a developmental lot with more than twenty-five thousand square feet of paved parking;
  - 20. Continuous retail business or structure on a developmental lot with more than twenty-five thousand square feet of paved parking;
  - 21. Radio, television and cellular communication station and transmission tower;
  - 22. Adult day care centers subject to, but not limited to, the following considerations:
    - a. Proximity to major arterial,
    - b. Proximity to recreation facilities,
    - c. Traffic generated by the center,
    - d. Hours of operation of the center,
    - e. Existing or potential levels of air and noise pollution in the area,
    - f. Access from the center to adjacent areas which are used for commercial and industrial purposes,
    - g. Appropriateness of outdoor recreation areas. If outdoor recreational areas are permitted, fencing shall be not less than forty-two inches in height,
    - h. Type of vehicular traffic common to the area,
    - i. Any other requirements council may deem appropriate;
  - 23. Assisted living centers subject to, but not limited to, the following considerations:
    - a. A lot area of not less than five thousand square feet plus an additional one thousand five hundred square feet for each assisted living suite or room. For those structures

which provide all required off-street parking within the main structure, the lot area required may be reduced to two hundred eighty square feet per unit,  
b. There shall be usable open space provided for each suite/room of not less than one hundred seventy square feet. Open space does not include drives, parking, and service areas. Not more than fifty percent of the open space requirement shall be met with common interior spaces limited to community rooms, central dining areas and craft rooms;

24. Colleges and universities;

25. Antique and used furniture, including stripping and refinishing, provided there is no outside storage or display of merchandise;

26. Indoor craft and flea markets, provided there is no outside storage or display of merchandise;

27. Retail plumbing sales and service, provided all outside storage is screened by a minimum seven foot high fence or wall;

28. Piano repair, stripping and refinishing;

29. Off-premises signs as regulated by Chapter 15.28 and in accordance with the requirements of Section 17.50.380;

30. Outdoor firewood storage and sales lot, provided that no power equipment be used in processing the firewood;

31. Monument Sales and Engraving subject to, but not limited to, the following considerations:

a. Actual engraving work to be done in an enclosed area.

b. Provide detailed plan showing intended type of services and work to be done on site prior to approval.

c. No outdoor displays, inventory or sales.

d. No outdoor cranes or equipment used to load or unload monuments.

e. Any noise, dust or vibrations shall be completely confined within an enclosed building.

f. Any other requirements the planning commission may deem appropriate.

CITY OF RAPID CITY

\_\_\_\_\_  
Mayor

ATTEST:

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

(SEAL)

First Reading:

Second Reading:

Published:

Effective: