

ORDINANCE NO. 5041

**AN ORDINANCE INCLUDING MULTIPLE-FAMILY DWELLINGS IN
PLANNED RESIDENTIAL DEVELOPMENTS BY AMENDING SECTION
17.50.080 OF THE RAPID CITY MUNICIPAL CODE.**

WHEREAS, Section 17.50.080 of the Rapid City Municipal Code (RCMC) lists the types of structures that may be included in a planned residential development (PRD); and

WHEREAS, when the ordinance was previously amended it appears that multiple-family dwellings were inadvertently excluded from the list of the types of structures included in PRD's; and

WHEREAS, the Common Council of the City of Rapid City deems it to be in the City's best interests to amend Section 17.50.080 of the RCMC so that PRD's can include multiple-family dwelling units.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.50.080 of the RCMC be, and hereby is, amended to read as follows:

17.50.080 Development standards for planned residential developments (PRD) and planned development designation (PDD).

- A. A PRD or PDD may be permitted in PF, LDR-1, LDR-2, MDR, HDR and MHR zoning districts.
- B. A PRD may include:
 - 1. Single-family detached units;
 - 2. Townhouses;
 - 3. Two-family dwellings;
 - 4. Recreational facilities;
 - 5. Mobile and manufactured homes; and
 - 6. Other uses such as child care centers and temporary sales offices which may be permitted in residential zoning districts-;
 - 7. Multiple-family dwellings.
- C. In the LDR-1, LDR-2 and PF zoning districts, no more than thirty percent of the total permitted number of dwellings units in a PRD shall be two-family or multiple-family units.
- ~~D. In the LDR-2 zoning district, no more than thirty percent of the total permitted number of dwelling units shall be multiple family units.~~
- ~~E. In the PF zoning district, no more than thirty percent of the total permitted number of dwelling units shall be multiple family units.~~
- ~~FD.~~ Density shall not be greater than the maximum density of the zoning district in which the PRD is located unless certain criteria are met. In no case shall density exceed one hundred fifteen percent of the maximum density permitted in the

zoning district in which the PRD is located. Density bonuses may be awarded if the following criteria are met:

1. One percent bonus for every twenty acres included in the PRD, up to a maximum of five percent;
2. Two percent bonus for every one percent of the project area which is devoted to activity-oriented recreational use, up to a maximum of five percent. This does not include areas designed as passive open space;
3. If a portion or all of the required parking is located within an underground area or within a structure, the following bonuses will be awarded:
 - a. Seven percent for providing seventy-five percent or more in a structure,
 - b. Five percent for providing fifty to seventy-four percent in a structure,
 - c. Three percent for providing twenty-five to forty-nine percent of required parking within a structure.

6E. Recreation facilities proposed in the PRD shall be constructed according to the following schedule:

1. Recreation facilities designed to serve an individual development phase of the PRD shall be constructed or bonded for prior to approval of the final plat for that phase.
2. Central recreation facilities designed to serve the entire PRD shall be completed prior to building permits being issued for more than forty percent of the total number of approved dwelling units.

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer
(SEAL)

First Reading:
Second Reading:
Published:
Effective: