

**ORDINANCE NO. 5335**

**AN ORDINANCE TO REFER TO PLANNED INDUSTRIAL DEVELOPMENT (PID) RATHER THAN PLANNED LIGHT INDUSTRIAL DEVELOPMENT (PLID), TO ADDRESS THE USES PERMITTED IN THE PLANNED INDUSTRIAL DEVELOPMENT, THE LANDSCAPING REQUIRMENTS, SETBACK AND LOT COVERAGE REQUIREMENTS BY AMENDING SECTION 17.50.105 OF THE RAPID CITY MUNICIPAL CODE.**

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Rapid City has adopted Section 17.50.105 of the Rapid City Municipal Code which regulates the planned light industrial development districts; and

WHEREAS, planned development districts are a useful tool for the City to regulate proposed developments by ensuring that their design is compatible with adjacent land uses; and planned industrial developments are designed to facilitate zero lot line buildings upon a developmental lot, to properly address environmental factors such as steep slopes, geological conditions and drainage, to properly address aesthetic issues and buffers and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interest to allow planned developments to be used for all industrial developments by amending Section 17.50.105 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.50.105 of the Rapid City Municipal Code be and hereby is amended to read as follows:

**17.50.105 Development standards for planned industrial development (PID) districts and planned development designations (PDD).**

A. Planned industrial developments are designed to make industrial development compatible with adjacent land use, to facilitate zero lot line buildings upon a developmental lot, to properly address environmental factors such as steep slopes, geological conditions and drainage, and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems. If deemed appropriate, the city may require special precautions to address these issues.

B. A planned industrial development shall comply with the following standards:

1. A planned industrial development district (PID) or PDD shall be not less than 1 acre in size. Developmental lots within a PID shall be not less than 20,000 square feet

in size. There shall be no minimum lot size requirements for individual lots of record within a PID developmental lot.

2. A planned industrial developmental district (PID) shall only contain the permitted uses and uses conditional uses in the underlying zoning district.

3. The types of uses or occupancies within PID structures will dictate the type of firewalls required within the structure, the need for sprinkler systems and the placement of fire hydrants in accordance with the current city building and fire code as adopted. Individual lots of record within a PID developmental lot shall have legal access to a public street, direct access to public utilities, and shall have parking and loading facilities based on the need represented by the use of that lot.

4. Required landscaping shall be based on the PID developmental lot and shall be established in accordance with the underlying zoning district landscaping requirements.

5. Buildings on a PID developmental lot shall meet the underlying zoning district setback and lot coverage requirements. Buildings or building sections on individual lots of record shall meet light industrial zoning district lot coverage and front and rear setback requirements. Zero lot setbacks may be applied along interior lot lines within a developmental lot.

6. A PID proposal shall designate the type of uses for the development and the developmental lot division lines. Any change in approved land uses or changes in occupancy varying one Standard Industrial Classification (SIC) 2-digit code classification to another shall require an amendment to the PID.

(Ord. 3872 (part), 2002: Ord. 3760 (part), 2001: Ord. 3743 (part), 2001: Ord. 3419 (part), 1998: Ord. 3389 (part), 1998: Ord. 3188 (part), 1995)

CITY OF RAPID CITY

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Mayor

ATTEST:

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Finance Officer

(SEAL)  
First Reading:  
Second Reading:  
Published:  
Effective:

