

ORDINANCE NO. 5558

**AN ORDINANCE ADDING CONDITIONAL USES IN THE NEIGHBORHOOD
BUSINESS PARK ZONING DISTRICT BY AMENDING SECTION 17.56.030 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, Chapter 17.56 of the Rapid City Municipal Code regulates the City's Business Park Zoning Districts; and

WHEREAS, manufacturing and processing are not currently allowed or conditional uses in the City's Business Park Zoning District; and

WHEREAS, some limited manufacturing and processing are appropriate conditional uses, consistent with the other conditional uses currently allowed in the City's Business Park Zoning District; and

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interests to allow the following conditional uses in the City's Business Park Zoning District by amending Section 17.56.030 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.56.030 of the Rapid City Municipal Code be and hereby is amended to read as follows:

17.56.030 Conditional use permits.

Conditional use permits are as follows:

- A. The assembly or compounding of goods or products for distribution. Retail outlets for sale to the general public shall not be permitted;
- B. Packaging;
- C. The warehousing of supplies, product components, finished product or products accessory to the assembly process. Storage shall take place within a building identified on the approved site plan. Trucks and temporary storage structures may not be used for storage purposes;
- D. Child care centers for the exclusive use of employees of the business park;
- E. Business and vocational schools not involving operations of an industrial nature;
- F. Telecommunication services;

- G. Utility substations;
- H. Heliport;
- I. Planned commercial developments as regulated in §§ 17.50.050 through 17.50.100.
- J. Microcell wireless communications facilities on poles as defined in § 17.50.400B.
- K. The following uses when conducted within a completely enclosed building:
 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products;
 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process;
 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas;
 4. The manufacture of firearms, not to include the manufacture of ammunition;
 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps;and
 6. 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;

(Ord. 5097 (part), 2005: Ord. 3760 (part), 2001: Ord. 3734 (part), 2001: Ord. 3115 (part), 1994)

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)

First Reading:

Second Reading:

Published:

Effective: