

STAFF REPORT
January 7, 2010

No. 09OA009 - Ordinance Amendment to Amend Section 17.18.030(16) of the Rapid City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District **ITEM 5**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 09OA009 - Ordinance Amendment to Amend Section 17.18.030(16) of the Rapid City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District
DATE OF APPLICATION	12/11/2009
REVIEWED BY	Monica Heller / Not Assigned

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to Amend Section 17.18.030(16) of the Rapid City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District be approved.

GENERAL COMMENTS: On November 19, 2009, the Planning Commission authorized staff to advertise for a public hearing on an Ordinance Amendment to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District by amending Section 17.18.030(16) of the Rapid City Municipal Code.

STAFF REVIEW: Staff has been working with the owner of the Rapid City KOA regarding the replacement of one of the caretaker mobile homes located within the KOA campground located on East South Dakota Highway 44. Currently, Section 17.18.030(16) of the Rapid City Municipal Code allows the following use as a Conditional Use in the General Commercial Zoning District:

“16. Dwelling unit, as part of the principal structure, to be used in conjunction with a permitted use or conditional use; however, a detached caretaker's residence may be permitted as a conditional use in conjunction with a facility when the lot area exceeds 5 acres, provided the unit meets all setbacks required for a residence”.

This provision allows a dwelling unit including a stick built residence or a modular unit to be used for a caretaker residence with the approval of a Conditional Use Permit. However, the Code does not currently allow manufactured homes to be used as a caretaker residence. Due to the transitory nature of caretaker residences, it appears to be advantageous to allow manufactured homes to be used for this purpose. Additionally, the Conditional Use Permit process will allow for a close review of the age and type of manufactured home allowed as well as a review of the specific location and any landscaping or buffering that may be appropriate. Staff recommends that the Ordinance Amendment to amend Section 17.18.030(16) of the Rapid

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City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District be approved as follows:

17.18.030 Conditional uses.

16. Dwelling unit, as part of the principal structure, to be used in conjunction with a permitted use or conditional use; however, a detached caretaker's residence may be permitted as a conditional use in conjunction with a facility when the lot area exceeds 5 acres, provided the unit meets all setbacks required for a residence. A manufactured home may be used as the caretaker's residence, provided it meets all the City of Rapid City requirements for manufactured homes;