



CITY OF RAPID CITY

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PLANNING DEPARTMENT

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Bill Lass, Senior Planner

DATE: 5/8/01

RE: Draft Ordinance Regarding Off-Premise Signs as Uses on Review

On September 21, 2000 the Planning Commission directed Staff to prepare draft Ordinance amendments allowing off-premise signs only with a Use on Review in the General Commercial and Industrial Zoning Districts. Staff has prepared a draft Ordinance (see attached) addressing the Central Business, General Commercial, and Light and Heavy Industrial Zoning Districts. These are the four zoning districts which currently allow off-premise signage including billboards as permitted uses except that no off-premise signs can be constructed in most of the Original Town Plat portion of Rapid City. *(Please note that prior to the adoption of the new Sign Code two years ago, off-premise advertising was not allowed in the Central Business Zoning District. This was inadvertently changed when the Sign Code was revised so that currently off-premise signage is a permitted use in the Central Business Zoning District outside of the Original Town plat. The Planning Commission may wish to recommend that the Sign Code be revised to preclude off-premise signs in the Central Business Zoning District).*

The draft Ordinance states that off-premise advertising would be allowed only as a Use on Review in the four affected Zoning Districts. A number of submittal and construction requirements have been set forth in the proposed Ordinance. Further, the Use on Reviews would be evaluated according to a number of criteria:

- At a minimum, all requirements of the Sign Code would need to be met;
- Additional restrictions necessary to mitigate any adverse impacts caused by the off-premise signage could be imposed according to Chapter 17.54.030 of City Code. This is the same section for which all Use on Reviews are evaluated.
- Additional restrictions specific to off-premise signage could be imposed as set forth in the draft Ordinance. These restrictions could limit sign attributes such as size, height, spacing, lighting, etc. The purpose of these further restrictions would be to mitigate any adverse

impacts that off-premise signage could have on adjacent residential, historic, public, or recreational land uses.

This Ordinance is only a draft at this time and is being presented for discussion purposes to the Planning Commission. Due to the short time-frame in which you have received this draft, you may wish to continue action on the issue until the May 24 Planning Commission meeting. Staff welcomes any comments or direction from the Planning Commission.

Thank you.

Proposed Ordinance Amendments
Off-Premise Signs as a Use on Review

- 1) Amend the Central Business Zoning District:
 - Revise Chapter 17.16.020(17) under “Uses Permitted” to read:

~~“Outdoor advertising Signs~~ as regulated by City Code **with the exception of Off-Premise Signs”**
 - Revise Chapter 17.16.030 “Uses Permitted on Review” to add:

“M. Off-premise advertising not otherwise prohibited by the Sign Code and in accordance with the requirements of Chapter 17.50.380.
- 2) Amend the General Commercial Zoning District:
 - Revise Chapter 17.18.020(12) to read:

~~“Outdoor advertising Signs~~ as regulated by ~~Chapter 15.28 of this city code~~ **with the exception of Off-Premise Signs”**
 - Revise Chapter 17.18.030 to add a new subsection (29) to read:

29. Off-premise signs not otherwise prohibited by the Sign Code and in accordance with the requirements of Chapter 17.50.380.
- 3) Amend the Light Industrial Zoning District:
 - Revise Chapter 17.22.020(C.1) to delete language and add new language as follows:

~~1. Business sign regulated in Chapter 15.28 of this code;~~ **“Signs as regulated by city code with the exception of Off-Premise Signs”**
 - Delete Chapter 17.22.020(21):

~~21. Outdoor advertising as regulated in Chapter 15.28 of this code;~~
 - Revise Chapter 17.22.030 by adding new subsection (J) to read:

“J. Off-premise signs not otherwise prohibited by the Sign Code and in accordance with the requirements of Chapter 17.50.380.
- 4) Amend the Heavy Industrial Zoning District:
 - Delete existing Chapter 17.24.020(A.2) and replace with new language as follows:

~~A.2 Business sign as regulated in Chapter 15.28 of this code;~~ **“Signs as regulated by city code with the exception of Off-Premise Signs”**

- Revise Chapter 17.24.030 by adding off-premise signs to the list of Uses Permitted on Review:

“C. Off-premise signs not otherwise prohibited by the Sign Code and in accordance with the requirements of Chapter 17.50.380.”

- 5) Create a new Chapter 17.50.380 as follows:

17.50.380 Off-Premise Signage as a Use On Review

- A. Submittal Requirements.** In addition to the standard requirements set forth in the City Sign Code and Chapter 17.54.030, all applications for Uses on Review for off-premise signage shall include the following: 1. Site plan drawn to scale showing proposed sign location, adjacent property lines, distance to nearest surrounding off-premise signage, and other applicable information; 2. If applicable, a letter from the South Dakota Department of Transportation indicating that all State requirements are being met; 3. A site-specific engineered stamped drawing for the sign structure;
- B. Construction Requirements.**
1. During construction of the off-premise sign and in accordance with State Law, the applicant shall have an engineer inspect the hole, the structure and any electrical work and provide a copy of an engineer's statement approving such to the City.
 2. The City shall field check all applications for off-premise signage prior to issuing any sign permits. If necessary, the applicant shall submit a drawing prepared by a professional land surveyor identifying the proposed sign location and distances to the nearest adjacent off-premise signs.
- C. Criteria for Review.** The City shall use the following criteria in considering applications for Uses on Review for Off-premise advertising:
1. The minimum requirements of the City Sign Code;
 2. The standard requirements for all Uses on Review set forth in Chapter 17.54.030;
 3. Size of the proposed off-premise sign;
 4. Spacing from adjacent off-premise signs;
 5. Density of off-premise signs in the neighborhood;
 6. Height of the off-premise sign;
 7. Proposed lighting;
 8. Location with respect to any major community entryways, historic property, parks, schools, churches, playgrounds, or similar public and recreational uses; and,
 9. Additional information deemed necessary.