

STAFF REPORT

July 5, 2001

**ORD #010A010 - Ordinance Amendment - Temporary
Overnight Recreational Vehicle Parking**

ITEM 48

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	ORD #010A010 - Ordinance Amendment - Temporary Overnight Recreational Vehicle Parking
LEGAL DESCRIPTION	An Ordinance amending Chapter 17.50 of the Rapid City Municipal Code by adding a new Section 17.50.225 providing for temporary overnight recreational vehicle parking regulations.
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment pertaining to Temporary Overnight Recreational Vehicle Parking be approved.

GENERAL COMMENTS: At the direction of the Rapid City City Council, a subcommittee was established last year to draft regulations pertaining to temporary overnight recreational vehicle parking. The subcommittee met several times over the past winter and proposed the attached Ordinance. The City Council on June 4, 2001 reviewed the attached Ordinance and directed Staff to advertise for changes to the Zoning Ordinance reflecting the proposed change.

The proposed Ordinance Amendment would allow temporary recreational vehicle parking as a Use on Review or as part of a Planned Commercial Development in the General Commercial, Shopping Center 1 and Shopping Center 2 Zoning Districts as an accessory use to an existing legal use. Some of the other main requirements of the Ordinance are as follows:

- Temporary overnight recreational vehicle parking areas will be allowed only in parking lots with greater than one hundred parking spaces.
- No more than ten percent of the total number of parking spaces in the parking lot can be incorporated into the temporary overnight recreational vehicle parking area.
- Temporary overnight recreational vehicle parking areas must be located a minimum of six hundred feet from any property utilized for residential purposes and three hundred feet from any property used for commercial purposes.
- Any vehicle using a temporary overnight recreational vehicle parking area is limited to a twenty-four hour stay and must be removed for at least five days thereafter. No recreational vehicle can utilize the facility more than seven days in any calendar year.

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- Operation of Recreational Vehicle – All vehicles must be fully contained with no outside connections being allowed. Furthermore, no generators can be used and no dumping of gray water can occur on site.

STAFF REVIEW: Staff has reviewed this proposed Ordinance and is recommending approval. The Ordinance addresses the concerns raised by the City Council regarding this issue. The Ordinance allows travelers to stay overnight in the parking lots of major commercial stores while still protecting the rights of surrounding property owners.