



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: 8/1/01

RE: Setbacks from Section Line Highway

The City Zoning Ordinance currently does not require any building setbacks from section line highways unless the edge of the section line highway constitutes a property line. This can result in structures with little or no setback from the edge of existing or future roadways. The attached diagrams (see Figures 1 and 2) illustrate this issue in detail. **In order to resolve this matter, Staff is recommending that the Planning Commission authorize a public hearing to consider changes to the Zoning Ordinance that would set forth setbacks from section line highways and private access easements.**

Staff is recommending that the wording for such an Ordinance amendment be essentially the same as that currently used in the Pennington County Zoning Ordinance. The Pennington County Zoning Ordinance states that: "In all zoning districts, any part of any principal or accessory building or structure shall be set back a minimum of fifty-eight feet (58') from a section line. No set back shall be required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed."

The South Dakota Department of Transportation has indicated that they are very supportive of this proposed Ordinance amendment. The SDDOT has stated that there is a real need to preserve the right-of-way for future traffic corridors. The SDDOT has also stated that they will be pursuing changes to State Law to help with the preservation of section line highways.

I hope this information is helpful. Staff will look forward to receiving the direction of the Planning Commission regarding this matter.

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Figure #1 – Typical Section Line Highway

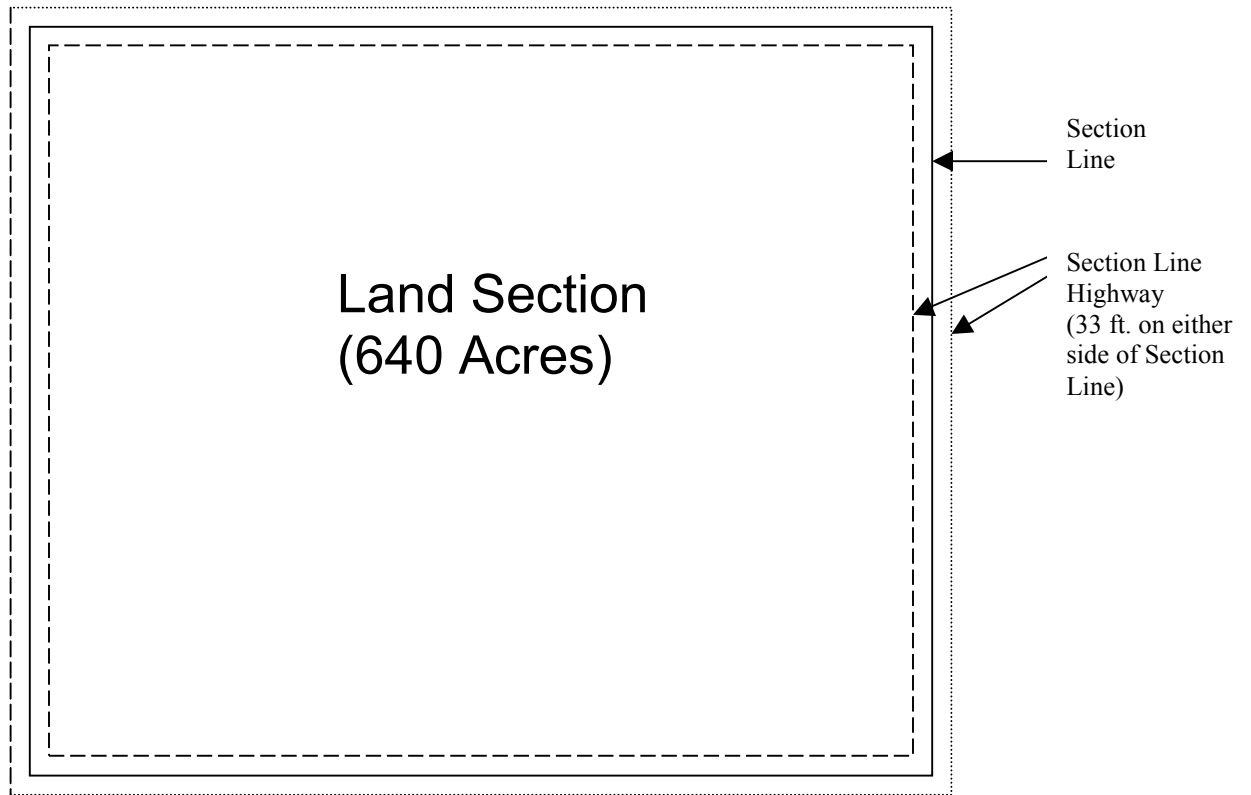


Figure #2. Setbacks from Section Line Highway.

