



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Karen Bulman, Planner I

DATE: October 22, 2004

RE: Draft Overlay Zoning District Ordinance

On September 23, 2004, the Planning Commission appointed a Canyon Lake Area Overlay Zoning District Subcommittee to work with staff to develop a proposal for consideration by the Planning Commission at the November 4, 2004 Planning Commission meeting. The Subcommittee met and reviewed a draft of the Canyon Lake Overlay Zoning District. A copy of the draft as reviewed by the Subcommittee is attached for your review. The Subcommittee recommended that prior to any action by the Planning Commission, an open house be held for the Canyon Lake neighborhood, to receive comments and concerns regarding the proposed district.

Recommendation: The Canyon Lake Area Overlay Zoning District Subcommittee recommends that the Planning Commission hold an open house to receive comments and concerns regarding the proposed Overlay Zoning District Regulations.



EQUAL OPPORTUNITY EMPLOYER

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 17 OF THE RAPID CITY ZONING ORDINANCE BY ADDING A NEW SECTION 17.58 CANYON LAKE OVERLAY ZONING DISTRICT

WHEREAS the City of Rapid City's zoning ordinance includes a provision for rezoning; and,

WHEREAS there is no provision in the Zoning Ordinance for Overlay Zoning Districts; and,

WHEREAS the provision of a Canyon Lake Overlay Zoning District would allow for the creation of specific criteria for the identified area in order to mitigate conflicts of additional development in existing neighborhoods;

WHEREAS the City of Rapid City deems it to be in the City's best interest to amend certain provisions of Section 17 to establish a Canyon Lake Overlay Zoning District;

NOW THEREFORE BE IT ORDAINED by the City of Rapid City that Chapter 17 of the Rapid City Zoning Ordinance be amended by adding Section 17.58 to read as follows:

17.580 Canyon Lake Overlay Zoning District

A. General Description.

This district is intended to be used to provide special procedures and/or performance standards in the Canyon Lake area to protect or enhance the unique features of the area by providing additional criteria where potentially conflicting land uses or zoning districts are located, adjacent to or within the area.

B. Regulations.

The Canyon Lake Overlay Zoning District is added as an overlay district to the existing Medium Density Residential District, Park Forest District, Public District, Neighborhood Commercial District, Office Commercial District and General Commercial District. All provisions of the underlying district are applicable. If the Canyon Lake Overlay Zoning District imposes a greater restriction than the underlying zoning district regulations, the Canyon Lake Overlay Zoning District shall control.

C. Boundaries.

The Canyon Lake Overlay Zoning District will be bound on the north and west by Canyon Lake Drive, on the east by 32nd Street, and on the south by Jackson Boulevard.

D. Intent.

It is the intent of these regulations to preserve and enhance the unique residential character of this area by establishing special standards that address access, site development, landscaping and parking.

E. Standards.

1. Setback regulations:
 - a. One story building: the setbacks remain the same as the base zoning.
 - b. Two story building: the setbacks shall be 25 foot front yard, 25 foot rear yard and 15 foot side yard.
 - c. For more than two story buildings: the side yard setback shall be the mandatory setback for a two story building plus one extra foot of setback per extra three feet in building height.
2. Landscaping buffer:
 - a. For multifamily structures of three or more units located adjacent to single family/duplex/townhouse dwellings, the requirement for landscaping shall be an additional landscape buffer of shrubs or trees located along the rear and side yards. Landscaping shall be maintained at all times.
 - b. A streetscape landscaping buffer of ten feet in the front yard setback shall be required to include a minimum of 10% of the required landscaping points.
3. Screening:
 - a. For any multi-family dwelling of three or more units, a six foot screening fence shall be placed on the side of the lot located adjacent to single family/duplex/townhouse dwellings. The fence shall not be located in the front yard or street side setback.
 - b. Heating and cooling systems are to be screened if adjacent to single family dwellings. Screening may consist of shrubs, berms, fences or other appropriate materials.
4. Density and open space:
 - a. For any multi-family dwelling of three or more units, the lot size for each additional unit shall be 2000 square feet per dwelling unit.
5. Lighting:
 - a. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-ways and to not be a hazard to the passing motorist or constitute a nuisance of any kind.
6. Parking:
 - a. All multi-family dwelling units shall provide a minimum of two off street parking spaces per dwelling unit.

7. Vehicular traffic generation, ingress and egress:
 - a. Additional rights-of-way or street improvements may be required to obtain correct ingress or egress for multi-family dwelling units of three or more.

8. Snow removal areas:
 - a. For any multi-family dwelling of three or more units, a snow removal area shall be designated that will not interfere with the normal requirements for parking or landscaping.

9. Planned Residential Development:
 - a. A Planned Residential Development shall be submitted for review and approval by the Planning Commission for any multi-family dwelling structure of three or more units.