

Draft

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. Low Density Residential Districts:

1. Front yard: Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.
2. Side yard: For a single-story dwelling, located on interior lots, side yards shall be not less than eight feet in width. For dwellings of two stories or more, there shall be a side yard requirement of not less than twelve feet. When a structure is determined to be one story for a minimum distance of twelve feet from the side wall an eight-foot-side yard shall be allowed. Lots having frontage on more than one street shall provide the required front yards along those streets.
3. Rear yard: For main buildings there shall be a rear yard of not less than twenty-five feet.

B. Medium Density Residential Districts:

1. Front yard: Single or double family dwellings shall have the same front yard regulations as Low Density Residential Districts. For multifamily structures of three or more units, the front yard setback shall be set back not less than twenty-five feet from the front property line.
2. Side yard: Single or duplex family dwellings shall have the same side yard regulations as Low Density Residential Districts. For a single story multifamily structure of three or more units, there shall be a side yard setback of not less than eight feet. For multifamily dwellings of three or more units of two stories or more, there shall be a side yard requirement of not less than fifteen feet. For multifamily structures of three or more with more than a two story building, 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.
3. Rear yard: Single or duplex family dwellings shall have the same rear yard regulations as Low Density Residential Districts. For multifamily dwellings of three or more, the rear yard setback shall be not less than twenty-five feet.

C. Park Forest District:

1. Front yard: Dwellings and detached garages shall be set back not less than twenty-five feet from the front property line.

2. Side yard: For a single-story dwelling, located on interior lots, side yards shall not be less than thirty feet in width.
3. Rear yard: For main buildings there shall be a rear yard of not less than fifty feet.

D. Public District:

1. Front yard: All buildings shall be set back a minimum of twenty-five feet from the front property line.
2. Side yard: No building shall be located closer than twenty-five feet to the side lot line.
3. Rear yard: No building shall be located closer than twenty-five feet to the rear lot line.

E. Neighborhood Commercial District:

1. Front yard: All buildings shall be set back from the street right-of-way lines not less than twenty-five feet.
2. Side yard: On the side of a lot adjoining a residential district there shall be a side yard of not less than twenty-five feet. There shall be a side yard setback from an intersection street of not less than twenty-five feet.
3. Rear yard: There shall be a rear yard, alley, service court or combination thereof, of not less than thirty feet in depth, and all of the service areas of all buildings shall be completely screened from public view with permanent ornamental screening materials.

F. Office Commercial District:

1. Front yard: All buildings shall be set back a minimum of twenty-five feet from the front property line.
2. Side yard: No building shall be located closer than twenty-five feet to a side property line, except when the side lot line abuts a commercial district.
3. Rear yard: No building shall be located closer than twenty-five feet to the rear lot line, except when the rear lot line abuts a commercial district.

G. General Commercial District:

1. Front yard: All buildings shall be set back a minimum of twenty-five feet from the front property line.
2. Side yard: No side yard is required except that the width of a side yard which abuts a residential district shall not be less than twenty-five feet.
3. Rear yard: Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty feet in depth. The depth of a rear yard which abuts a residential district shall be not less than fifteen feet.

2. Landscaping buffer:

A. For single family structures, no landscaping is required.

B. 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 in good condition at all times.

C. For any multifamily structures of three or more units, 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.

D. All other structures shall meet the landscaping required in the respective zoning districts.

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 with the finished side to show on the adjacent property. The screening fence shall be maintained in good condition and shall consist of an opaque fence not to include chain link fencing with slats. The fence shall not be located in the front yard or street side setback.

B. For any multifamily structure of three or more units, 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.

B. There shall be no lit signage for residential uses and no internally lit signs for all other uses.

6. Parking:

A. All multi-family dwelling units shall provide a minimum of two off street parking spaces per dwelling unit. For multi-family dwelling units of four and above, there shall be one guest parking space for each four dwellings units as indicated in the following chart:

<u>Dwelling units</u>	<u>Guest Parking Spaces</u>
<u>4-7</u>	<u>1</u>
<u>8-11</u>	<u>2</u>
<u>12-15</u>	<u>3</u>
<u>16-19</u>	<u>4</u>
<u>20-23</u>	<u>5</u>
<u>24-27</u>	<u>6</u>
<u>28-31</u>	<u>7</u>
<u>32-35</u>	<u>8</u>
<u>36-39</u>	<u>9</u>
<u>40-43</u>	<u>10</u>
<u>44-47</u>	<u>11</u>

7. Vehicular traffic generation, ingress and egress:

A. For any multi-family dwelling units of three or more, the street providing access to the project shall comply with the street design criteria manual.

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. Garbage collection areas:

A. For any multi-family dwelling of three or more units, a garbage collection area shall be designated.

10. 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.

Approved By: CITY ATTORNEY'S OFFICE

Initials: _____
Attorney Date