

ORDINANCE NO. 5232

**AN ORDINANCE ESTABLISHING A PROCESS BY WHICH EXCEPTIONS
CAN BE GRANTED TO THE CITY'S LOT LENGTH TO WIDTH
REQUIREMENTS BY ADDING SECTION 16.24.015 TO THE RAPID CITY
MUNICIPAL CODE.**

WHEREAS, the City has adopted subdivision regulations pursuant to SDCL 11-6-27; and

WHEREAS, Section 16.12.190(G) of the City's subdivision regulations states that for lots in residential districts having a width of not more than 150 feet, the lot length shall not be more than twice the lot width; and

WHEREAS, the City recognizes that based on the specific conditions present in certain projects there may be times where it is appropriate to deviate from, by allowing exceptions to, the City's length to width requirement for residential lots; and

WHEREAS, City staff has the expertise to determine when the conditions or circumstances surrounding a proposed subdivision of residential property may justify a deviation from the City's length to width requirement for residential lots; and

WHEREAS, subdividers who wish to obtain relief from the requirement currently have to obtaining a variance that is approved by the City Council; and

WHEREAS, adoption of a process to request an exception to the requirement from staff versus obtaining a variance from the City Council will stream line the development approval process while still protecting the community; and

WHEREAS, the Council Development Committee has considered this requirement and is recommending that staff be given the authority to grant exceptions in a manner similar to staff's authority on design criteria exceptions; and

WHEREAS, the Common Council of the City of Rapid City deems that it is in the City's best interests to adopt the recommendation of the Council's Development Committee and to approve by ordinance a procedure for granting exceptions to the City's lot length to width requirement.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 16.24.015 be added to the Rapid City Municipal Code to read as follows:

16.24.015 Exceptions.

A. The Director of Growth Management or their designee may approve exceptions to the length to width requirement for residential lots found in Section 16.12.190(G) of the RCMC. Exceptions to this requirement shall be submitted to the Growth Management