

ORDINANCE NO.

**AN ORDINANCE ADDING PLANNED INDUSTRIAL DEVELOPMENTS AS A
CONDITIONAL USE BY AMENDING SECTION 17.24.030 OF THE RAPID
CITY MUNICIPAL CODE.**

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Chapter 17.24 of the Rapid City Municipal Code regulates the City's Heavy Industrial Zoning Districts; and

WHEREAS, planned industrial developments are not currently an allowed or conditional use in the City's Heavy Industrial Zoning District; and

WHEREAS, planned industrial developments would be a useful tool for regulating proposed industrial developments within the City's Heavy Industrial Zoning District; and

WHEREAS, planned industrial developments are an appropriate use, consistent with the other conditional uses currently allowed in the City's Heavy Industrial Zoning District if done properly; and

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interests to allow planned industrial developments in the City's Heavy Industrial Zoning District by amending Section 17.24.030 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.24.030 of the Rapid City Municipal Code be and hereby is amended to read as follows:

17.24.030 Conditional uses.

- A. The following uses shall be allowed as conditional uses:
1. Acid manufacture;
 2. Blast furnace or coke oven;
 3. Cement, lime, gypsum or plaster of paris manufacture;
 4. Distillation of bones;

5. Drop-forge industries manufacturing forging with power hammers;
6. Explosives, manufacture or storage;
7. Fat rendering, except as an incidental use;
8. Fertilizer manufacture;
9. Garbage, offal or dead animals reduction or dumping;
10. Glue manufacture;
11. Ore reduction;
12. Paper and pulp manufacture;
13. Processing of junk (junkyard), waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling, as regulated in § 17.50.160;
14. Refuse dumps;
15. Rock, sand or gravel or earth excavation, crushing or distribution;
16. Saw mill;
17. Slaughter of animals, including poultry killing or dressing;
18. Smelting of tin, copper, zinc or iron ores;
19. Stockyards or feeding pens;
20. Tannery or the curing or storage of raw hides;
21. Animal kennels;
22. Missions, subject to the following:
 - a. Provide a detailed program and services plan at time of application, including, but not limited to, hours of operation, and type and extent of supervision;
 - b. Must meet fire, building and health requirements; and
 - c. Any significant modification in the program and services plan will require a new application.

23. Single-family dwelling units and mobile homes subject to the following:

- a. Only 1 dwelling unit or mobile home is allowed for each industrial site under 1 ownership and/or management;
- b. The use is incidental to the industrial use and used only for security purposes or as a caretaker residence;
- c. Approval of the incidental use is obtained by all applicable emergency service organizations; and
- d. A conditional use will not be granted when another principal or accessory use, with a high hazard industrial occupancy (as defined by the NFPA) is located on the property. A high hazard industrial occupancy includes structures or facilities where there are processes involving highly combustible, highly flammable or explosive materials, or structures where materials are likely to burn with extreme rapidity or to produce poisonous fumes or gases. Also included are industrial facilities where flammable liquid are routinely handled, used or stored in large quantities, or those facilities where explosive dust from grain, wood, flour, plastic, aluminum, magnesium or similar materials are produced.

24. Planned industrial developments as regulated in §§ 17.50.050 through 17.50.105;

B. All other similar uses which the Common Council declares to be special uses; and

C. On-premises signs as regulated by Chapter 15.28 of this code.

(Ord. 3773 (part), 2002: Ord. 3760 (part), 2001: Ord. 3705 (part), 2001: Ord. 3448, 1998: prior code Appendix A, Art. IV (§ 11 (C)))

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)
First Reading:
Second Reading:
Published:
Effective: