



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Growth Management Department

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### MEMORANDUM

TO: Rapid City Council

FROM: Karen Bulman, Planner II

DATE: September 16, 2008

RE: Ordinance Amendment to remove the seven foot outdoor storage screening fence requirement from the Use Permitted Section of the Light Industrial Zoning District and create a new section in the Light Industrial Zoning District for the screening fence requirement

Staff is requesting permission to advertise for a public hearing to consider a Zoning Ordinance Amendment to remove the requirement for a seven foot screening fence for outdoor storage in the Permitted Use section of the Light Industrial Zoning District and create a new section in the Light Industrial Zoning District for the screening fence requirement.

A property owner recently applied for a request for a variance to the seven foot fence height requirement for outdoor storage in the Light Industrial Zoning District. Staff noted that the requirement was located within the Permitted Use Section of the Light Industrial Zoning District and as such, a use variance request could not be submitted. However, a variance request could be submitted if the requirement is located in the "area regulation" section. The Zoning Board of Adjustment would then have the ability to hear requests for variances in situations where the property may not need to have a screening fence. The relocation of the requirement will provide improved service to the public.

**Staff Recommendation:** Staff recommends that the Planning Commission authorize staff to prepare an ordinance amendment and advertise for a public hearing to consider the amendment to remove the seven foot outdoor storage screening fence requirement in the Use Permitted Section of the Light Industrial Zoning District and create a new section in the Light Industrial Zoning District for the screening fence requirement.



EQUAL OPPORTUNITY EMPLOYER

