

STAFF REPORT

June 4, 2009

No. 090A002 - Ordinance Amendment to Revise Permitted and Conditional Uses and Area Regulations within the Airport Zoning District by Amending Section 17.58 of the Rapid City Municipal Code

ITEM 5

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 090A002 - Ordinance Amendment to Revise Permitted and Conditional Uses and Area Regulations within the Airport Zoning District by Amending Section 17.58 of the Rapid City Municipal Code
DATE OF APPLICATION	5/8/2009
REVIEWED BY	Monica Heller / Not Assigned

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to Revise Permitted and Conditional Uses and Area Regulations within the Airport Zoning District by Amending Section 17.58 of the Rapid City Municipal Code be approved

GENERAL COMMENTS:

Growth Management Staff has met with staff from Rapid City Regional Airport to discuss the future growth of the airport and potential revisions to the current Airport Zoning District. On May 7, 2009, the Planning Commission authorized staff to advertise for a public hearing on an Ordinance Amendment to Revise Permitted and Conditional Uses and Area Regulations within the Airport Zoning District by Amending Section 17.58 of the Rapid City Municipal Code.

STAFF REVIEW:

The following additions to the permitted uses are proposed: Crew quarters necessary for airport and emergency operations, Wholesale and distribution centers, Retail business within airport terminal, Seasonal retail business within airport terminal, Restaurant within airport terminal, Manufacturing, and Commercial Aeronautical Activities. The following revisions to the conditional uses are proposed to clarify the conditional uses: Retail business located outside the airport terminal, Seasonal retail business located outside the airport terminal, Restaurant with on-sale liquor, Restaurant located outside the airport terminal, On-sale liquor establishments, and Hotel and Motel.

In addition to allowing the above mentioned permitted and conditional uses, the Airport staff would like to clarify that the required front yard, side yard, and rear yard setback requirements within the Airport Zoning District are required from the exterior boundaries of the airport property and not from the internal lease boundaries. Staff recommends that the Ordinance Amendments to Revise Permitted and Conditional Uses and Area Regulations within the Airport Zoning District by Amending Section 17.58 of the Rapid City Municipal Code be approved as follows:

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17.58.020 Permitted uses.

Property and buildings in the airport zoning district shall be used only for the following purposes:

- A. Agriculture;
- B. Airport terminals and hangers;
- C. Airport runways, including approach-departure areas, and helipads;
- D. Fire stations;
- E. Transportation and utility easements and rights-of-way;
- F. Accessory uses and buildings, provided such uses are incidental to the principal use;
- G. On-premise signs as regulated by Chapter 15.28 of this code;
- H. Government buildings and uses incidental to the principal use;
- I. Private terminals and accessory buildings;
- J. Car rental and accessory car washing and detailing;
- K. Commercial parking lots;
- L. South Dakota Air National Guard and accessory uses;
- M. Crew quarters necessary for airport and emergency operations;
- N. Wholesale and distribution centers;
- O. Retail business within airport terminal;
- P. Seasonal retail business within airport terminal;
- Q. Restaurant within airport terminal;
- R. Manufacturing;
- S. Commercial Aeronautical activities

(Ord. 5066 (part), 2005)

17.58.030 Conditional uses.

- A. Planned commercial developments as regulated in §§ 17.50.050 through 17.50.100 of this code;
- ~~B. Wholesale and distribution centers not otherwise authorized by § 17.58.030 of this code;~~
- B. Retail business or structure located outside the airport terminal—~~not otherwise authorized by § 17.58.030 of this code~~;
- C. Seasonal retail business or structure located outside the airport terminal;
- D. Off-premise signs as regulated by Chapter 15.28 and in accordance with the requirements of § 17.50.380;
- E. Restaurant with on-sale liquor;
- F. On-sale liquor establishments.
- G. Hotel and Motel

(Ord. 5066 (part), 2005)

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17.58.040 Area regulations.

The following shall *apply to all uses permitted in this district*:

- A. **Front yard.** All buildings shall set back a minimum of 25 feet from the front property line of the exterior boundaries of the airport property and not from the internal lease boundaries.
- B. **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 25 feet.
- C. **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 30 feet in depth. The depth of a rear yard which abuts a residential district shall be not less than 15 feet. In all other cases, no rear yard is required.
- D. **Setback from section lines.** Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

(Ord. 5066 (part), 2005)