



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Marcia Elkins, Growth Management Director

DATE: November 13, 2009

RE: Request for Amendment to Section 17.18.030(16) of the Rapid City Municipal Code to Allow Manufactured Homes as a Caretaker Residence

Staff is requesting that the Planning Commission authorize staff to advertise for a public hearing to consider amendments to Section 17.18.030(16) of the Rapid City Municipal Code regarding the use of dwelling units allowed for caretaker residences for certain commercial activities. Specifically, staff is requesting that consideration be given to allowing manufactured homes in addition to stick built and modular dwelling units.

Staff has been working with Al Johnson from the Rapid City KOA regarding the replacement of one of the caretaker mobile homes located within the KOA campground located on East South Dakota Highway 44. Currently, Section 17.18.030(16) of the Rapid City Municipal Code allows the following use as a Conditional Use in the General Commercial Zoning District:

“16. Dwelling unit, as part of the principal structure, to be used in conjunction with a permitted use or conditional use; however, a detached caretaker's residence may be permitted as a conditional use in conjunction with a facility when the lot area exceeds 5 acres, provided the unit meets all setbacks required for a residence”.

This provision allows a dwelling unit including a stick built residence or a modular unit to be used for a caretaker residence with the approval of a Conditional Use Permit. However, the Code does not currently allow manufactured homes to be used as a caretaker residence. Due to the transitory nature of caretaker residences, it appears to



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be advantageous to allow manufactured homes to be used for this purpose. Additionally, the Conditional Use Permit process will allow for a close review of the age and type of manufactured home allowed as well as a review of the specific location and any landscaping or buffering that may be appropriate.

For these reasons, staff is requesting that the Planning Commission authorize staff to advertise for a public hearing to consider an amendment to Section 17.18.030(16) of the Rapid City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District.

Staff Recommendation: Staff recommends that the Planning Commission authorize staff to advertise for a public hearing to consider an amendment to Section 17.18.030(16) of the Rapid City Municipal Code to allow manufactured homes to be used as a caretaker residence as a Conditional Use in the General Commercial Zoning District.