

CHAPTER 17.08: PF PARK-FOREST DISTRICT

Section	D. Home occupation as regulated by § 17.50.350. (Prior code Appendix A, Art. IV (§ 1 (B)))
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17.08.020	Permitted principal and accessory uses and structures.
17.08.030	Conditional use permit.
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E. Tree or plant nurseries and sod farms, provided that the only building allowed shall be used for storage necessary and incidental to the primary use of the property. No more than 1,000 square feet of storage structure(s) shall be allowed. All outside storage shall be screened with a 6-foot fence or wall;

F. Cemeteries;

G. Golf courses or country clubs, with adjacent grounds of not less than 60 acres, but not including miniature courses and driving tees operated for commercial purposes;

H. Recreational facilities leased from the city with on-sale liquor establishment;

I. Private residential garage which does not meet the definition of private garage subject to the following:

1. That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood;

2. That the proposed garage shall be used only for residential purposes incidental to the principal use of the property;

3. That landscaping or fencing may be required to screen the garage from neighboring properties;

17.08.010 General description.

This district is intended to provide the city with an area to be preserved for its natural beauty and open character.
(Prior code Appendix A, Art. IV (§ 1 (A)))

17.08.020 Permitted principal and accessory uses and structures.

Property and buildings in the PF park-forest district shall be used only for the following purposes:

- A. Detached single-family dwellings, but not including trailer houses or mobile homes;
- B. Transportation and utility easements, alleys and rights-of-way;
- C. Signs, as regulated by Chapter 15.28 of this code; and

4. That the applicant submits a site plan and elevation drawings in addition to information on what types of building material will be used for the garage; and

5. That the applicant shall file a notice with the register of deeds indicating that the garage only be used for residential purposes.

K. Churches or similar places of worship, with accessory structures, but not including missions or revival tents.

E. (Ord. 3872 (part), 2002: Ord. 3760 (part), 2001: Ord. 3644, 2001: Ord. 3360 (part), 1997: Ord. 2964 (part), 1992: Ord. 2962 (part), 1992: Ord. 2895, 1991: prior code Appendix A, Art. IV (§ 1 (C)))

west side of Skyline Drive in the SW1/4 of Section 2, TIN, R7E, BHM, Rapid City, Pennington County, South Dakota;

~~J. Golf courses or country clubs, with adjacent grounds of not less than 60 acres, but not including miniature courses and driving tees operated for commercial purposes;~~

17.08.030 Conditional use permit.

The following uses may be permitted on review by the Common Council in accordance with provision contained in § 17.54.030:

- A. Public parks and/or playgrounds;
- B. Historical monuments or structures;
- C. Utility substations;

~~F.I. Tree or plant nurseries and sod farms, provided that the only building allowed shall be used for storage necessary and incidental to the primary use of the property. No more than 1,000 square feet of storage structure(s) shall be allowed. All outside storage shall be screened with a 6-foot fence or wall;~~

~~G. Cemeteries;~~

~~H.J. Child care centers;~~

H.K. Cellular communication and radio television station transmission towers, and minor accessory structures, subject to the following; The uses described in this subdivision shall be permitted on the

I. Recreational facilities leased from the city with on-sale liquor establishment;

~~J. Private residential garage which does not meet the definition of private garage subject to the following:~~

~~1. That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood;~~

~~2. That the proposed garage shall be used only for residential purposes incidental to the principal use of the property;~~

~~3. That landscaping or fencing may be required to screen the garage from neighboring properties;~~

~~4. That the applicant submits a site plan and elevation drawings in addition to information on what types of building material will be used for the garage; and~~

~~5. That the applicant shall file a notice with the register of deeds indicating that the garage only be used for residential purposes.~~

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~~(Ord. 3872 (part), 2002; Ord. 3760 (part), 2001; Ord. 3644, 2001; Ord. 3360 (part), 1997; Ord. 2964 (part), 1992; Ord. 2962 (part), 1992; Ord. 2895, 1991; prior code Appendix A, Art. IV (§ 1 (C)))~~

17.08.040 Area regulations.

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:

A. Front yard.

1. Dwellings and detached garages shall be set back not less than 25 feet from the front property line.

2. All other uses and accessory structures shall be set back not less than 35 feet from the front property line.

B. Side yard.

1. For a single-story dwelling, located on interior lots, side yards shall not be less than 30 feet in width.

2. For unattached buildings of accessory use, there shall be a side yards not be less than 40 feet.

C. Rear yard.

1. For main buildings there shall be a rear yard of not less than 50 feet.

2. Unattached buildings of accessory use shall not be located closer to any rear lot line than 20 feet.

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.

E. *Lot width.* For all dwellings there shall be a minimum lot width of 100 feet at the front building line, such lot shall abut on a public street for a distance of not less than 50 feet.

F. *Intensity of use.* For each dwelling or structure, and building accessory thereto, there shall be a lot area of not less than 3 acres.

G. Maximum lot coverage. Dwellings and buildings accessory thereto shall cover not more than 25% of the lot area.

(Ord. 3744 (part), 2001: Ord. 3645, 2001: Ord. 3340, 1997: prior code Appendix A, Art. IV (§ 1 (D)))

17.08.050 Height regulations.

No main building shall exceed 2½ stories or 35 feet in height, except as provided in § 17.50.260 of this title. Accessory buildings shall not exceed 15 feet in height.

(Prior code Appendix A, Art. IV (§ 1 (E)))

17.08.060 Off-street parking.

As regulated in § 17.50.270 of this title.

(Prior code Appendix A, Art. IV (§ 1 (F)))

17.08.070 Flood fringe building district.

Any land that is within the flood fringe building district as provided for in Chapter 15.32 of this code must comply with the additional requirements of that district.

(Prior code Appendix A, Art. IV (§ 1 (G)))