

STAFF REPORT
August 25, 2011

No. 110A003 – Ordinance Amendment - An Ordinance defining a “side loaded garage” by adding Section 17.04.631 to the Rapid City Municipal Code

ITEM 15

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 110A003 – Ordinance Amendment - An Ordinance defining a “side loaded garage” by adding Section 17.04.631 to the Rapid City Municipal Code
DATE OF APPLICATION	8/8/2011
REVIEWED BY	Patsy Horton / Ted Johnson

RECOMMENDATION: The Second Floor Review Committee recommends that the Ordinance Amendment to add Section 17.04.631 of the Rapid City Municipal Code by defining a “side loaded garage” be approved.

GENERAL COMMENTS: The Second Floor Review Committee has been reviewing existing ordinances and processes in order to provide recommendations to Planning Commission and the City Council regarding potential efficiencies in development review actions. Based on their review, it appears that many Planned Residential Development applications have been submitted to reduce front building setback requirements. The Second Floor Review Committee believes that the reduction in front yard setbacks appears to be consistent with recent Planning Commission decisions on Planned Residential Development actions. The side loaded garage definition is an enhancement to the proposed front yard setback reductions.

Associated applications have been submitted to reduce the front yard setbacks in all residential zoning districts (#110A004, #110A005, #110A006, #110A007, #110A008, #110A009 and #110A010) specifying the setback distance along arterial streets, collector streets and sub-collector/lane place streets.

STAFF REVIEW: Staff has reviewed the request to add Section 17.04.631 to the Rapid City Municipal Code. Section 17.04.631 adds a definition for a “side loaded garage” to the Rapid City Municipal Code as follows:

“Side loaded garage: A garage structure on which the overhead doors do not face a front property line or right-of-way.”

Staff reviewed numerous development trends throughout the state and country. Based on this research, it appears that a side loaded garage may cost slightly more to construct but pays additional dividends when the house is sold. Side loaded garages appear to require a wider lot to accommodate room for the cars to get into the garage and may also require a longer paved driveway to facilitate easy parking and a longer sidewalk to get from the garage to the front of the house. Architectural details may need to be added to the garage to provide consistency to the front of the house. Side loaded garages appear to be

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increase the resale value of the home and create a more aesthetically pleasing façade.

This Ordinance Amendment will enhance the existing definitions by creating another option for property owners when locating buildings within the established yard setbacks.

The Second Floor Review Committee recommends that the Ordinance Amendment to add Section 17.04.631 of the Rapid City Municipal Code by defining a “side loaded garage” be approved.