

ORDINANCE NO. _____

AN ORDINANCE REDUCING FRONT YARD SETBACKS ON CERTAIN STREET CLASSIFICATIONS IN THE PARK FOREST DISTRICT BY AMENDING SECTION 17.08.040 OF THE RAPID CITY MUNICIPAL CODE.

WHEREAS, pursuant to the authority granted to it in SDCL 11-4-1, the City of Rapid City (the "City") has adopted a zoning ordinance which in part regulates the size of yards and the location and use of buildings; and

WHEREAS, the Second Floor Review Committee (the "Committee") has been reviewing existing ordinances and processes in order to provide recommendations to the Planning Commission and the City Council regarding potential increase in efficiencies in development review actions; and

WHEREAS, based on the Committee's review, it appears many planned residential development applications have been submitted to reduce front building setback requirements; and

WHEREAS, the Committee has recommended certain front yard setbacks in residential zoning districts be reduced; and

WHEREAS, the reduced setbacks recommended by the Committee are consistent with setbacks that are currently being approved by the Planning Commission as part of planned residential developments; and

WHEREAS, adopting the Committee's recommended setbacks is likely to decrease the need for planned residential developments and thereby increase the efficiency of development review actions; and

WHEREAS, the Common Council of the City of Rapid City deems it to be in the City's best interests to adopt the Committee's recommendations and approve the reduced setbacks by amending Section 17.08.040 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED, by the City of Rapid City, that Section 17.08.040 of the Rapid City Municipal Code is hereby amended to read as follows:

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. Arterial street rights-of-way.

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

b. All other main and accessory structures, including churches, shall be set back not less than 35 feet from the front property line.

2. Collector street rights-of-way.

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

b. Side loaded garages (attached to the dwelling) shall be set back not less than 20 feet from the front property line.

c. All other main and accessory structures, including churches, shall be set back not less than 35 feet from the front property line

3. Subcollector street rights-of-way or lane/place street rights-of-way.

a. Dwellings and detached garages shall be set back not less than 20 feet from the front property line.

b. Side loaded garages (attached to the dwelling) shall be set back not less than 15 feet from the front property line.

c. All other main and accessory structures, including churches, 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 setback no less than 58 feet from any section line. No set back 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.

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)

First Reading:
Second Reading:
Published:
Effective: