



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Lisa Seaman, Urban Planner

RE: Lot Coverage Requirements in the Light Industrial and Heavy Industrial Zoning Districts

DATE 11/6/00

This memo is to request your consideration of amendments to Chapters 17.22 and 17.24 of the City Zoning Ordinance relating to the maximum lot coverages allowed in the Light Industrial and Heavy Industrial Zoning Districts, specifically Sections 17.22.040 and 17.24.040 of these chapters. Section E of both of these sections state that "main and accessory buildings and off-street parking and loading facilities" shall be included when determining lot coverage.

Staff has noted that in no other zoning district does the calculation of lot coverage require the inclusion of parking and loading areas. In all other zoning districts the code states that "main and accessory buildings" shall be considered when calculating lot coverage. Research of zoning codes of regional cities of similar size indicated that they do not include parking and loading when calculating lot coverage. This research also showed that these cities allowed lot coverage ranging from sixty to ninety percent in Industrial Districts. Therefore, staff is recommending maintaining the current maximum lot coverage at 75% as currently provided for in the Zoning Ordinance and eliminating the inclusion of parking and loading areas for the calculation.

Staff is requesting that the Planning Commission authorize Staff to advertise for amendments to the Zoning Ordinance to revise Sections 17.22.040E and 17.24.040E to exclude off-street parking and loading facilities from the lot coverage calculation.



EQUAL OPPORTUNITY EMPLOYER