



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

300 Sixth Street

Lisa Seaman, Planner
Urban Division
city web: www.ci.rapid-city.sd.us

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: lisa.seaman@ci.rapid-city.sd.us

MEMORANDUM

TO: Rapid City Planning Commission

FROM: Lisa Seaman, Urban Planner

RE: City Zoning Ordinance Amendment to Chapter 17.08.040 Area Regulations
within PF Park-Forest District

DATE 11/6/00

This memo is to clarify the manner in which the City's Zoning Ordinance currently addresses the side yard setback in Park-Forest Zoning District and to ask for the Planning Commission's consideration of a proposed change to the Ordinance. At this time side yard setbacks in the Park-Forest Zoning District are regulated as follows: "1. For a single-story dwelling, located on interior lots, side yards shall not be less than thirty feet in width. 2. For unattached buildings of accessory use, there shall be a side yard not less than forty feet."

The Low Density Residential 1 and 2, Medium Density Residential and High Density Residential Zoning Districts all include within their area regulations a minimum side yard setback of twelve feet for two-story or greater dwellings. Staff has noted confusion in the past due to the lack of a clear statement of the setback requirements in the Park-Forest Zoning District regulations.

Staff is recommending that the Planning Commission authorize Staff to advertise for a public hearing to consider amendments to Section 17.08.040 to include a minimum side yard setback of twelve feet for two-story or greater dwellings.



EQUAL OPPORTUNITY EMPLOYER