



CITY OF RAPID CITY

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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 11/28/00

At the previous Planning Commission meeting Staff incorrectly recommended an ordinance amendment that would require a side yard setback for two story or greater dwellings of twelve feet within the Park Forest Zoning District. 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 identify a minimum side yard setback of thirty feet for all dwelling units.



EQUAL OPPORTUNITY EMPLOYER