

LAND USE CATEGORY DESCRIPTION

Low Density Residential (LDR)

All units are single family residences.

Low Density Residential Two (LDR2)

All units are single family residences and/or townhomes.

Low Density Residential with Planned Residential Development (LDR w/ PRD)

Low Density Residential with Planned Residential Developments identify single family residential uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses. All units identified are single family units.

Medium Density Residential (MDR)

Multi-family housing includes townhomes and apartment buildings. The total units include the number of individual housing units available.

High Density Residential (HDR)

Multi-family housing includes apartment buildings. The total units include the number of individual housing units available.

Park Forest (PF)

All units are single family residences on a minimum of three acres.

Planned Residential Development (PRD)

Planned Residential Developments identify residential uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses. A Planned Residential Development specifies the overall density by identifying the maximum number of dwelling units per acre. Units identified are single family units and/or townhomes.

Mobile Home Residential (MHR)

Mobile Home Residential allows for mobile homes within a specified area on individual lots. All units identify the number of homes located within the various areas.

Neighborhood Commercial w/ Planned Commercial Development (NC w/PCD)

Neighborhood Commercial uses include those shopping facilities geared to meet the needs of the local residents rather than the community as a whole. Planned Commercial Developments identify commercial uses where development concerns may exist, i.e., physical constraints, access concerns, minimizing site impacts, and/or compatibility issues with abutting land uses.

Office Commercial (OC)

Office Commercial uses typically include professional offices such as those for doctors, lawyers, real estate firms, etc. where no retail trade is conducted. Financial institutions such as banks and credit unions also fall into this category.

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General Commercial (GC)

This commercial use is for personal and business services and general retail businesses.

General Commercial with a Planned Commercial Development (GC w/PCD)

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Business Park (BP)

A business park is for the integration of the functional elements of a business or group of businesses which for purposes of security, efficiency and flexibility are located in close proximity or on the same developmental lot. This district provides for the integration of office, assembly and warehousing functions but does not provide for general retail, fabrication or processing.

Light Industrial (LI)

This industrial district is to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution, in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building.

Heavy Industrial (HI)

This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating, and for warehousing. These uses do not depend primarily on frequent person visits of customers or clients, but usually require good accessibility to major rail or street transportation routes.

Public

This provides for facilities which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which qualifies for exemption from property taxes, or nonprofit organizations. Facilities identified as public use are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind.

Rural Reserve (RR)

Rural Reserve identifies an area for continuation of agricultural uses where there is a minimum lot size of 40 acres.

Landscape Buffer (LBZ)

Landscape buffer identifies a 500 foot buffer for additional landscaping along entrances to Rapid City to create a visually appealing entrance into the community.