

Ordinance No. 6065

**AN ORDINANCE TO ADD BED AND BREAKFAST FACILITIES AS  
CONDITIONAL USES IN THE PARK FOREST ZONING DISTRICT  
BY AMENDING SECTION 17.08.030 OF THE RAPID CITY MUNICIPAL CODE**

WHEREAS, the City of Rapid City has adopted zoning regulations in Title 17; and

WHEREAS, the provisions in Rapid City Municipal Code Chapter 17.08 concern the Park Forest District, designated as an area to be preserved for its natural beauty and open character; and

WHEREAS, permissible uses in the Park Forest Zoning District are residential in character and include single family dwellings and home occupations; and

WHEREAS, conditional uses in the Park Forest Zoning District includes uses which make the most of the area's natural beauty and open character, such as golf courses, recreational facilities, parks, historical monuments, and tree or plant nurseries; and

WHEREAS, bed and breakfast facilities are permitted as conditional uses in other residential districts, such as Low Density Residential Districts, Medium Density Residential Districts, and High Density Residential Districts; and

WHEREAS, the Common Council wishes to add bed and breakfast facilities as a conditional use in Park Forest Zoning District; and

WHEREAS, locating bed and breakfast facilities within Park Forest Zoning District areas is appropriate in light of the purpose of that district to preserve areas for their natural beauty and open character, and is in accordance with the Comprehensive Plan for the City; and

WHEREAS, the Common Council believes it to be in the best interests of the health, safety, and general welfare of its citizens to amend R.C.M.C. 17.08.030 to add bed and breakfast facilities as a conditional use in the Park Forest Zoning District.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.08.030 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

**17.08.030 Conditional use permit.**

The following uses may be permitted on review by the Common Council in accordance with provisions contained in § 17.54.030:

- A. Public parks and/or playgrounds;
- B. Historical monuments or structures;

C. Utility substations;

D. Tree or plant nurseries and sod farms, provided that the only building allowed shall be used for storage necessary and incidental to the primary use of the property. No more than 1,000 square feet of storage structure(s) shall be allowed. All outside storage shall be screened with a 6-foot fence or wall;

E. Cemeteries;

F. Child care centers;

G. Cellular communication and radio television station transmission towers, and minor accessory structures, subject to the following; The uses described in this subdivision shall be permitted on the west side of Skyline Drive in the SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota;

H. Golf courses or country clubs, with adjacent grounds of not less than 60 acres, but not including miniature courses and driving tees operated for commercial purposes;

I. Recreational facilities leased from the city with on-sale liquor establishment;

J. Private residential garage which does not meet the definition of private garage subject to the following:

1. That the proposed garage is consistent with the residential character of the property on which it is located and with the surrounding neighborhood;

2. That the proposed garage shall be used only for residential purposes incidental to the principal use of the property;

3. That landscaping or fencing may be required to screen the garage from neighboring properties; and

4. That the applicant submits a site plan and elevation drawings in addition to information on what types of building material will be used for the garage.

K. Churches or similar places of worship, with accessory structures, but not including missions or revival tents;

L. Bed and breakfast facility, subject to the following:

1. Off-street parking shall be provided in accordance with § 17.50.270;

2. Evidence of registration with the state Department of Health shall be provided;

3. The bed and breakfast may display one sign not more than two square feet in area listing the name of the facility. The sign shall be prepared with earthtone colors and shall complement the neighborhood;

4. Any sign lighting shall be from indirect sources which are shielded or hooded to limit adverse affects to neighborhood properties; and

5. The Council may consider the size, proximity to commercial services in making a determination as to whether or not a bed and breakfast is appropriate.

CITY OF RAPID CITY

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Mayor

ATTEST

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Finance Officer

(seal)

First Reading:

Second Reading:

Published:

Effective: