



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

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LF 013002-01

MEMORANDUM

TO: Rapid City City Council

FROM: Marcia Elkins, Planning Director

DATE: January 24, 2002

RE: Conditional Use Permits for Oversize Garages

At the request of the City Council, Staff has researched the hearing records regarding Conditional Use Permits (f/k/a Use On Review) for oversize garages. On July 6, 1992 the City Council approved an amendment to the Zoning Ordinance to more adequately define what constituted a private residential garage. The definition that was approved: "...the maximum cumulative size of all garages or carports shall be 1,000 square feet or 30% of the size of the gross floor area of the dwelling unit(s) whichever is greater. In no event shall the size of the building footprint of the garage(s) or carport(s) exceed the footprint of the dwelling unit(s)." Staff, the Planning Commission, and the City Council at that time felt the new Ordinance was a vast improvement over the previous language which simply stated was vague and led to situations where extremely large garages were being constructed that were not in character with the residential areas in which they were built but the garages were allowed provided they only had three doors.

The 1992 Zoning Ordinance Amendment also amended the City's residential Zoning Districts by allowing as a Conditional Use Permit garages that did not meet the size requirements set forth in the definition (i.e. - "Oversized Garage"). The Ordinance set forth five specific criteria to be evaluated as part of the Conditional Use Permit process.

In June 2000, the Planning Commission and City Council reviewed this issue and determined that no changes were required. Staff has subsequently updated the data regarding oversized garages and has found the following:

- There have been sixty-one (61) Conditional Use Permit applications made and considered by the Planning Commission and City Council for oversized garages (including other accessory buildings) between the time the 1992 Ordinance took affect and December 31, 2001.



EQUAL OPPORTUNITY EMPLOYER

- The outcome of the sixty-one (61) Conditional Use Permit applications was as follows:
 - a. four (4) withdrawn by the applicant (6.6%);
 - b. four (4) denied by the City Council (6.6%);
 - c. fifty-two (52) approved with stipulations by the City Council (85.2%); and,
 - d. one (1) in process (0.2%).

- Of the fifty-seven (57) applications eventually acted upon by the City Council, six (6) applications triggered the Conditional Use Permit process because the proposed garage(s) (including other accessory buildings) was larger than the footprint of the house. Fifty-one (51) of the applications (including the in-process application) were triggered because the proposed garage(s) (and other accessory buildings) exceeded 1,000 square feet.

- The sizes of the garages (including other accessory buildings) proposed in the Conditional Use Permit applications ranged from a minimum of 854 square feet to a maximum of 5,672 square feet. The average size of the garage(s) or carport(s) and other accessory buildings was 1,590 square feet. The number of garages or carports (including other accessory buildings) falling within certain size ranges is as follows:

Number of Applications	Total Square Footage
6	Less than 1,000 sq ft
28	1,000 - 1,500 sq ft
13	1,501 - 2,000 sq ft
5	2,001 - 2,500 sq ft
5	Greater than 2,501 sq ft

The data collected indicates that it may be appropriate to make some modifications to the maximum allowable square footage for residential garages because of changing life styles and market trends. Staff would suggest that allowing a maximum floor area of 1,500 square feet may be appropriate. This should eliminate approximately 56% of the current applications. Leaving the balance of the ordinance as currently written would ensure that the larger structures are reviewed to insure compatibility with the neighborhood and mitigate impacts on the adjacent dwelling units.

STAFF RECOMMENDATION: Authorize staff to proceed with consideration of amendments to the Zoning Ordinance to increase the maximum allowable square footage for a private garage from 1,000 square feet to 1,500 square feet.