

**AN ORDINANCE AMENDING TITLE 17 TO DEFINE AND ADOPT REGULATIONS
FOR VACATION HOMES**

WHEREAS, the City of Rapid City has adopted a zoning ordinance in Title 17 of the Rapid City Municipal Code (RCMC) to promote the safety, health, morals, convenience and general welfare; and

WHEREAS, Rapid City Municipal Code Title 17 does not address vacation homes; and

WHEREAS, new technology has led to a large increase in online listing/booking services for rental of private residences to transient guests; and

WHEREAS, because of this new technology, vacation homes in which the guests rent on a short-term basis and occupy the entire residence without an owner or manager present are becoming more widely available within Rapid City; and

WHEREAS, the Common Council wishes to adopt vacation home regulations that take steps to protect the long-term housing supply of the City, address any deleterious effects of vacation home rentals, and protect the residential character and density of neighborhoods while also recognizing the growing likelihood that residences are made available as lodging accommodations for a charge and balancing the economic opportunity that vacation home rentals provide for property owners; and

WHEREAS, the State of South Dakota regulates vacation homes to ensure that the following health and safety standards are met: fire safety, egress, water supply, guest room restroom facility safety, garbage storage and disposal, vermin control, lighting, ventilation, proper heating equipment, cleanliness and storage of utensils, bedding and linen adequacy and cleanliness, proper housekeeping and maintenance, and water recreation facility safety; and

WHEREAS, the Common Council wishes to regulate vacation homes as a way to ensure that the facilities comply with such State of South Dakota regulations; and

WHEREAS, the Common Council also wishes to regulate vacation homes as a way to ensure that the facilities comply with other local regulations and tax requirements; and

WHEREAS, the Common Council desires to adopt a vacation home rental registration requirement in order to mitigate any disruptive effects that unmonitored vacation homes may have on neighborhoods; and

WHEREAS, the Common Council wishes to adopt a registration process to allow for approval of vacation homes in residential and commercial zoning districts within the City; and

WHEREAS, the Common Council wishes to continue to require a conditional use permit for larger-scale vacation homes in residential and commercial zoning districts; and

WHEREAS, the Common Council believes it to be in the interest of the general health, safety, and welfare of the City and its citizens to adopt these zoning regulations which regulate short term rentals within City limits.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that Section 17.04.690 of the Rapid City Municipal Code is hereby repealed as follows:

17.04.690 ~~Tourist cabin~~[Reserved].

~~See Motel.~~

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.04.695 of the Rapid City Municipal Code is hereby repealed as follows:

17.04.695 ~~Tourist court~~[Reserved].

~~See Motel.~~

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.04.700 of the Rapid City Municipal Code is hereby repealed as follows:

17.04.700 ~~Tourist home~~[Reserved].

~~**TOURIST HOME.** A dwelling in which sleeping accommodations in not more than 4 rooms are provided or offered for transient guests for compensation.~~

BE IT FURTHER ORDAINED by the City of Rapid City that a new Section 17.04.737 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.04.737 Vacation Home.

VACATION HOME. Any home, cabin, or similar building located within the corporate limits of the City that is rented or leased in its entirety to the public for a time period not exceeding 28 consecutive days and for more than 14 total days in a calendar year and is not occupied by an owner or manager during the time of rental. For the purposes of this Title, a vacation home is not included in the definition of the following: dwelling, single-family dwelling, multi-family dwelling, townhouse dwelling, two-family dwelling, live-work dwelling, roominghouse, or bed and breakfast facility.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.08.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.08.020 Permitted principal and accessory uses and structures.

Property and buildings in the PF park-forest district shall be used only for the following purposes:

A. Detached single-family dwellings, but not including manufactured homes;

B. Home occupations as regulated by § 17.50.350 and associated signage as regulated by §§ 17.50.080 through 17.50.100;

C. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms;

D. Hobby beekeeping as regulated by Title 6, in conjunction with a detached single-family dwelling; and

~~E~~D. Accessory uses and buildings, provided such uses comply with §§ 17.50.190 to 17.50.210 and do not include any activity commonly conducted as a business.

BE IT FURTHER ORDAINED by the City of Rapid City that a new Subsection M of Section 17.08.030 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.08.030 Conditional use permit.

The following uses may be permitted as a conditional use by the Planning Commission or Common Council in accordance with provisions contained in § 17.54.030:

A. Public parks and/or playgrounds;

[...]

M. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.10.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.10.020 Permitted principal and accessory uses and structures.

Property and buildings in an LDR low density residential district_1 shall be used only for the following purposes:

A. Detached single-family dwellings, but not including manufactured homes;

[...]

D. Home occupations as regulated in § 17.50.350 and associated signage as regulated by §§ 17.50.080 through 17.50.100; ~~and~~

E. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms; and

F. Family day care centers.

BE IT FURTHER ORDAINED by the City of Rapid City that a new Subsection Q of Section 17.10.030 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.10.030 Conditional uses.

The following uses may be permitted as a conditional use by the Planning Commission or Common Council in accordance with provisions contained in § 17.54.030 of this title:

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

[...]

O. Assisted living center that is licensed by the state and contains not more than 16 units;

P. Townhouses as regulated in §§ 17.50.020, 17.50.030 and 17.50.040; and

Q. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.16.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.16.020 Uses permitted.

The following uses shall be permitted in the CB central business district:

1. Retail stores, sales and display rooms and shops;

[...]

24. Other temporary, seasonal, and continuous retail business or structure as defined in § 17.50.230H., I., and J; ~~and~~

25. Medical cannabis dispensary, if the following requirements are met:

[...]

26. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms;

BE IT FURTHER ORDAINED by the City of Rapid City that a new Subsection U of Section 17.16.030 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.16.030 Conditional uses.

The following uses may be permitted in the CB central business district upon compliance with §§ 17.54.030 and 17.50.050, as applicable:

A. Filling station, repair garages and carwash establishments;

[...]

U. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that a new Subsection 38 of Section 17.18.020 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.18.020 Uses permitted.

The following uses shall be permitted in the GC general commercial district:

1. Retail and distribution establishments, including the manufacture, compounding, processing, packaging or treatment of products for human consumption; sales and display rooms and lots, not including yards for storage of new or used building materials, or yards for any scrap or salvage operations, or for storage or display of any scrap, salvage or secondhand materials. The storage, display and sale of used, repossessed or traded-in merchandise incidental to a retail operation engaged primarily in the sale of new merchandise is permitted;

[...]

38. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that a new Subsection 38 of Section 17.18.030 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.18.030 Conditional uses.

The following uses may be permitted in the GC general commercial district upon compliance with §§ 17.54.030 and 17.50.050, as applicable:

1. Water slides;

[...]

38. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.20.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.20.020 Uses permitted.

Property and buildings in an NC neighborhood commercial district shall be used only for the following purposes:

1. Living and/or sleeping quarters shall be permitted only when constructed above the ground floor. No living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot to the rear of any other building;

[...]

18. Other temporary retail business or structure as defined in § 17.50.230H; ~~and~~

19. Dental clinics and medical clinics as defined in § 17.04.480B-; and

20. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.20.030 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.20.030 Conditional uses.

A. New, used and rental car sales:

[...]

K. Microcell wireless communications facilities on poles as defined in § 17.50.400B; ~~and~~

L. Antique stores - retail sale of antique furniture, artwork, and collectible merchandise to the general public with no outside display or storage-; and

M. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.34.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.34.020 Uses permitted.

Property and buildings in a GAD general agricultural district shall be used only for the following purposes:

A. Detached single-family dwellings, but not including manufactured homes;

[...]

K. Garden centers and sod farms;

L. Vacation homes as regulated by § 17.50.410 with no more than 5 bedrooms;

M. Accessory buildings, including barns, sheds and other farm buildings, private garages; and

NM. Microcell wireless communications facilities on buildings as defined in § 17.50.400A.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.34.030 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.34.030 Conditional uses.

The following may be permitted as conditional uses by the Planning Commission or City Council, in accordance with the provisions contained in § 17.54.030:

A. Lodge halls, veterans organizations, service organizations;

[...]

O. Planned developments as regulated in this title;

P. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms; and

Q. Temporary quarries or mines for construction aggregate and rock to be processed and used in construction, subject to the following:

[...]

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.38.030 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.38.030 Conditional uses.

The following uses may be permitted as conditional uses in the MHR mobile home residential district by the Common Council in accordance with provisions contained in § 17.54.030:

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

[...]

K. A planned residential development as regulated in §§ 17.50.050 through 17.50.100; ~~and~~

L. Vacation homes as regulated by § 17.50.410 with more than 5 bedrooms; and

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

[...]

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.40.020 Uses permitted.

Property and buildings in the OC office commercial district shall be used only for the following purposes:

A. Art gallery;

[...]

I. Beauty shops; ~~and~~

J. Multi-family dwelling; and

K. Vacation homes within a multi-family dwelling as regulated by § 17.50.410 with no more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.40.030 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.40.030 Conditional uses.

Conditional uses are as follows:

A. Parking lots:

[...]

V. Adult day care center; ~~and~~

W. Assisted living center; and

X. Vacation homes within a multi-family dwelling as regulated by § 17.50.410 with more than 5 bedrooms.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.50.270 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.50.270 Minimum off-street parking requirements.

A. *Duty to provide and maintain off-street parking spaces.*

[...]

B. *Initiation and expansion of use.* Every building, structure or use with parking facilities which does not conform to the requirements of this title shall conform with the provisions of this section when a use is initiated or expanded.

1. A use is initiated when:

a. A building or structure is erected;

b. An existing property, structure, or portion thereof, changes from one Standard Industrial Classification (SIC) 2-digit code classification to another;

c. An existing dwelling is converted to a vacation home; or

de. An existing property, structure or portion thereof, other than a single-family or duplex structure, is occupied after an intervening vacancy of at least 1 year.

[...]

C. *Permit required.* A building permit is required for the construction or development of an off-street parking facility.

D. *Minimum required off-street parking spaces.* The minimum number of off-street parking spaces shall be determined in accordance with the following table of parking spaces required:

Table 17.50.270(D). TABLE OF PARKING SPACES REQUIRED^a
(SFGFA-Square Feet Gross Floor Area)^c

Land Use Building Type	Parking Spaces Required
Assembly/banquet hall	25.00 per 1,000 SFGFA
Auto repair with gas sales	13.00 per 1,000 SFGFA ^f
Auto repair without gas sales	10.00 per 1,000 SFGFA ^f
Auto sales, new or used	3.00 per 1,000 SFGFA ^b
Auto towing, body repair and painting	4.00 per 1,000 SFGFA ^f
Bank/savings and loan office	4.30 per 1,000 SFGFA
Bank/savings and loan	4.00 per 1,000 SFGFA
(With drive-up teller)	plus 03.00 per drive-through lane ^d
Carpet store	2.60 per 1,000 SFGFA
Child care:	
-Day care center	1.00 per full-time equivalent staff plus .1 per child and unloading zone ^c
-Family child care	1.00 per nonresident full-time equivalent staff
Church/synagogue	0.25 per each seat or 18" of linear bench
Cleaners, retail	1.66 per 1,000 SFGFA
Cocktail lounge/nightclub/tavern/bar	10.00 per 1,000 SFGFA
Convenience store with gas sales	11.50 per 1,000 SFGFA ^d
Convenience store without gas sales	7.50 per 1,000 SFGFA
Discount store	4.45 per 1,000 SFGFA

Land Use Building Type	Parking Spaces Required
Drive-through (specialty, film ATM, carwash)	3.00 per drive through lane ^d
Funeral home	7.00 per 1,000 SFGFA
Furniture store	2.60 per 1,000 SFGFA
Hardware store/home center	3.20 per 1,000 SFGFA
High technology industrial production facilities	1.05 per 1,000 SFGFA
Hospital	2.00 per bed
Hotel/motel	1.00 per room
Industrial structures:	
-Less than 100,000 SFGFA	2.10 per 1,000 SFGFA
-100,000 to 199,000 SFGFA	1.75 per 1,000 SFGFA
-200,000 to 399,000 SFGFA	1.60 per 1,000 SFGFA
-400,000 to 499,000 SFGFA	1.80 per 1,000 SFGFA
-500,000 and greater SFGFA	2.00 per 1,000 SFGFA
Laundromat	5.00 per 1,000 SFGFA
Library	2.20 per 1,000 SFGFA
Liquor store (off sale)	4.00 per 1,000 SFGFA
Lumberyard/mart	1.60 per 1,000 SFGFA
Manufacturing	2.10 per 1,000 SFGFA
Manufacturing, jewelry	10.00 per 1,000 SFGFA
Medical clinic office	4.00 per 1,000 SFGFA
Mobile home sales, new or used	5.00 per site
Museum	3.30 per 1,000 SFGFA
Nursing home	0.50 per room
Office	5.00 per 1,000 SFGFA

Land Use Building Type	Parking Spaces Required
Office, undivided common work area	8.00 per 1,000 SFGFA
Pawnshop	4.00 per 1,000 SFGFA
Public utility/sewage treatment	1.00 per site
Recreational:	
-Bowling alley	5.50 per lane
-Miniature golf	2.00 per hole
-Recreation center	4.00 per 1,000 SFGFA
-Recreation fad	20.00 per 1,000 SFGFA
-Roller/ice skating rink	5.00 per 1,000 SFGFA
-Sports club/health spa	7.00 per 1,000 SFGFA
-Sports stadium, auditorium	0.33 per seat or 18" linear bench
-Swimming club, pool	1.00 per 150 square feet water area
-Tennis/racquet club	0.40 per 1,000 SFGFA
Residential uses:	
-Assisted living center room	0.33 per unit
-Assisted living center suite	0.50 per unit
-Condominium	2.00 per dwelling unit
-Dormitory	1.00 per sleeping room
-Elderly housing	0.50 per dwelling unit
-Fraternity/sorority	1.00 per member at maximum occupant load
-Mobile home park	2.00 per unit
-Multi-family dwelling	1.50 per dwelling unit
-Single-family/duplex/townhouse	2.00 per dwelling unit
-Skilled nursing home	0.25 per unit plus 1 per shift employee

Land Use Building Type	Parking Spaces Required
Restaurant, drive-in	11.00 per 1,000 SFGFA plus 01.00 per serving stall
Restaurant, fast food	11.00 per 1,000 SFGFA plus 07.00 per drive-through lane ^d
Restaurant, table service	11.00 per 1,000 SFGFA
Retail sales/service	5.00 per 1,000 SFGFA
Schools:	
-Preschool	1.40 per employee/staff
-Grade school	1.40 per employee/staff
-Middle school	1.00 per employee/staff, plus 00.04 per student capacity
-Senior high schools	1.00 per employee/staff plus 00.33 per student capacity
-Junior/community/tech college or university	0.50 per student capacity
Shopping center I and shopping center II	4.50 per 1,000 SFGFA
Supermarket	5.00 per 1,000 SFGFA
Theaters	1.00 per 4 fixed seats
Tire sales and service facility	4.00 per 1,000 SFGFA, service bays shall count as a parking space
Used or secondhand sales	3.00 per 1,000 SF of display/storage area including outside display
<u>Vacation home</u>	<u>2.00 per vacation home</u>
Warehousing	0.25 per 1,000 SFGFA
Warehousing, ministorage	30 feet of circulation aisle width immediately adjacent to area of building(s) with controlled access stalls or locker.

NOTES TO TABLE:

a –Numbers include spaces required for employee and staff parking.

b –Parking spaces used for customer and employee parking exclusive of automobile display area.

c –Passenger unloading zones shall not conflict with parking stalls or aisles and shall have adequate ingress and egress.

d –Stacking in drive-through lanes shall count as 1 space per 23 linear feet of striped stacking lane. Service windows or bays shall not be counted as stacking.

e –Square footage shall be the total square footage of the combined usable floors as measured by outside building dimensions.

f –Automotive repair business indoor and outdoor vehicle storage or repair areas that are not accessible to the public are exempt from the aisle width and access requirements of this chapter. Proposed vehicle storage or repair areas must be designated on the lot site plan and building floor plan.

BE IT FURTHER ORDAINED by the City of Rapid City that a new Section 17.50.410 of the Rapid City Municipal Code is hereby adopted to read in its entirety as follows:

17.50.410 Vacation homes.

A. Purpose. The purpose of this section is to establish criteria and standards to allow vacation homes while protecting public health, safety, and welfare.

B. Vacation home registration. As of [Month, Day, Year], it is unlawful for any person to own, manage, or operate a vacation home without a valid and current annual registration issued by the City pursuant to this section. As of [Month, Day, Year], it is unlawful for any person to advertise a vacation home without a valid and current annual registration issued by the City pursuant to this section.

C. Annual application process. An application to register or renew a vacation home must be submitted to the Department of Community Development on an annual basis. Incomplete applications will not be accepted. Before an application can be accepted by the Department of Community Development, the applicant must pay a registration fee to the City in an amount set pursuant to a resolution passed by the City Council. Each vacation home rented or leased separately to the public must be individually registered. The application must include all of the following information:

1. The name, mailing address, email address, phone number, and signature of each property owner.
2. If the property owner is or will be utilizing a management company, the following information is required: management company name, agent name, agent email address, and agent phone number. If the property owner does not live within 50 miles of the corporate limits of the City and is not or will not be utilizing a management company, the information pertaining to a designated local contact must be provided including: name, email address, and phone number.
3. A copy of a current and valid State of South Dakota lodging establishment license for a vacation home establishment issued pursuant to SDCL Chapter 34-18.

4. Signed affidavit attesting that the proposed vacation home meets and will continue to meet the criteria and standards listed in this section.

5. Additional information as requested by the Director of Community Development.

D. *Criteria and standards.* All vacation homes must meet each and every one of the following criteria and standards:

1. The vacation home shall be a permitted use in the applicable zoning district.

2. No part of the vacation home shall be located in the floodway.

3. If there are more than 5 bedrooms in the vacation home, the property owner has obtained a conditional use permit pursuant to § 17.54.030 of this title.

4. The vacation home shall not exceed a maximum of 2 persons per bedroom plus 2 additional persons. Children count toward the occupancy requirement.

5. Parking shall be provided pursuant to § 17.50.270 of this title.

E. *Review of application.* City staff will review and approve or deny applications for registration of a vacation home. An application for a vacation home that meets the criteria and standards of this section shall be registered with the Department of Community Development. An application for a vacation home that does not meet any one of the criteria and standards found in this section or elsewhere in the Code will be denied.

F. *Registration number required in advertisements.* In the event that registration of a vacation home is approved, any listing for or advertisement of the vacation home must include a reference to the approved registration number, which shall read: “City of Rapid City Registration Number (insert number here).”

G. *Non-transferrable registration.* Registration is not transferrable to a new property owner. If the ownership of the property changes, except to remove an owner, a new application for registration is required.

H. *Current contact information required.* If any of the contact information for a property owner, management company, or local contact changes, such information must be updated with the City within 15 days of the change.

I. *Revocation of registration.* The following process must be followed for the revocation of a vacation home registration:

1. The Director may revoke any registration pursuant to this section for any of the following:

a. The violation of any applicable provision in this Code or South Dakota law.

b. Any false material statement or misrepresentation of material fact by the applicant in the registration application.

c. Suspension, revocation, non-renewal, or expiration of the registration holder's State of South Dakota lodging establishment license for a vacation home establishment.

2. The Director will provide written notice of revocation to the property owner, providing the reason for the revocation and information to appeal the revocation to the Common Council. Such written notice will be mailed to the address on the registration or hand-delivered to the property owner.

3. The revocation begins 15 calendar days after the postmark date of the written notice, unless the property owner exercises its right to an appeal, in which case the revocation takes place upon the final determination of the appeal by the Common Council.

J. *No vested right.* No person shall be deemed to have any entitlement, vested right, or contractual or property right to a City registration under this section. The registration, if issued, conveys the privilege of operating a vacation home during the registration term only. However, no vested right is conferred upon any registration holder, nor is any renewal of the registration promised or guaranteed.

K. *Nuisance.* Any violation of this section is hereby declared to be a public nuisance pursuant to SDCL 9-29-13.

L. *Penalties.* Any person violating any portion of this section is subject to the general penalty set out in § 1.12.010 of this Code. Each day any violation of this section continues shall constitute a separate offense. In addition to any other remedy, the City may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this section.

BE IT FURTHER ORDAINED by the City of Rapid City that Section 17.66.020 of the Rapid City Municipal Code is hereby amended to read in its entirety as follows:

17.66.020 Uses.

Table 17.66.020 lists all permitted and conditional uses in the urban commercial district.

A. "P" means the use is permitted in the district.

B. "C" means the use is allowed as a conditional use in the district, in compliance with all applicable standards as identified in § 17.54.030.

C. "P/C" means the use is permitted if the listed criteria are met, and conditional if those criteria are not met.

D. The supplemental regulations column shows where additional criteria found in § 17.66.070 shall be met to address specific land uses, be they conditional or permitted. Where requirements are identified in other chapters of the Municipal Code, the section is listed.

E. Uses and structures that are not permitted or conditional within this chapter are prohibited.

Table 17.66.020.

Use	Permitted/ Conditional	Supplemental Regulations
Adult day care center	C	17.66.070A.
Antique and used furniture	P	17.66.070B.
Artisan distillers	C	17.66.070C.
Art centers	P	
Assisted living centers	C	17.66.070D.
Auto service and repair	C	17.66.070E.
Business and vocational schools	P	17.66.070F.
Business service establishments	P	17.66.070G.
Carwashes	C	17.66.070H.
Child care centers	C	17.50.150
Churches	P	
Civic organizations, clubs, and lodges	P	
Colleges and universities	P	
Commercial, job and newspaper printing	P	
Dwelling units in mixed-use buildings	P	
Dwelling units, multifamily	P	17.66.070I.
Dwelling units, live-work	P	
Eating and drinking establishments, not including drive-throughs	P	

Use	Permitted/ Conditional	Supplemental Regulations
Establishments offering repair services on items brought in by customers, excluding automobiles	P	
Financial institutions	P	17.66.070J.
Fraternities, sororities, and denominational student headquarters	C	
Fueling stations	C	17.66.070K.
Group homes	C	17.66.070L.
Hospitals	C	
Hotels and motels	P	
Indoor craft and flea market	P	17.66.070M.
Innovation centers	P/C	17.66.070N.
Libraries	P	
Limited production and processing	P/C	17.66.070O.
Medical cannabis dispensary	P/C	17.66.070W.; 17.50.105
Microbreweries	C	17.66.070P.
Microcell wireless communications facilities on buildings as defined in § 17.50.400A.	P	
Microcell wireless communication facilities on poles as defined in § 17.50.400B.	C	
Missions	C	17.66.070Q.
Mixed-use development	P	
Offices, studios, clinics, and laboratories	P	

Use	Permitted/ Conditional	Supplemental Regulations
Off-premises signs	C	17.50.080 – 17.50.100
On-premises signs	P	17.50.080 – 17.50.100
On-sale liquor establishments	C	5.12.030; 17.50.185
Other temporary, seasonal, and continuous retail businesses or structures	P	17.50.230H.–J.
Other uses and structures which are customarily accessory and clearly incidental to permitted uses	P	
Parking garages, principal or accessory use	C	17.66.060
Parking lots, principal use	C	17.66.060
Personal service establishments	P	
Pet stores	C	17.66.070R.
Planned development overlay	C	17.50.050
Public buildings and grounds	P	
Radio, television, and cellular communication station and transmission towers	C	17.50.400
Retail stores, sales, and display rooms and shops	P	17.66.070S.
Sign contractor shop	P	17.66.070T.
Utility substations	P	
<u>Vacation homes</u>	<u>P/C</u>	<u>17.50.410</u>
Veterinary establishments	C	17.66.070U.
Wineries	C	17.66.070V.

CITY OF RAPID CITY

Jason Salamun, Mayor

ATTEST:

Daniel Ainslie, Finance Director

(SEAL)

First Reading:

Second Reading:

Published:

Effective: