

**IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON**

In the Matter of an Ordinance Amending)
Section 17.80.040, Site Plan Approval,) **Ordinance 07-O-593**
Improvement Standards of the Brookings)
Municipal Code.)

The City of Brookings ordains as follows:

Section 17.80.040 Site Plan Approval, Improvement Standards, of the Brookings Municipal Code, is hereby amended to read as follows:

17.80.040 Improvement standards.

The site plan committee in its review of projects subject to the provisions of this chapter shall apply the following standards and requirements in addition to those found in the applicable zoning district, and listed in Chapter 17.172 BMC. Developments and activities that are exempt from these requirements are listed in BMC 17.04.070.

A. For multiple-family residential development an area equal to at least 15 percent of the site area, inclusive of required setback yards, shall be devoted to usable open space recreation areas. This area must be cleared of brush or obstructions and not used for temporary or regular parking of vehicles.

B. An accessway to a commercial or industrial off-street parking area shall be improved from the public roadway to the parking area to a minimum width of 20 feet for two-way traffic. If the access way is a one-way in or one-way out, it shall be a minimum width of 10 feet and have appropriate signage.

C. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

D. Make provision for screening the visibility of roof-, wall- or ground-mounted mechanical equipment and devices, in addition to propane tanks in commercial and industrial zones. [Ord. 06-O-446.VV; Ord. 93-O-446.P § 4; Ord. 89-O-446 § 1.]

First reading: October 22, 2007

Second reading: October 22, 2007

Passage: October 22, 2007

Effective date: November 21, 2007

Signed by me in authentication of its passage this **23rd day of October, 2007.**

Pat Sherman, Mayor

ATTEST:

Joyce Heffington, Interim City Recorder