

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

**ORDINANCE NO. 10-O-651**

IN THE MATTER OF ORDINANCE NO. 10-O-651, AN ORDINANCE AMENDING CHAPTER 17.56, TOURIST COMMERCIAL (C-4) DISTRICT, TITLE 17, LAND DEVELOPMENT CODE, OF THE BROOKINGS MUNICIPAL CODE, IN IT'S ENTIRETY.

Sections:

- Section 1. Ordinance identified.
- Section 2. Amends Chapter 17.56, in it's entirety.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Chapter 17.56 Tourist Commercial (C-4) District, Title 17, Land Development Code, of the Brookings Municipal Code (BMC).

Section 2. Amend Chapter 17.56. Chapter 17.56, Tourist Commercial (C-4) District is amended to read as follows:

**Chapter 17.56  
TOURIST COMMERCIAL (C-4) DISTRICT**

Sections:

- [17.56.010](#) Purpose.
- [17.56.020](#) Permitted uses.
- [17.56.030](#) Accessory uses.
- [17.56.040](#) Conditional uses.
- [17.56.050](#) Maximum building height.
- [17.56.060](#) Signs.
- [17.56.070](#) Parking.
- [17.56.080](#) Other required conditions.

**17.56.010 Purpose.**

This district is intended to make provision for tourist commercial uses which serve the traveling public and which are appropriate to major thoroughfare or highway locations. The appearance of developments in this district will have a significant visual impact on the traveling public concerning community values and these regulations are intended to protect and enhance the appearance of these vital areas of the community to the benefit and success of the entire community as a major tourist center. [Ord. 89-O-446 § 1.]

**17.56.020 Permitted uses.**

The following uses are permitted:

- A. Existing residential uses, including additions, without any increase in the number of dwelling units;

- B. One or more dwellings not on a ground floor;
- C. Automobile car wash;
- D. Automobile service station, including automobile maintenance and repair which shall be conducted entirely within an enclosed building;
- E. Commercial recreational uses such as bowling lanes, theaters, dance halls, pool halls, skating rinks;
- F. Gift or souvenir shops;
- G. Motels, hotels and convention centers;
- H. Restaurants, cafes, cocktail lounges, bars, taverns with or without entertainment;
- I. Barber and beauty shops;
- J. Bus station, taxi stand;
- K. Places for public assembly such as community centers, clubs, lodges, fraternal organizations and auditoriums;
- L. Drug stores;
- M. Laundromats;
- N. Museums, art galleries, or similar facilities;
- O. Professional or business offices;
- P. Commercial off-street parking lots or structures subject to the provisions of Chapter [17.92](#) BMC;
- Q. Banks and financial institutions;
- R. Marinas or launching facilities;
- S. Piers, docks and bulkheads;
- T. Boat storage, maintenance and service;
- U. Aquaculture and accessory facilities. [Ord. 03-O-446.OO; Ord. 89-O-446 § 1.]

**17.56.030 Accessory uses.**

- A. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities and the like, are permitted. [Ord. 89-O-446 § 1.]
- B. Accessory uses for dwelling units
  - 1. Home occupations, subject to the provisions of Chapter 17.104 BMC.
  - 2. Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use.

**17.56.040 Conditional uses.**

The following conditional uses may be permitted subject to a conditional use permit:

- A. Recreational vehicle park subject to 17.124.150;
- B. Convenience market, limited to 1,000 square feet of retail area;
- C. Golf driving range, golf course, miniature golf course;
- D. Public buildings and public utility buildings, structures and uses;
- E. Rental storage units, provided they are used exclusively for storage purposes;
- F. Buildings over 40 feet in height; [Ord. 00-O-446.II § 3; Ord. 89-O-446 § 1.]
- G. Utility substations or pumping stations subject to BMC 17.124.030;
- H. Drive-in theater subject to BMC 17.124.130;
- I. Short-term rentals pursuant to the provisions of BMC 17.124.170.

**17.56.050 Maximum building height.**

No structures shall be over 40 feet in height except as provided in BMC [17.128.020](#) and BMC 17.56.040(F). [Ord. 89-O-446 § 1.]

**17.56.060 Signs.**

Signs shall be permitted in accordance with Chapter [17.88](#) BMC. [Ord. 89-O-446 § 1.]

**17.56.070 Parking.**

Off-street parking shall be provided in accordance with Chapter [17.92](#) BMC. [Ord. 89-O-446 § 1.]

**17.56.080 Other required conditions.**

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. In any C-4 district directly across a street from, or abutting any lot in an Residential district, the parking and loading area shall be set back at least 10 feet from the property line and said area shall be landscaped in compliance with 17.92.100 (H).

C. All businesses shall be conducted from a structure placed on a permanent foundation unless specifically exempted by the provisions of this or other city ordinances. [Ord. 00-O-446.JJ § 6; Ord. 89-O-446 § 1.]

D. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.

E. An accessway to a new proposed 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 accessway is a one-way in or one-way out, it shall be a minimum width of 10 feet and have appropriate signage.

F. All businesses and serviced shall be conducted entirely within a completely enclosed structure, except for condition uses, outdoor dining area, seasonal sales lots, outdoor equipment, outdoor furniture, dispensers, boat storage and maintenance/service, and bus stations. In addition, temporary sales of products allowed either as an outright permitted or a conditionally permitted use, for not more than seven consecutive days, may be conducted outside on private property. These sales may occur no more than four times during a calendar year. The seller must have a current business license and required parking spaces must remain available for use by vehicles.

G. Screen from view all roof-, wall-, or ground-mounted mechanical equipment and devices, in addition to propane tanks.

H. Refuse receptacles or dumpsters shall be appropriately positioned, colored or screened to minimize visibility to vehicular traffic or pedestrians.

First reading:

January 11, 2010

Second reading:

January 11, 2010

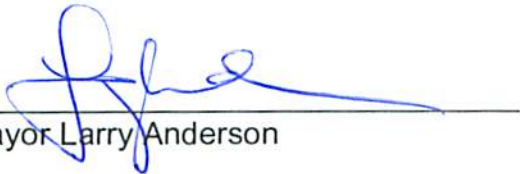
Passage:

January 11, 2010

Effective date

February 10, 2010

Signed by me in authentication of its passage this 12<sup>th</sup> day of January, 2010.

  
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Mayor Larry Anderson

ATTEST:

  
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City Recorder Joyce Heffington