

IN AND FOR THE CITY OF BROOKINGS
STATE OF OREGON

ORDINANCE NO. 10-O-657

IN THE MATTER OF ORDINANCE No. 10-O-657, AN ORDINANCE AMENDING CHAPTER 17.36, PROFESSIONAL OFFICE DISTRICT, TITLE 17, LAND DEVELOPMENT CODE, OF THE BROOKINGS MUNICIPAL CODE, IN ITS ENTIRETY.

Sections:

- Section 1. Ordinance identified.
- Section 2. Amends Chapter 17.36, in its entirety.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Chapter 17.36 Professional Office District, Title 17, Land Development Code, of the Brookings Municipal Code (BMC).

Section 2. Amend Chapter 17.36. Chapter 17.36, Professional Office District is amended to read as follows:

**Chapter 17.36
PROFESSIONAL OFFICE (PO-1) DISTRICT**

Sections:

- [17.36.010](#) Purpose.
- [17.36.020](#) Permitted uses.
- [17.36.030](#) Accessory uses.
- [17.36.040](#) Conditional uses.
- [17.36.050](#) Minimum lot area.
- [17.36.060](#) Lot width, lot coverage and yard requirements.
- [17.36.070](#) Maximum building height.
- [17.36.080](#) Signs.
- [17.36.090](#) Parking.
- [17.36.100](#) Other required conditions.

17.36.010 Purpose.

This district is for the purpose of providing professional and business office uses in areas between residential and more intense commercial districts. This is considered a transition area and development in this district will be residential in character. Only ancillary retail sales are allowed in this district. [Ord. 89-O-446 § 1.]

17.36.020 Permitted uses.

1. Dwelling units, not on a ground floor.
2. Professional and business office uses, such as but not limited to:
 - A. Architect or designer;
 - B. Accountant;
 - C. Attorney;

- D. Computer services;
- E. Day care, nursery schools and kindergartens, subject to the provisions of BMC [17.124.010](#);
- F. Dentist;
- G. Engineer;
- H. Insurance agent or adjustor;
- I. Investment or management counselor;
- J. Medical and dental offices, clinics and laboratories;
- K. Nursing and convalescent homes;
- L. Photographic studio, excluding retail sales of cameras, equipment, film or supplies;
- M. Real estate office;
- N. Surveyor;
- O. Title and escrow offices;
- P. Travel agencies;
- Q. Wholesale lumber broker office;[Ord. 89-O-446 § 1.]
- R. Bank or financial institute.

17.36.030 Accessory uses.

The following accessory uses are permitted:

- A. Offices incidental and necessary to the conduct of a permitted use;
- B. Home occupations, subject to the provisions of Chapter [17.104](#) BMC;
- C. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use. [Ord. 89-O-446 § 1.]

17.36.040 Conditional uses.

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

- A. Recreation uses and facilities, including country clubs, golf courses, swimming clubs, but not including such intensive commercial recreation uses as a golf driving range, race track or amusement park;
- B. Churches, subject to BMC [17.124.100](#);
- C. Off-street parking lots, subject to the provisions of Chapter [17.92](#) BMC;
- D. Hospitals, subject to BMC [17.124.100](#);
- E. Public and private schools, including business, dance, trade, technical or similar school, subject to BMC [17.124.0110](#);
- F. Governmental structures or uses including parks and recreation facilities, fire stations, libraries, museums, but not including storage or repair yards, warehouses or similar uses;
- G. Mortuaries and crematories in conjunction with a mortuary and subject to BMC [17.124.090](#);
- H. Public and quasi-public halls, lodges and clubs, subject to BMC [17.124.120](#);
- I. Planned Community, subject to provisions of Chapter [17.116](#) BMC;
- J. Utility substations or pumping stations, subject to BMC [17.124.030](#);
- K. Signs appurtenant to any conditional use and which do not comply with BMC [17.36.080](#). [Ord. 89-O-446 § 1.]

17.36.050 Minimum lot area.

The minimum lot area shall be 6,000 square feet. [Ord. 89-O-446 § 1.]

17.36.060 Lot width, lot coverage and yard requirements.

- A. The minimum lot width shall be at least 60 feet.
- B. The minimum front yard shall be 10 feet.

C. The minimum side and rear yard shall be at least five feet except that the street side yard shall be a minimum of 10 feet. The side or rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

17.36.070 Maximum building height.

Maximum building height shall be 40 feet, except as provided in BMC [17.128.030](#). [Ord. 98-O-446.DD § 8; Ord. 89-O-446 § 1.]

17.36.080 Signs.

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

17.36.090 Parking.

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

17.36.100 Other required conditions.

A. Site plan approval required as provided in Chapter [17.80](#) BMC.

B. All business 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 § 2; Ord. 89-O-446 § 1.]

C. Prior to any development activity on the property, the applicant must comply with BMC [17.100.030](#), General mitigation.

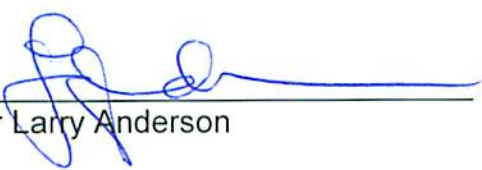
D. Provide for the improvement of an existing dedicated alleyway which is intended to be used for egress and ingress, or backup space of off-street parking for the development.

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

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

First reading: February 8th, 2010
Second reading: February 8, 2010
Passage: February 8, 2010
Effective date March, 10, 2010

Signed by me in authentication of its passage this 9th day of February, 2010.



Mayor Larry Anderson

ATTEST:


City Recorder Joyce Heffington