

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

**ORDINANCE NO. 10-O-659**

**IN THE MATTER OF ORDINANCE NO. 10-O-659, AN ORDINANCE AMENDING SECTIONS 17.20.060, 17.24.060, 17.28.060, 17.32.060, 17.36.060, AND 17.120.050, TITLE 17, LAND DEVELOPMENT CODE, OF THE BROOKINGS MUNICIPAL CODE.**

Sections:

Section 1. Ordinance identified.

Section 2. Amends Sections 17.20.060, 17.24.060, 17.28.060, 17.32.060, 17.36.060, and 17.120.050.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Sections 17.20.060, 17.24.060, 17.28.060, 17.32.060, 17.36.060, and 17.120.050, Title 17, Land Development Code, of the Brookings Municipal Code.

Section 2. Amends Sections 17.20.060, 17.24.060, 17.28.060, 17.32.060, 17.36.060, and 17.120.050. Sections 17.20.060, 17.24.060, 17.28.060, 17.32.060, 17.36.060, and 17.120.050 are amended to read as follows:

Chapter 17.20  
SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT

**17.20.060 Lot width, lot coverage and yard requirements.**

Zone	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
R-1-6	60'	20'	5'	15'	40%
R-1-8	70'	20'	5'	15'	40%
R-1-10	80'	20'	5'	15'	40%
R-1-12	90'	20'	5'	15'	40%

\* Provided, that the nonstreet side yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

\* Provided, that on an existing structure, proposed additional stories must meet the setbacks for the height of the structure.

Provided, however, that side yards abutting a street shall be a minimum of 15 feet in width. [Ord. 08-O-612 § 2; Ord. 03-O-446.SS; Ord. 90-O-446.B § 1; Ord. 89-O-446 § 1.]

Chapter 17.24  
TWO-FAMILY RESIDENTIAL (R-2) DISTRICT

**17.24.060 Lot width, lot coverage and yard requirements.**

Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
60'	20'	5'	5'	45%

\* Provided, that the side yards and rear yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

\* Provided, that on an existing structure, proposed additional stories must meet the setbacks for the height of the structure.

Provided, however, that side yards abutting a street shall be a minimum of 15 feet in width.

Rear lots (flag lots), created pursuant to BMC [17.172.061](#), have setback requirements of 10 feet from all property lines. Any irregularly shaped parcel with a minimal street frontage is also subject to the 10-foot setback from all property lines. [Ord. 08-O-613 § 2; Ord. 03-O-446.SS; Ord. 89-O-446 § 1.]

Chapter 17.28  
MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT

**17.28.060 Lot width, lot coverage and yard requirements.**

Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
60'	10'	5'	5'	45%

\* Provided, that the side yards and rear yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

\* Provided, that on an existing structure, proposed additional stories must meet the setbacks for the height of the structure.

Provided, however, that side yards abutting a street shall be a minimum of 10 feet in width; and

A. Rear lots (flag lots) created pursuant to BMC [17.172.061](#) have setback requirements of 10 feet from all property lines. Any irregularly shaped parcel with minimal street frontage is also subject to the 10-foot setback from all property lines.

B. Special yards and distances between buildings shall be provided as follows:

1. An inner courtyard providing access to double-row dwelling units shall be a minimum of 20 feet in width;

2. Except for single-family dwellings on one lot, the minimum distance between residential buildings shall be twice the minimum side yard setback that would be required for the tallest building on the lot; provided, however, that in no case shall the distance be less than 10 feet. [Ord. 08-O-614 § 2; Ord. 03-O-446.SS; Ord. 95-O-446.X § 5; Ord. 89-O-446 § 1.]

Chapter 17.32  
MANUFACTURED HOME RESIDENTIAL (R-MH) DISTRICT

**17.32.060 Lot width, lot coverage and yard requirements.**

Zone	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
R-MH-6	60'	20'	5'*	5'*	40%
R-MH-8	70'	20'	5'*	5'*	40%
R-MH-10	80'	20'	5'*	5'*	40%
R-MH-12	90'	20'	5'*	5'*	40%

\* Provided, that the nonstreet side yards and rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

\* Provided, that on an existing structure, proposed additional stories must meet the setbacks for the height of the structure.

Provided, however, that side yards abutting a street shall be a minimum of 15 feet in width; and

Rear lots (flag lots) created pursuant to BMC [17.172.061](#) have setback requirements of 10 feet from all property lines. Any irregularly shaped parcel with minimal street frontage is also subject to the 10-foot setback from all property lines. [Ord. 08-O-615 § 2; Ord. 03-O-446.SS; Ord. 89-O-446 § 1.]

Chapter 17.120  
NONCONFORMING USES

**17.120.050 Enlargement or alteration of a nonconforming structure.**

Existing structures that do not conform to current standards, including but not limited to setbacks, coverage, and height requirements, can be expanded, but only if all new construction complies with current standards and does not increase the area out of compliance. This provision allows additional stories that meet setbacks to be sited on an existing structure with nonconforming setbacks. [Ord. 09-O-637 § 2; Ord. 89-O-446 § 1. Formerly 17.120.060.]

First Reading: March 8, 2010  
 Second Reading: March 8, 2010  
 Passage: March 8, 2010  
 Effective Date: April 7, 2010

Signed by me in authentication of its passage this

9<sup>th</sup>, day of March, 2010

  
 Mayor Larry Anderson

ATTEST:   
 City Recorder Joyce Heffington