

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

**In the Matter of an Ordinance amending )  
Ordinance 89-0-446, an Ordinance creating )  
the *Land Development Code*; to amend ) **Ordinance 03-O-446.SS**  
Sections 8, 20, 24, 28, and 32, to clarify )  
residential yard setback requirements. )**

Sections:

- Section 1. Ordinance identified.
- Section 2. Amendment to Section 8.
- Section 3. Amendment to Section 20.
- Section 4. Amendment to Section 24.
- Section 5. Amendment to Section 28.
- Section 6. Amendment to Section 32.

The City of Brookings ordains as follows:

Section 1. Ordinance Identified. This ordinance amends Ordinance No. 89-0-446, enacted April 10, 1989, titled The *Land Development Code*.

Section 2. Amendment to Section 8. Definitions. Section 8, is hereby amended to read as follows:

Building, Height of - The average of the vertical distance measured from the highest peak of the roof to the finished grade at the center of all four sides of the building.

Section 3. Amendment to Section 20. Single-Family Residential (R-1) District. Section 20, is hereby amended to read as follows:

20.060 Lot width, lot coverage and yard requirements.  
...provided however, that side yards abutting a street shall be a minimum of 15 feet in width; and provided that the non-street side yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

Section 4. Amendment to Section 24. Two-Family Residential (R-2) District. Section 24, is hereby amended to read as follows:

24.060.C Lot width, lot coverage and yard requirements.  
The minimum side yard shall be at least five (5) feet, except that the street side yard shall be a minimum of 10 feet. The non-street side yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

Section 5. Amendment to Section 28. Multiple Family Residential (R-3) District. Section 28, is hereby amended to read as follows:

28.060.C Lot width, lot coverage and yard requirements.

The minimum side and rear yard shall be at least five (5) feet, except that the street side yard shall be a minimum of 10 feet. The non-street side yards and rear yard shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

Section 6. Amendment to Section 32. Mobile Home Residential (R-MH) District. Section 32, is hereby amended to read as follows:

32.060 Lot width, lot coverage and yard requirements.

...provided however, that side yards abutting a street shall be a minimum of 15 feet in width; and provided that the non-street side yards and rear yard shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

First reading: December 22, 2003

Second reading: December 22, 2003

Passage: December 22, 2003

Effective date January 21, 2004

Signed by me in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Original signed by Bob Hagbom

\_\_\_\_\_  
Bob Hagbom  
Mayor

ATTEST:

\_\_\_\_\_  
Paul Hughes, Finance Director/Recorder