

BROOKINGS ORDINANCES

ORDINANCE NO. 82-O-360

**REPEALED BY ORDINANCE NO. 446**

AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 216 AND 354  
(BROOKINGS ZONING ORDINANCES) AND DECLARING AN EMERGENCY. [July  
13, 1982]

[See Ordinance No. 360 in its entirety in original ordinance books.]

**ORDINANCE NO. 360**

**REPEALED NO. 446**

**AN ORDINANCE FURTHER AMENDING ORDINANCES NO.  
216 AND  
354 (BROOKINGS ZONING ORDINANCES) AND  
DECLARING AN  
EMERGENCY**

**WHEREAS, the City of Brookings has as its zoning code and regulations Ordinance No. 216, as amended by Ordinance No. 340, 351 and 354; and**

**WHEREAS, it has been determined that certain particulars within Ordinances No. 216 and 354 be further revised and amended,**

**HOW THEREFORE, the City of Brookings hereby Ordains as follows;**

(1) ARTICLE 1 Section 1.020 (10) Ordinance 354 be herein repealed in its entirety.

(2) ARTICLE 3 Section 3.010 (Ordinance 216, as amended, add the following:

<u>DESIGNATION</u>	<u>ZONE</u>	<u>ABBREVIATED</u>
	Annexed Lands-Residential Low Density	
AL-R-2		
	Annexed Lands-Residential Medium Density	
AL-R-3		

(3) ARTICLE 3 Section 3.040 Ordinance 354 be herein repealed in its entirety, and further, in replacement thereof, said section shall state as follows:

**Section 3.040 Zoning of Annexed Areas.**

The zoning classification of newly-annexed parcels shall be determined as follows:

<u>COUNTY ZONE</u> <u>NUMBERS)</u>	to	<u>CITY ZONE</u>	<u>(SECTION</u>
R-1		R-LD	4.010
R-2		AL-R-2	4.250
R-3		AL-R-3	4.350

All Others The City Council, within 6 months of the effective date of the Annexation, shall review and assign zoning to the newly-annexed Parcel which reflects either the County zoning district or a zoning District which would serve to implement the land-use requirements

Outlined in the Comprehensive Plan. Until  
specific zoning is assigned,  
Zoning in effect prior to annexation shall apply.

(4) ARTICLE 4 Section 4.020 (1) (a) Ordinance 216 be herein  
repealed in its entirety, and further,  
in replacement thereof, said sections shall state as follows:

**Section 4.020(1)**

(a) A single-family mobile, manufactured or modular unit on  
an individual lot under the  
following conditions:

1. The unit must be constructed to the Uniform  
Building Code (UBC) or the Department  
of Housing and Urban Development  
(HUD) Standards and Specifications whichever  
is more restrictive. Only those manufactured homes  
which exhibit the Oregon Department of Commerce  
“Insignia of Compliance” indicating conformance with  
HUD or UBC standards shall be permitted.

2. Unless adverse conditions exist, the unit shall  
be placed at ground level on a  
permanent foundation with axles and hitch removed.  
In the event adverse conditions  
exists, the Building Official may, at his discretion,  
allow alternate methods of installations.

3. The unit shall be not less than 24 feet in width,  
enclosing a space of not less than  
1,000 square feet.

4. The unit shall have a wood-shake or  
composition roof with a minimum roof slope of  
3 inches in 12 inches with not less than 12-inch

eaves.

5. The unit shall have siding which is commonly allowed under the Uniform Building Code.

6. Tie-downs must meet the State of Oregon requirements for tie-downs.

7. The unit shall be connected to the City of Brookings water supply system and wastewater collection systems.

8. All utility systems provided for the unit shall be in conformance with all City of Brookings requirements.

(5) ARTICLE 4 Section 4.250, add as follows:

**Section 4.250. Annexed Lands - Residential Low Density**

(1) **Purpose:** The AL-R-2 zone is designed to be applied to certain newly-annexed lands, recognizing the trend toward homes of other than conventional construction.

(2) **Uses Permitted Outright.** In an AL-R-2 zone, the following uses and their accessory uses shall be permitted outright:  
(a) Single-family dwellings.  
(b) A single-family mobile, manufactured or modular unit as described in Section 4.020 (1) (a).

(3) **Conditional Uses Permitted.** In an AL-R-2 zone, the conditional uses allowed in an R-LD zone shall apply.

(4) Lot Size, Width, Yards, Building Height, Off-Street Parking, Sign and Miscellaneous Requirements. All standards, restrictions, limitations and exceptions that apply to the R-LD zone shall apply to the AL-R-2 zone.

(6) ARTICLE 4 Section 4.350, add as follows:

Section 4.350 Annexed Lands Residential Medium Density (AL-R-3).

(1) Purpose: The AL-R-3 zone is designated to be applied to certain newly-annexed lands where housing demands may justify a higher density.

(2) Uses Permitted Outright. In an AL-R-3 zone, the following uses and their accessory uses are permitted outright:  
(a) Single-family dwelling.  
(b) A single-family mobile, manufactured or modular unit as described in Section 4.020(1)(a).  
© Multiple-family dwelling.

(3) Conditional Uses Permitted. In an AL-R-3 zone,  
(a) A use permitted in a R-LD zone.  
(b) Nursing home, rest home, retirement home, convalescent hospital or home, or similar facility.

(4) Lot Size, Width, Yards, Building Height, Off-Street Parking, Sign and Miscellaneous Requirements. All standards, restrictions, limitations and exceptions that apply to The R-MD zone shall apply to the AL-R-3 zone.

**(7) All other terms and provisions of Ordinance No. 216 and 354 not alluded to herein shall be and remain in full force and effect; and further, all of said provisions shall apply fully to the enactments**

**herein contained, including the administrative and penalty provisions of Ordinances No. 216 and 354.**

**(8) It is hereby determined that it is in the interest of the public welfare, peace and safety of the City**

**of Brookings that this ordinance be immediately adopted because existing conditions and time/or amendments of the City of Brookings' Comprehensive Plan forthwith to the Land Conservation and Development Commission of which this Ordinance is a vital component, and therefore an**

**emergency is declared to exist, and that this Ordinance shall be in full force and effect from and after the date of its passage.**

**Signed by me in authentication of its passage this 13th day of July, 1982.**