

**ORDINANCE NO. 91-O-446.F**

AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), ENACTED APRIL 10, 1989, AND ENTITLED, "AN ORDINANCE ADOPTING THE LAND DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF BROOKINGS, REPEALING CERTAIN PRIOR ORDINANCES, AND DECLARING AN EMERGENCY", BY AMENDING SECTION 8.010 - DEFINITIONS, SECTION 132.060 - ACCESS, AND SECTION 176.050.A - MINOR PARTITIONS.

**Sections:**

- Section 1. Amendment to Section 8.010.**
- Section 2. Amendment to Section 132.060.**
- Section 3. Amendment to Section 176.050.A.**

The city of Brookings ordains as follows:

**Section 1. Amendment to Section 8.010.** Ordinance No. 89-O-446, Section 8.010 is hereby amended by the addition of definitions as follows:

**"Expansion of use" - To increase the physical area for, or the intensity of, the existing use and/or placing an additional use on a lot or parcel of land.**

**"Alteration" - Any structural change to a building or other structure, which requires a Building Permit.**

**"Addition" - The addition to the physical area of an existing building or structure on a lot or parcel of land requiring a Building Permit.**

**"Bed and Breakfast" - Any activity located in an owner occupied single family residence involving the rental of two (2) or more rooms where one breakfast meal is served during the A.M. hours only.**

"Private street/road" - A street or road created through any process requiring a Development Permit and constructed to the standards of the Land Development Code with a recorded agreement that such road will be maintained by the property owner(s) which it will serve.

**Section 2. Amendment to Section 132.060.** Ordinance No. 89-O-446, Section 132.060 is hereby amended to read as follows:

**132.060 Access.** Except as permitted by other provisions of this code, no lot shall contain any building used in whole or in part for residential purposes unless said lot abuts a street, dedicated and improved as a public right-of-way, other than an alley, or an accepted private street, for a distance of at least 20 feet. Residential development is permitted on dedicated but unimproved streets provided that the applicant has signed and recorded a Deferred Improvement Agreement. On all lots created after the date of this amendment, access to the lot must be from the frontage street and the lot must be addressed to that street. The Site Plan Committee may require that driveway construction be completed and approved by the City Engineer prior to the recordation of a Minor or Major Partition Map. Secondary access may be allowed but cannot replace the primary access from the frontage street.

**Section 3. Amendment to Section 176.050.A.** Ordinance No. 89-O-446, Section 176.050.A is hereby amended to read as follows:

4. The ability to take access from the frontage road pursuant to the provisions of Section 132.060 of this code.

5. Renumber the existing number 4 to read 5.

First Reading: August 12, 1991  
Second Reading: August 12, 1991  
Passage: August 12, 1991  
Effective Date: September 10, 1991

Signed by me in authentication of its passage this 14th  
day of August, 1991.

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Fred Hummel  
Mayor

ATTEST:

Beverly S. Shields  
City Recorder

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**BROOKINGS ORDINANCES**

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**ORDINANCE NO. 91-O-446.F**

**AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), SECTIONS 132.060 AND 176.050.A OF THE CITY OF BROOKINGS.**

**[See Ordinance No. 89-O-446 (Land Development Code) for amendments.]**

**[See Ordinance No. 91-O-446.F in its entirety in original ordinance books.]**