

**ORDINANCE NO. 93-O-446.M**

**AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), SECTIONS 52, 60 AND 64 OF THE CITY OF BROOKINGS.**

**Sections:**

**Section 1. Ordinance Identified.**  
**Section 2. Amendment to Section 52.**  
**Section 3. Amendment to Section 60.**  
**Section 4. Amendment to Section 64.**

**The city of Brookings ordains as follows:**

**Section 1. Ordinance Identified. This ordinance amends Ordinance No. 89-O-446, enacted April 10, 1989, entitled, "An ordinance adopting the Land Development Code and zoning map of the City of Brookings, repealing certain prior ordinances, and declaring an emergency."**

**Section 2. Amendment to Section 52. Ordinance No. 89-O-446, Section 52 is hereby amended to read as follows:**

**NAME Change Name to read: GENERAL COMMERCIAL (C-3) DISTRICT.**

**Section 3. Amendment to Section 60. Ordinance No. 89-O-446, Section 60 is hereby amended to read as follows:**

**DELETED IN ITS ENTIRETY**

**Section 4. Amendment to Section 64. Ordinance No. 89-O-446, Section 64 is hereby amended to read as follows:**

**64 Change the name to read: INDUSTRIAL PARK (I-P) DISTRICT.**

**64 Sections:**

<b>64.010</b>	<b>Purpose.</b>
<b>64.020</b>	<b>Permitted uses.</b>
<b>64.030</b>	<b>Accessory uses.</b>
<b>64.040</b>	<b>Conditional uses.</b>
<b>64.050</b>	<b>Yard, height and lot coverage requirements.</b>
<b>64.060</b>	<b>Signs.</b>
<b>64.070</b>	<b>Parking.</b>
<b>64.080</b>	<b>Other required conditions.</b>

**64.010 Purpose.** This district is designed to provide for a combination of wholesale, heavy commercial and light industrial uses in areas of the community having minimal impact on surrounding area in relation to noise, odor, vibration, or visual nuisance, and to provide a suitable and stable environment for such uses.

**64.020 Permitted uses.** The following uses are permitted:

**A.** Any use listed as a conditional use in the C-3 district, with the exception of Section 52.040, F, G, and I.

**B.** Implement sales, service, repair and rental.

**C.** Wholesale businesses, storage, warehousing transfer companies and trucking companies.

**D.** Truck sales, service and repair.

**E.** Public and public utility buildings and service yards.

**F.** Contractors' offices and equipment storage yard or storage and rental of equipment commonly used by contractors.

**G. Carpenter, electrical, plumbing, sheet metal, welding, electroplating, heating, sign shops, auto and furniture upholstery shops, printing, publishing and lithographing shops, painting and sandblasting shops operated entirely within an enclosed building or within an eight (8) foot high, sight-obscuring fence.**

**H. Cold storage plants.**

**I. Bakery, creamery, soft drink bottling plant, laundry, dry cleaning, dyeing or rug cleaning**

**J. Feed, seed and fuel stores conducted entirely within an enclosed building or within an eight (8) foot high, sight-obscuring fence.**

**K. Second hand store.**

**L. Commercial parking lots, subject to Section 92.**

**M. Veterinarian clinics.**

**N. Administrative, educational and other related activities and facilities in conjunction with a permitted use.**

**O. Light manufacturing, assembly, fabricating or packaging of products from previously prepared materials such as cloth, plastic, wood (not including saw, planing or lumber mills or molding plants), paper, cotton, precious or semi-precious metals or stone.**

**P. Manufacture of electric, electronic or optical instruments and devices.**

**Q. Manufacture of food products, pharmaceutical and similar items, but not including the production of fish or meat products, or fermented foods, such as sauerkraut, vinegar or other**

**materials having significant potential for odor or the rendering of fats or oils.**

**R. Retail sale of items produced by any permitted manufacturing use, lumber yards (to include ancillary hardware and appurtenances), heavy equipment sales and other such heavy bulk items.**

**S. Printing, publishing and book binding.**

**T. Rental storage units and similar type storage areas.**

**U. Day care facilities when associated with any permitted or conditional uses.**

**64.030 Accessory uses. Any uses, buildings or structures customarily appurtenant to a permitted use, such as incidental storage facilities and the like.**

**64.040 Conditional uses. The following uses may be permitted subject to a conditional use permit:**

**A. Service commercial uses such as banks, offices restaurants, cafes, refreshment stands, bars, taverns or other convenience establishments designed to serve developed permitted uses.**

**B. Kennels and other animal boarding facilities, not abutting any R District.**

**C. Buildings over 40 feet in height.**

**64.050 Yard, height and lot coverage requirements.**

**A. The minimum front yard shall be 20 feet, and said area shall be appropriately landscaped.**

**B. The minimum side and rear yard setback shall be 10 feet**

when directly across the street or abutting a "R" District and such side or rear yard shall be increased by one-half foot for each foot the building height exceeds 20 feet.

C. Maximum building height shall be 40 feet, except as allowed as a conditional use, and as provided in Section 124.030.

D. The maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area.

**64.060 Signs.** Signs shall be permitted in accordance with Section 88.

**64.070 Parking.** Off-street parking shall be provided in accordance with Section 92.

**64.080 Other required conditions.**

A. Site plan approval required as provided in Section 80.

B. All uses in this district shall be carried on entirely within an enclosed building except for parking and loading, provided that outdoor storage may be permitted when enclosed by eight (8) foot high, sight-obscuring fence, wall or landscaping.

C. Any use or portion thereof causing noise, vibration, or producing intense heat or glare shall be performed in such a manner as not to create a nuisance or hazard on adjacent property.

D. There shall be no emission of odorous, toxic, noxious matter, or dust in such quantities as to be readily detectable at any point along or outside property lines so as to produce a public nuisance or hazard.

E. Access points from a public road to properties in an I-P District shall be so located as to minimize traffic congestion and to

avoid directing traffic onto local access streets of a primarily residential character.

F. Opening to structures on sides adjacent to or across the street from a "R" District shall be prohibited if such access or openings will cause glare, excessive noise or other conditions such as to have adverse effects on property in the "R" District. Noise escaping from buildings adjacent to a "R" District shall not exceed 45 db at the adjoining property line.

G. All side or rear yards directly across the street from or abutting a lot in a "R" District shall be appropriately landscaped to protect the character of the residential properties.

H. All side and/or rear yards which require landscaping and fencing for visual and noise buffering adjacent to a "R" District shall consist of landscaping materials of sufficient height at maturity to visually screen the industrial or commercial building, parking and storage areas from the residential area. The use of native or draught resistant plants is encouraged.

I. A landscaping, irrigation and fencing plan shall be submitted to the Planning Department for review and approval. All required landscaping shall be maintained in a healthy condition.

First Reading: March 8, 1993 Second Reading: March 8, 1993 Passage: March 8, 1993 Effective Date: April 6, 1993

Signed by me in authentication of its passage this 9th day of March, 1993.

Tom Davis

\_\_\_\_\_  
Mayor

ATTEST:

**Beverly S. Shields**  
**City Recorder**

**10-446.M**

**BROOKINGS ORDINANCES**

**10-446.M**

**ORDINANCE NO. 93-O-446.M**

**AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), SECTIONS 52, 60 AND 64 OF THE CITY OF BROOKINGS. [Effective April 6, 1993]**

**[See Land Development Code for amendments]**

**[See Ordinance No. 93-O-446.M in its entirety in original ordinance books]**