

ORDINANCE NO. 95-O-446.X

AN ORDINANCE AMENDING ORDINANCE NO. 89-O-446 (LAND DEVELOPMENT CODE), SECTION 16 (SUBURBAN RESIDENTIAL), SECTION 20 (SINGLE FAMILY RESIDENTIAL), SECTION 24 (TWO FAMILY RESIDENTIAL), SECTION 28 (MULTIPLE-FAMILY RESIDENTIAL), AND 32 (MOBILE HOME RESIDENTIAL) OF THE CITY OF BROOKINGS.

Sections:

Section 1.	Ordinance Identified
Section 2.	Amendment to Section 16
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-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.

Section 2. **Amendment to Section 16** Ordinance No. 89-O-446, Section 16.040, is hereby amended to read, and Section 16.020 is added, as follows:

16.040 **Conditional Uses**

M. Dwelling Groups in accordance with Section

16.120.

16.120 Dwelling groups. Dwelling groups shall be allowed on lots that can not otherwise be divided and are less than 4 acres in size, subject to the following standards.

A. Density. The number of dwelling units allowed shall be established by dividing the total lot area by the minimum lot area of the underlying zone.

1. All residential buildings shall be single family.

2. Buildings may be clustered on the lot.

B. Setbacks. The distance between any principal buildings and the property line shall be not less than established in Section 16.060. 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. This requirement shall also apply to portions of the same building separated from each other by a court or other open space. An inner court providing access to double-row dwelling groups shall be a minimum of 20 feet in width.

C. Access. Every building containing a dwelling in the group shall be within 60 feet of an access roadway having a curb to curb section of at least 20 feet in width providing vehicular access from a public street. [As amended by Ordinance No. 89-O-454]

D. Neighborhood character. The development of dwelling groups shall respect the character of both the neighborhood in which it is located and the properties adjacent to said dwelling group. Emphasis shall be placed on retention of neighborhood character and privacy of adjacent properties when reviewing dwelling groups.

E. All dwelling groups shall be subject to the review and approval of the site plan committee, as provided in Section 80.

16.120 (Existing) Renumber as 16.130.

Section 3. Amendment to Section 20 Ordinance No. 89-O-446, Section 20.040 and 20.110 are hereby amended to read as follows:

20.040 Conditional Uses.

P. Dwelling Groups in accordance with Section 20.110.

20.110 Dwelling Groups

B. Setbacks. The distance between any principal buildings and the property line shall be not less

than established in Section 20.060. 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. This requirement shall also apply to portions of the same building separated from each other by a court or other open space. An inner court providing access to double-row dwelling groups shall be a minimum of 20 feet in width.

Section 4. **Amendment to Section 24 Ordinance No.**
89-O-446, Section 24.040 and 24.110 are hereby amended to read as follows:

24.040 **Conditional Uses.**

- Q. Dwelling Groups in accordance with Section 24.110.

24.110 **Dwelling Groups.**

- B. **Setbacks.** The distance between any principal buildings and the property line shall be not less than established in Section 20.060. 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. This requirement shall also apply to portions of the same building separated from each

other by a court or other open space. An inner court providing access to double-row dwelling groups shall be a minimum of 20 feet in width.

Section 5. Amendment to Section 24 Ordinance No. 89-O-446, Section 28.060 is hereby amended to read as follows:

28.060 Lot width, lot coverage and yard requirements.

E. Special yards and distance between buildings shall be provided as follows:

3. 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. This requirement shall also apply to portions of the same building separated from each other by a court or other open space. An inner court providing access to double-row dwelling groups shall be a minimum of 20 feet in width.

Section 6. Amendment to Section 32 Ordinance No. 89-O-446, Section 32.040, is hereby amended to read, and Section 32.110 is added, as follows:

32.040 Conditional Uses.

- M. Dwelling groups in accordance with Section 32.110.

32.110 **Dwelling groups.** Dwelling groups shall be allowed on lots that can not otherwise be divided and are less than 4 acres in size, subject to the following standards.

A. Density. The number of dwelling units allowed shall be established by dividing the total lot area by the minimum lot area of the underlying zone.

1. All residential buildings shall be single family.
2. Buildings may be clustered on the lot.

B. Setbacks. The distance between any principal buildings and the property line shall be not less than established in Section 32.060. 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. This requirement shall also apply to portions of the same building separated from each other by a court or other open space. An inner court providing access to double-row dwelling groups shall be a minimum of 20 feet in width.

C. Access. Every building containing a dwelling in the group shall be within 60 feet of an access roadway having a curb to curb section of at least 20 feet in width providing vehicular access from a public street. [As amended by Ordinance No. 89-O-454]

D. Neighborhood character. The development of dwelling groups shall respect the character of both the neighborhood in which it is located and the properties adjacent to said dwelling group. Emphasis shall be placed on retention of neighborhood character and privacy of adjacent properties when reviewing dwelling groups.

E. All dwelling groups shall be subject to the review and approval of the site plan committee, as provided in Section 80.

First Reading: January 23, 1995

Second Reading: January 23, 1995

Passage: January 23, 1995

Effective Date: February 21, 1995

Signed by me in authentication of its passage this 23rd
 day of January, 1994.

Tom Davis
Mayor

ATTEST:

Beverly S. Shields
Finance Director/Recorder