

**ORDINANCE NO. 95-0-446.Z**

**AN ORDINANCE AMENDING ORDINANCE NO. 89-0-446 (LAND DEVELOPMENT CODE), SECTION 100 (HAZARDOUS BUILDING SITE PROTECTION) OF THE CITY OF BROOKINGS.**

**Sections:**

- Section 1. Ordinance identified.
- Section 2. Amendment to Section 100.

The city of Brookings ordains as follows:

**Section 1. Ordinance Identified.** This ordinance amends Ordinance No. 89-0-446, 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 100.** Ordinance No. 89-0-446, Section 100.030 is hereby amended to add the following definition:

**100.030 Slope-density standards.**

In the review of applications for partitioning, subdivisions, planned or clustered developments or multiple-family dwellings, the planning commission and the city manager or a qualified designate in reviewing ministerial applications, shall employ the following density standards for the project site, based on the average slope of the site as determined by a contour map prepared by the applicant or his representative. Contour maps should be prepared with the following interval and with the average slope indicated:

<u>Overall Site Elevation Difference</u>	<u>Contour Interval</u>
0' - 25'	2'
26' -50'	5'
51' +	10'

The applicants' submittal must accurately reflect the nature of the slopes on the subject property. The city may determine that more measurements are required to establish the actual average slope. Average slope shall be determined by measuring perpendicular to the contour lines from boundary to boundary within the lot or, in the case of a subdivision or partition, within the boundaries of the proposed lot and not including land to be dedicated for right-of-way or other purposes.

1. Zero 15% slope: Density is limited only by the underlying zone in which the site is located.
2. Greater than 15% - 30% slope: Site study and report by a certified engineering geologist is required prior to construction or excavation. Density shall not exceed two (2) dwelling units per acre except as provided in Section 100.030.4.
3. Greater than 30% slope: Site study and report by a certified engineering geologist is required prior to construction or excavation. Density shall not exceed one (1) dwelling unit per acre except as provided in Section 100.030.4. Construction on slopes of 30% or greater is permitted only with a foundation designed by a Oregon licensed civil engineer.
4. If it can be demonstrated that the average slope across a given lot of a proposed subdivision or minor partition is less than 15% grade that lot may be smaller than the requirements of Sections 100.030. 2 and 3 above. In no case shall the size of a lot be less than the minimum allowed by the underlying zoning. Specific density shall be established after deliberation of the planning commission and testimony from the city manager or a qualified designate, certified engineering geologist, and other qualified persons. The site study shall determine if a greater or lesser density is suitable for the site. The site study shall also determine the need for mitigation measures such as drainage structures, water retention, rip rap, road placement and revegetation.

First Reading: April 10, 1995  
Second Reading: April 10, 1995  
Passage: April 10, 1995  
Effective Date: May 9, 1995

Signed by me in authentication of its passage this 11th day of April, 1995.

Tom Davis  
Tom Davis  
Mayor

ATTEST:

Beverly S. Shields  
Beverly S. Shields  
Finance Director/Recorder