

**ORDINANCE NO. 98-O-446.DD**

**AN ORDINANCE AMENDING SECTION 8, DEFINITIONS, SECTION 16, SUBURBAN RESIDENTIAL (SR) DISTRICT; SECTION 20 SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT; SECTION 24, TWO FAMILY RESIDENTIAL (R-2) DISTRICT; SECTION 28, MULTIPLE FAMILY RESIDENTIAL (R-3), DISTRICT; SECTION 32, MOBILE HOME RESIDENTIAL (R-MH) DISTRICT; SECTION 36, PROFESSIONAL OFFICE (PO-1) DISTRICT; SECTION 40, PUBLIC OPEN SPACE P/OS DISTRICT, SECTION 112, REAR LOT DEVELOPMENT, AND SECTION 124, PROVISIONS APPLYING TO SPECIAL USES, OF ORDINANCE 89-O-446, AN ORDINANCE CREATING THE LAND DEVELOPMENT CODE.**

**Sections:**

- Section 1. Ordinance identified.**
- Section 2 Amendment to Section 8.**
- Section 3. Amendment to Section 16.**
- Section 4. Amendment to Section 20.**
- Section 5. Amendment to Section 24.**
- Section 6. Amendment to Section 28**
- Section 7. Amendment to Section 32**
- Section 8. Amendment to Section 36**
- Section 9. Amendment to Section 40**
- Section 10. Amendment to Section 112**
- Section 11. Amendment to Section 124**

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

**Section 1. Ordinance Identified. This ordinance amends Ordinance No. 89-O-446, enacted April 10, 1989 entitled, the Land Development Code.**

**Section 2. Amendment to Section 8. Section 8 of Ordinance No. 89-O-446 is hereby amended to add:**

**ALivestock@ Any domestic farm animal kept for sale, use or as a pet but not including dogs, cats or poultry.**

**Section 3. Amendment to Section 16. Section 16 of Ordinance No. 89-O-446 is hereby amended to read as follows:**

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

K. The keeping of horses, cattle, sheep and other livestock...

**16.070 Maximum building height.** No structure shall be over 30 feet in height, except as provided in Section 132.030.

**Section 4. Amendment to Section 20.** Section 20 of Ordinance No. 89-O-446 is hereby amended to read as follows:

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

K. The keeping of horses, cattle, sheep and other livestock...

**20.070 Maximum building height.** No structure shall be over 30 feet in height, except as provided in Section 132.030.

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

**24.070 Maximum building height.** No structure shall be over 30 feet in height, except as provided in Section 132.030.

**Section 6. Amendment to Section 28.** Section 28 of Ordinance No. 89-O-446 is hereby amended to read as follows:

**28.070 Maximum building height.** No structure shall be over 40 feet in height, except as provided in Section 132.030.

**Section 7. Amendment to Section 32.** Section 32 of Ordinance No. 89-O-446 is hereby amended to read as follows:

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

K. The keeping of horses, cattle, sheep and other livestock...

**32.070 Maximum building height.** No structure shall be over 30 feet in height, except as provided in Section 132.030.

**Section 8 Amendment to Section 36.** Section 36 of Ordinance No. 89-O-446 is hereby amended to read as follows:

**36.070 Maximum building height.** Maximum building height shall be 40 feet, except as provided in Section 132.030.

**Section 9. Amendment to Section 40.** Section 40 of Ordinance No. 89-O-446 is hereby amended to read as follows:

**40.050 Yard and building height requirements.**

E. Maximum building height shall be 40 feet, except as provided in Section 132.030.

**Section 10. Amendment to Section 112.** Section 112 of Ordinance No. 89-O-446 is hereby amended to read as follows:

**Section 112.010 Purpose.** The purpose of this section is to permit development of lots in residential areas which cannot be subdivided or partitioned pursuant to the other provisions of this code. No lots or other large parcels of land may be developed under this section if the property is physically capable of being subdivided or partitioned, either separately or in conjunction with adjacent properties in the same ownership, under the terms of this code. Any property proposed to be developed under this section shall comply with all of the following eligibility and development requirements.

**Section 112.020 Eligibility.**

B. Property must be situated and dimensioned in a manner that subdivision or partition under the terms of other applicable sections of this code is not possible, either individually or in conjunction with other adjacent property in the same ownership.

**Section 10. Amendment to Section 124.** Section 124 of Ordinance No. 89-O-446 is hereby amended to read as follows:

Sections: 124.070 Kennels, riding academies and public stables.

**124.070 Kennels, riding academies and public stables. Kennels, riding academies and public stables shall be located not less than 200 feet from any property line, shall provide automobile and truck ingress and egress, and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall show that odor, dust noise, and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses.**

First

Reading:

Second

Reading:

Passage:

Effective

Date:

Signed by me in authentication of its passage this  
day of