CITY OF BROOKINGS
ZONING CODE SUMMARY

The following table lists the various zones within the City of Brookings and gives a brief description of uses allowed in each zone and restrictions applied to the zone such as lot size, side yards, coverage and building height. This guide is for general use only and is not considered official. Official and specific uses and restrictions should be obtained from the Land Development Code.

Legend: LS - Lot Size; FY - Front Yard Setback; SY - Side Yard Setback; RY - Rear Yard Setback; LC - Lot Coverage; BH - Building Height
Side Yard and Rear Yard Setbacks marked with a * require an additional ½ foot setback for each 1foot of building height over 15 feet.

ZONING DISTRICT	PERMITTED USES	RESTRICTIONS					
		LS	FY	SY	RY	LC	BH
Suburban Residential (SR)	Single Family Dwellings	20,000 sq. ft.	20 ft.	10 ft.	20 ft.	35%	30 ft.
Single Family Residential (R-1)	Single Family Dwellings	6,000 sq. ft.	20 ft.	5 ft.*	15 ft.	40%	30 ft.
Two Family Residential (R-2)	Single Family Dwellings, Duplexes	6,000 sq. ft.	20 ft.	5 ft.*	5 ft.*	45%	30 ft.
Multiple Family Residential (R-3)	Duplexes Multiple Family Dwellings	2 d/u first 6,000 sq. ft. + 1,500 sq. ft. each add. unit	10 ft.	5 ft.*	5 ft.*	45%	40 ft.
Mobile Home Residential (R-MH)	Single Family Dwellings Single Family Manufactured Home	6,000 sq. ft.	20 ft.	5 ft.*	5 ft.*	40%	30 ft.
Professional Office (PO-1)	Professional And Business Office Uses	6,000 sq. ft.	10 ft.	5 ft.*	5 ft.*	None	40 ft.
Public Open Space (P-O/S)	Publicly Owned Facilities	None	20 ft.	10 ft.	15 ft.	None	40 ft.
Neighborhood Commercial (C-1)	Grocery Stores, Barber/Beauty Shop	None	20 ft.	10 ft.	10 ft.	35%	30 ft.
Shopping Center Commercial (C-2)	Retail Sales, Banks, Laundromat, Medical Clinics, Professional Offices	None	20 ft.	10 ft.	10 ft.	35%	40 ft.
General Commercial (C-3)	Retail Sales, Dance Studios, Tech Schools, Restaurants, taverns, Lounges, Theaters, Churches, Clubs, Lodges, Business Offices, Hotels/Motels, Public Buildings	None	None	None	None	None	40 ft.
Tourist Commercial (C-4)	Tourist oriented retail sales and other uses	None	None	None	None	None	40 ft/
Industrial Park (I-P)	Light Industrial And Related Retail Uses	None	20 ft.	10 ft.	10 ft.	50%	40 ft.
General Industrial (M-2)	Heavy Industrial Uses	None	None	None	None	None	40 ft.