

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 25, 2022

Subject: Ordinance: Amendment to Chapter 94, Zoning, Pertaining to Section 94-125.7, Residence R-1D Single-Family for the Purposes of Adding Regulations for Single-Family, Small Lot, and Single-Family Zero Feet Side Yard - 2 Units, Small Lot as permitted Special Uses

Presenter: Mike Struck, Community Development Director

Summary:

The City of Brookings has submitted amendments to Chapter 94, Zoning, pertaining to Section 94-125.7, adding special permitted use standards for single-family dwelling, small lot and single-family zero feet side yard dwelling, small lot.

Background:

The Residence R-1D Single-Family District is one of the least utilized residential zoning districts and the least utilized single-family zoning district. The R-1D District is intended for the highest density single-family developments, however, since the R-2 Two-Family District and the R-3 Apartment District also allow for single-family housing, these districts are more utilized in order to allow for more flexibility between single-family and multi-family builds in newer and larger residential developments.

Staff has discussed concepts for developments that could utilize smaller lot allowances and has proposed amendments to the R-1D District, which adds a new special permitted use for single-family dwellings on small lots.

Item Details:

In the ordinance revision, small lots are defined as a lot with a minimum area of 4,500 square feet as opposed to 6,000 square feet, which is currently the smallest minimum lot area allowed in any zoning district for single-family uses. The minimum lot width is proposed at 40 feet with 10-foot front yard setbacks, five-foot side yard setbacks, and 10-foot rear yard setbacks.

Single-family zero-foot side yard two-unit dwellings would be allowed on a 9,000 square foot lot with 65-foot minimum lot width and setbacks matching those of single-family dwellings.

Additional requirements in the proposal dictate single-family and single-family zero-foot side yard dwellings shall have one frontage which abuts an alley, garages shall be in the rear yard, and access drives in the front yard are prohibited with exceptions for corner lots where access drives may be located on the frontage with a greater width.

Legal Considerations:

None.

Strategic Plan Considerations:

Service and Innovation Excellence – the amendments allow greater flexibility in the City's zoning ordinances and will allow greater density in a single-family setting.

Financial Considerations:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

The Development Review Team and staff recommend approval of the revisions. The Planning Commission voted 9-0 recommending approval.

Supporting Documentation:

Memo

Ordinance – Clean

Ordinance – Marked

Legal Notice – Planning Commission

Planning Commission Minutes

Example