

Planning Commission Agenda Item Memo

From: Mike Struck, Community Development Director

Meeting: January 7, 2025

Subject: Amendments to Chapter 94, pertaining to the creation of a new zoning district, Civic district, and associated supplemental regulations

Presenter: Ryan Miller, City Planner

Summary:
The City of Brookings is proposing amendments to the City’s zoning ordinances located in Chapter 94 pertaining to the creation of a new zoning district, Civic, and the related supplemental amendments to acknowledge the Civic district in the zoning ordinance.

Item Details:
Staff is proposing the addition of a new zoning district, Civic (C) district. The Civic district is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose. The Comprehensive Plan identifies civic uses as a land use intensity on the Future Land Use Map.

Civic zoning is focused on providing zoning regulations for many different types of public, institutional, educational, and assembly uses. These uses are generally associated with larger land areas and structures due to the nature of the use and access to the facilities by the public. There are exceptions to the accessibility of the structures for a few uses such as public utility facilities, wireless communication facilities, and telecommunication facilities. The land uses are broken down by Permitted Uses, Permitted Special Uses, and Conditional Uses with yard setbacks and height regulations. The yard setbacks and height regulations are as follows:

- Minimum Front Yard Setback: 20 feet
- Minimum Side Yard Setback: 10 feet
- Minimum Rear Yard Setback: 20 feet
- Maximum Height: 60 feet

As the Civic district is a proposed new district to be added to the Zoning Ordinance, there are a number of supplemental regulations that need to be amended to acknowledge the Civic district. These supplement regulations impacted include:

- Access drives
- Accessory buildings and uses
- More than one main building
- Accessory building location

Fences, walls and hedges
Bufferyards
Sign regulations

Landscaping
Garbage receptacles

In drafting the Civic district, research of other communities was conducted to determine appropriate uses, yard setbacks, and height regulations. Best practices recommend Civic uses should be held to the same or greater standard than private development. This can be accomplished through site plan reviews, corridor reviews, and often in the case of public facilities through community input.

The Development Review Team recommends approval of the Civic zoning district.

Supporting Documentation:

Ordinance
Hearing Notice