

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: January 4, 2022

Subject: Amendment to Chapter 94, Zoning, Pertaining to Section 94-125.7.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

The City of Brookings has submitted amendments to Chapter 94, Zoning, pertaining to Sec. 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 forty feet with ten-foot front yard setbacks, five-foot side yard setbacks and ten-foot rear yard setbacks

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

Additional requirements in the proposal dictate that single-family and single-family zero-foot side yard dwellings shall have one frontage that 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.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval of the revisions.

Supporting Documentation:

1. Public Hearing Notice
2. Ordinance – Marked Up
3. Ordinance – Clean