

ORDINANCE 26-012

AN ORDINANCE TO CHANGE THE ZONING WITHIN THE CITY OF BROOKINGS

BE IT ORDAINED by the governing body of the City of Brookings, South Dakota:

SECTION 1. That the real estate situated in the City of Brookings, County of Brookings, State of South Dakota, described as follows, to-wit:

A portion of Bluegill Second Addition, a portion of Bluegill Third Addition and a portion of the SE 1/4 of the NW 1/4 in Section 1, Township 109, Range 50 from an Agriculture A District and a Residence R-1D Single-family District to a Residence R-1D Single-family District and a Residence R-3 Apartment District

In accordance with Section 94-7 of Article I of the Code of Ordinances of Brookings, South Dakota, as said districts are more fully set forth and described in Articles III and IV, Chapter 94 of the City of Brookings, South Dakota.

SECTION 2. The permitted use of the property heretofore described be and the same is hereby altered and changed in accordance herewith pursuant to Articles III and IV, Chapter 94 of the City of Brookings, South Dakota.

SECTION 3. All sections and ordinances in conflict herewith are hereby repealed.

FIRST READING: March 24, 2026

SECOND READING AND ADOPTION: April 14, 2026

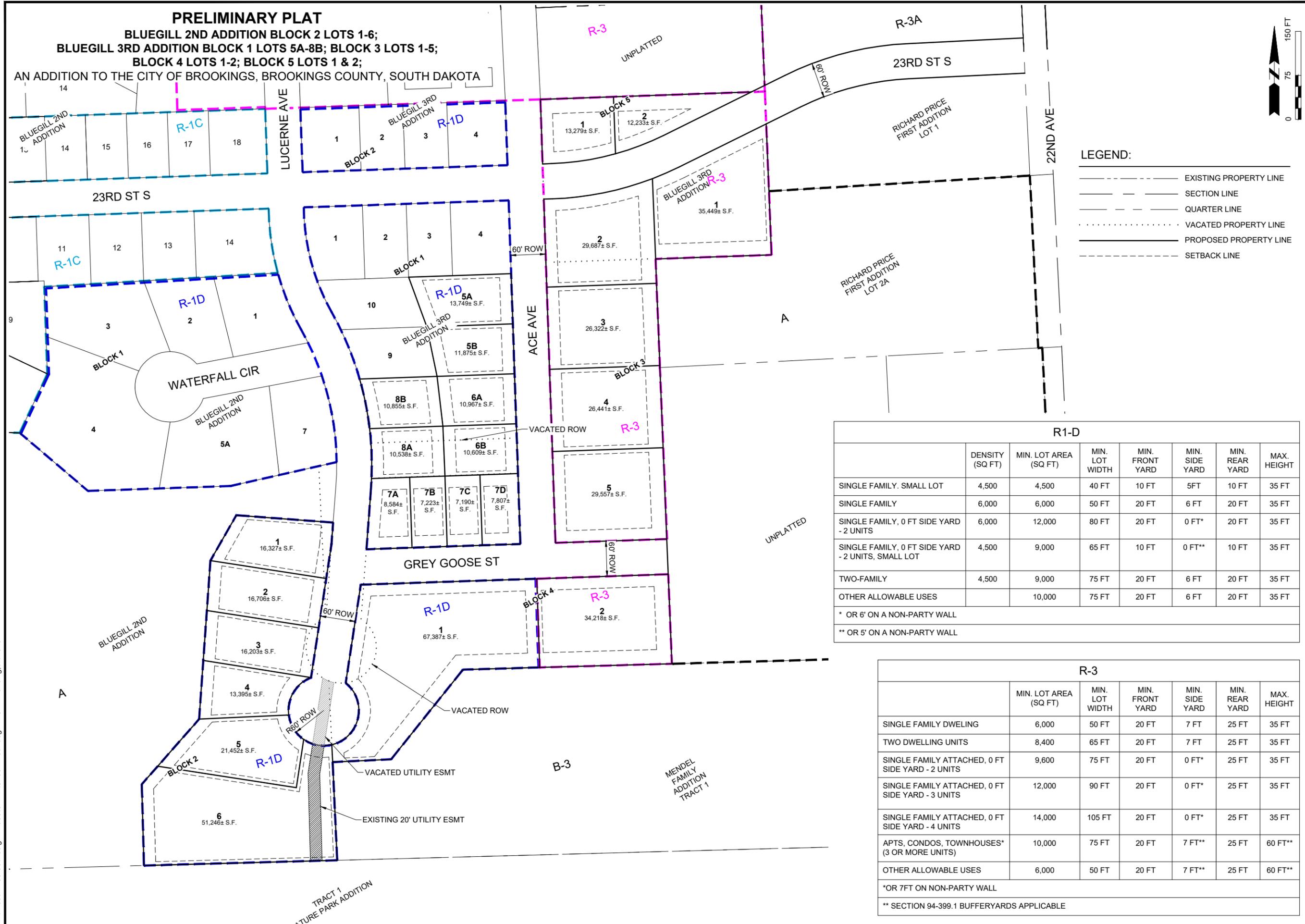
PUBLISHED: April 17, 2026

ATTEST:

Oepke G. Niemeyer, Mayor

Bonnie Foster, City Clerk

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PRELIMINARY PLAT
BLUEGILL 2ND ADDITION BLOCK 2 LOTS 1-6;
BLUEGILL 3RD ADDITION BLOCK 1 LOTS 5A-8B; BLOCK 3 LOTS 1-5;
BLOCK 4 LOTS 1-2; BLOCK 5 LOTS 1 & 2;
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

LEGEND:

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE

R-1-D							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE FAMILY, SMALL LOT	4,500	4,500	40 FT	10 FT	5 FT	10 FT	35 FT
SINGLE FAMILY	6,000	6,000	50 FT	20 FT	6 FT	20 FT	35 FT
SINGLE FAMILY, 0 FT SIDE YARD - 2 UNITS	6,000	12,000	80 FT	20 FT	0 FT*	20 FT	35 FT
SINGLE FAMILY, 0 FT SIDE YARD - 2 UNITS, SMALL LOT	4,500	9,000	65 FT	10 FT	0 FT**	10 FT	35 FT
TWO-FAMILY	4,500	9,000	75 FT	20 FT	6 FT	20 FT	35 FT
OTHER ALLOWABLE USES		10,000	75 FT	20 FT	6 FT	20 FT	35 FT

* OR 6' ON A NON-PARTY WALL
 ** OR 5' ON A NON-PARTY WALL

R-3							
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT	
SINGLE FAMILY DWELING	6,000	50 FT	20 FT	7 FT	25 FT	35 FT	
TWO DWELLING UNITS	8,400	65 FT	20 FT	7 FT	25 FT	35 FT	
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 2 UNITS	9,600	75 FT	20 FT	0 FT*	25 FT	35 FT	
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 3 UNITS	12,000	90 FT	20 FT	0 FT*	25 FT	35 FT	
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 4 UNITS	14,000	105 FT	20 FT	0 FT*	25 FT	35 FT	
APTS, CONDOS, TOWNHOUSES* (3 OR MORE UNITS)	10,000	75 FT	20 FT	7 FT**	25 FT	60 FT**	
OTHER ALLOWABLE USES	6,000	50 FT	20 FT	7 FT**	25 FT	60 FT**	

*OR 7 FT ON NON-PARTY WALL
 ** SECTION 94-399.1 BUFFERYARDS APPLICABLE

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PROJECT / SHEET TITLE:
BLUEGILL 2ND & 3RD ADDITIONS
 ZONING PLAN
 BROOKINGS, SOUTH DAKOTA
 DESCRIPTION

REV.	DATE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 24430-00
 DATE: FEBRUARY 2026
 ENG / ARCH: JDB
 DESIGNER: JDB
 TECHNICIAN:
 SCALE REDUCTION BAR
 SHEET No.: **2 OF 4**