

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: November 22, 2022 / December 13, 2022

Subject: Amendments to Chapter 94, Article IV, Division 1 and Division 2 related to height maximums

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

The City of Brookings is proposing amendments to the City’s zoning ordinances located in Chapter 94, Article IV, Division 1 and Division 2. The amendments would increase the maximum height allowed in the B-1, B-2, B-2A and B-3 zoning districts and eliminate the height maximum in the B-4, B-5, I-1, I-2 and I-1R districts.

Background:

Staff has been exploring changes to the maximum height allowances in the business and industrial districts. Staff has discussed the height maximums with the Development Review Team and feel that the current regulations are antiquated and increases could promote more efficient development practices.

Item Details:

The changes would impact the maximum allowed height in each of the business and industrial districts. For the B-1, B-2, B-2A and B-3 zoning districts, the maximum height would be increased to sixty feet. Below are the proposed changes.

	Current Height Max	Proposed Height Max
B-1 Central District	50 feet	60 feet
B-2 District	45 feet	60 feet
B-2A Office District	35 feet	60 feet
B-3 Heavy District	45 feet	60 feet

For the B-4, B-5, I-1, I-2 and I-1R districts, the maximum height is eliminated, however, additional bufferyard setbacks will apply for structures over sixty-feet in height. When a structure is proposed over sixty feet in height, bufferyards as required in Sec. 94-399.1. will be increased by 1.5 times. Below are the proposed changes.

	Current Height Max	Proposed Height Max
B-4 Highway District	50 feet	N/A*
B-5 Research District	60 feet	N/A*
I-1 Light District	50 feet	N/A*

I-2 Heavy District	50 feet	N/A*
I-1R Restricted District	50 feet	N/A*

*When a structure exceeds 60 feet in height, the required bufferyard increases x 1.5

For the proposed bufferyard increase, staff is proposing using the required bufferyard for structures greater than thirty feet in height as the base bufferyard. An increase of one and a half times would be added if a structure is over sixty feet in height.

Landscaped Bufferyards (with required tree and shrub plantings)

	Bufferyard for buildings over 30'		1.5x Increase	
	To Parking	To Structure	To Parking	To Structure
B-4	20 feet	30 feet	30 feet	45 feet
B-5	20 feet	30 feet	30 feet	45 feet
I-1	20 feet	30 feet	30 feet	45 feet
I-2	20 feet	30 feet	30 feet	45 feet
I-1R	20 feet	30 feet	30 feet	45 feet

Standard Bufferyard (greenspace only)

	Bufferyard for buildings over 30'		1.5x Increase	
	To Parking	To Structure	To Parking	To Structure
B-4	40 feet	40 feet	60 feet	60 feet
B-5	40 feet	40 feet	60 feet	60 feet
I-1	50 feet	50 feet	75 feet	75 feet
I-2	50 feet	50 feet	75 feet	75 feet
I-1R	50 feet	50 feet	75 feet	75 feet

For development in B-1, B-2, B-2A and B-3, the standard bufferyards and enhanced bufferyards for structures over thirty feet in height would remain in use. No additional bufferyard standards would be added for those zoning districts since the max height is proposed to be capped at sixty feet.

Legal Consideration:

None

Strategic Plan Consideration:

Sustainability – the amendments propose changes to the zoning code which could support higher density development.

Financial Consideration:

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 recommends approval. The Planning Commission voted 6 – 1 recommending approval.

Supporting Documentation:

1. Ordinance – Marked
2. Ordinance – Clean
3. Legal Notice – City Council
4. Legal Notice – Planning Commission
5. Planning Commission Minutes
6. [Zoning Map](#) – interactive map