

## ORDINANCE 24-034

### AN ORDINANCE AMENDING CHAPTER 94, ARTICLE VI, DIVISION 3, PERTAINING TO SECTION 94-395 PROJECTIONS OF PORCHES, DECKS, PLATFORMS AND CANTILEVERED FLOORS.

BE IT ORDAINED BY THE GOVERNING BODY of the City of Brookings, South Dakota that the Zoning Regulations be amended as follows:

I.

Chapter 94 – Zoning

Article VI. – Supplemental Regulations

Division 3 – Yard Requirements

Sec. 94-395. Projections of porches, decks, platforms and cantilevered floors.

- (a) Open, unenclosed porches, decks and platforms may project into a required yard area as follows:
- (1) Ground and entry level porches, decks and platforms may project into the front yard no more than 10 feet and in no case may be closer than 10 feet from the front lot line.
  - (2) Porches decks and platforms leading to the second story and above may project into the front yard no more than six feet and in no case may be closer than 14 feet from the front lot line.
  - (3) Attached porches, decks and platforms may project into the side yard setback no more than four feet. Detached porches, decks and platforms may not encroach into the side yard setback.
  - (4) Attached porches, decks and platforms may encroach into the rear yard setback a distance not greater than 20 percent of the minimum required setback. Detached porches, decks and platforms may not encroach into the rear yard setback.
  - (5) Stairs and ramps leading to an approved porch, deck or platform may exceed the allowable projections described in Sec. 94-395.(a).
- (b) Cantilevered floors and adjoining wall assemblies which are not supported by a permanent foundation may project into a required yard area as follows:
- (1) Cantilevered floors and adjoining wall assemblies may be extended into a required front or rear yard setback a distance not exceeding two feet, and into a required side yard setback a distance not exceeding one foot.
  - (2) The length of a cantilevered floor and adjoining wall assembly shall not exceed 14 feet or 30 percent of the total length of any side of a principal building, whichever is greater.

(Ord. No. 21-03, 8-26-2003; Ord. No. 13-12, § 1, 6-12-2012)

Editor's note(s)—Ord. No. 13-12, § 1, adopted June 12, 2012, changed the title of § 94-396 from "Projection of porches, decks and platforms" to "Projections of porches, decks, platforms and cantilevered floors."

II.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

FIRST READING: September 24, 2024  
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CITY OF BROOKINGS, SD

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Oepke G. Niemeyer, Mayor

ATTEST:

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Bonnie Foster, City Clerk