

City Council Agenda Item Memo

From: Mike Struck, Community Development Director

Council Meeting: January 28, 2025 / February 11, 2025

Subject: Ordinance 25-002: Amendments to Chapter 94, pertaining to the creation of a new zoning district, Civic District, and associated supplemental regulations

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

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. The Development Review Team recommends approval. The Planning Commission voted 6-1 to recommend approval.

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 which 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 which need to be amended to acknowledge the Civic District. These supplemental regulations impacted include:

Access drives

Accessory buildings and uses

More than one main building
Fences, walls and hedges
Bufferyards
Sign regulations

Accessory building location
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.

Legal Consideration:

None.

Strategic Plan Consideration:

- Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

None.

Supporting Documentation:

Ordinance
Notice – City Council
Notice – Planning Commission
Planning Commission Minutes