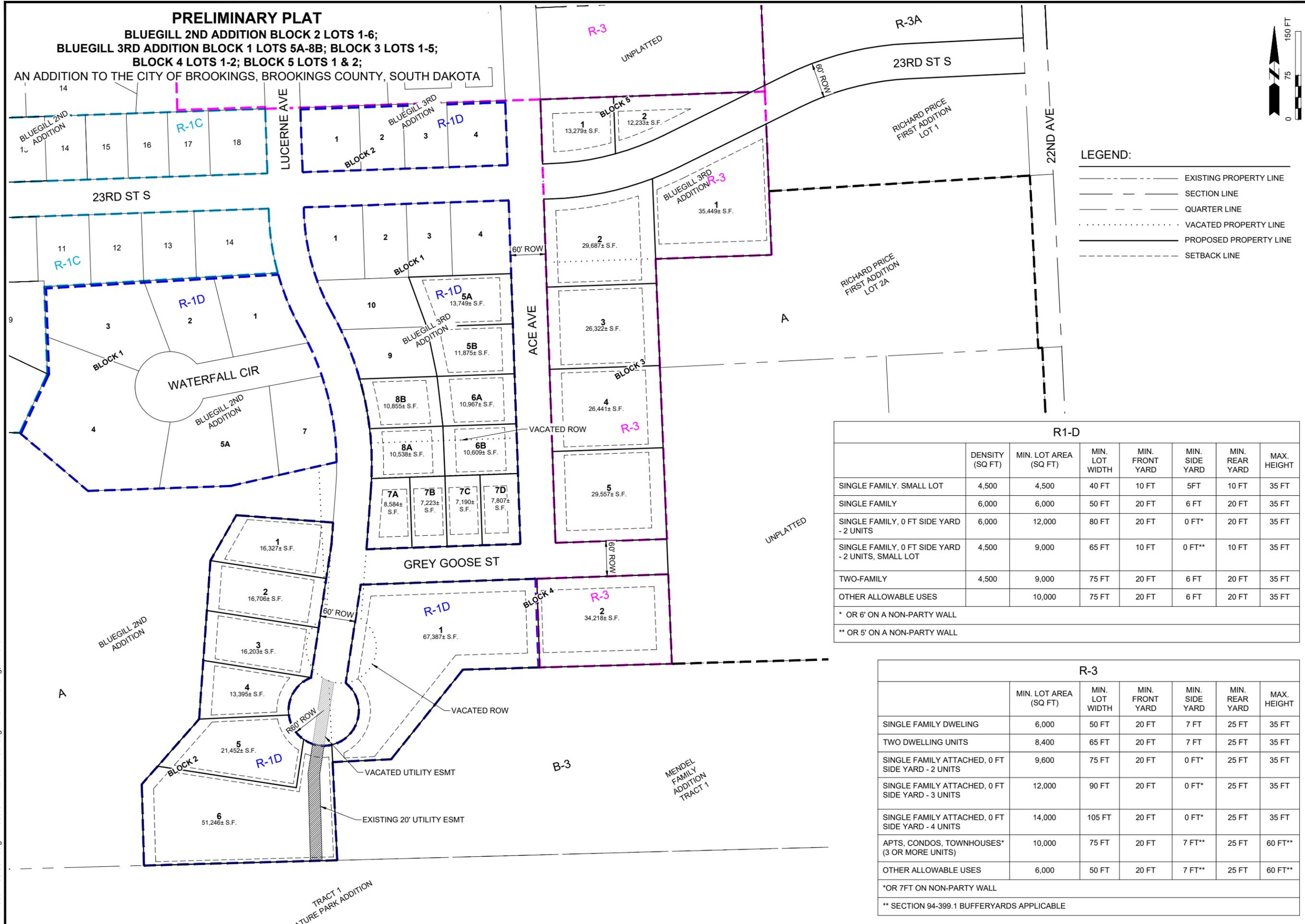


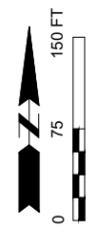
X:\Files\24430-00\Design Phase\CADD\Sheet File\Bluegill Prelim Plat.dwg,02/2026



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

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	24430-00
DATE:	FEBRUARY 2026
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

SCALE REDUCTION BAR