

Ordinance 22-027

An Ordinance amending the Zoning Ordinance of the City of Brookings and pertaining to Residence R-3 Apartment District for the purpose of administration of the Zoning Ordinance

Be It Ordained by the City Council of the City of Brookings, State of South Dakota: that Chapter 94, Zoning, Section 94-127 Subsection (a) and (f) thereto, shall be amended as follows:

I.

Section 1. Sec. 94-127. – Residence R-3 apartment district.

(a) *Intent.* This district is intended to provide for areas of the highest density of multi-family residential. This district provides for single-family, two-family, apartments, condominiums, townhouses, fraternities and sororities and supportive community facilities such as schools, parks, churches and community and public buildings.

(f) Area, yard and height regulations. The R-3 District regulations are as follows:

	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
Single-family dwelling	6,000	50 feet	20 feet	7 feet	25 feet	35 feet
Two dwelling units	8,400	65 feet	20 feet	7 feet	25 feet	35 feet
Single-family attached 0 feet side yard						
2 units	9,600	75 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
3 units	12,000	90 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
4 units	14,000	105 feet	20 feet	0 feet or 7 feet on nonparty wall	25 feet	35 feet
Apts., condominiums, townhouses* (3 or more units)	10,000	75 feet	20 feet	7 feet**	25 feet	60 feet **
Other allowable uses	6,000	50 feet	20 feet	7 feet**	25 feet	60 feet **

*Parking lots shall be screened from single-family and two-family residential uses according to section 94-401.

**94-399.1 Bufferyards applicable.

II.

Any and all ordinances in conflict herewith are hereby repealed.

First Reading: July 26, 2022
Second Reading: August 9, 2022
Published:

CITY OF BROOKINGS, SD

ATTEST:

Oepke G. Niemeyer, Mayor

Bonnie Foster, City Clerk