**Ordinance 22-028**

**An Ordinance amending the Zoning Ordinance of the City of Brookings and pertaining to Residence R-3A Apartment / Mobile Homes / Manufactured Housing 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 94-128 Subsection (a) and (f) thereto, shall be amended as follows:

I.

Section 1.  Sec. 94-128. – Residence R-3A apartment/mobile homes/manufactured housing 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-3A 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.

<center>II.</center>

Any and all ordinances in conflict herewith are hereby repealed.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


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ATTEST:                                                 Oepke G. Niemeyer, Mayor


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Bonnie Foster, City Clerk