



Legislation Details (With Text)

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Title:	Amendment to Chapter 94, Zoning, Pertaining to Section 94-399.1 - Bufferyards				
Sponsors:					
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Attachments:	1. Notice, 2. Presentation, 3. Ordinance - Old Marked Up, 4. Ordinance - New, 5. Bufferyard Exhibits, 6. Memo.pdf				

Date	Ver.	Action By	Action	Result
7/7/2020	1	Planning Commission	approved	Pass

Amendment to Chapter 94, Zoning, Pertaining to Section 94-399.1 - Bufferyards

Summary:

The City of Brookings is seeking approval of an amendment to the Zoning Ordinance to establish a new section pertaining to bufferyards. Bufferyards are generally required when business or industrial developments abut a residential district.

Background:

The current ordinance requires landscaped areas that serve as bufferyards between residential properties and business/industrial zoned properties. The landscaped areas range in size from 25 - 50 feet depending on the zoning district; however, there is no requirement for vertical screening. The goal of the new ordinance is to provide an option of a smaller bufferyard with vertical screening for privacy.

The ordinance amendment establishes different types of bufferyards based on the zoning district, building height, parking lots and structures. The bufferyard distances and screening types are based on the intensity of the district so more intense uses have more substantial buffer requirements. The ordinance also takes into account the height of structures in order to mitigate impacts to surrounding properties. One notable change is that bufferyards apply to certain residential districts when structures exceed 30 feet in height. In addition, more intense districts require a six (6) foot fence in addition to landscaping. The ordinance amendment essentially retains the option of the larger landscaped areas but provides for options to integrate varying land uses while mitigating negative impacts. Overall, the intent is to offer flexibility while promoting a blending of land uses where appropriate by requiring vertical screening measures.

Recommendation:

The Development Review Team (DRT) recommends approval of the ordinance amendment.

Attachments:

Notice

Memo

Presentation

Ordinance - Marked Up

Ordinance - New

Bufferyard Exhibits