

ORDINANCE NO. 360

AN ORDINANCE FURTHER AMENDING ORDINANCES NO. 216 and 354 (BROOKINGS ZONING ORDINANCES) AND DECLARING AN EMERGENCY.

WHEREAS, the City of Brookings has as its zoning code and regulations Ordinance No. 216, as amended by Ordinances No. 340, 351, and 354; and

WHEREAS, it has been determined that certain particulars within Ordinances No. 216 and 354 be further revised and amended,

NOW, THEREFORE, the City of Brookings hereby Ordains as follows;

- (1) ARTICLE 1 Section 1.020(10) Ordinance 354 be herein repealed in its entirety.
- (2) ARTICLE 3 Section 3.010 Ordinance 216, as amended, add the following:

<u>ZONE</u>	<u>ABBREVIATED DESIGNATION</u>
Annexed Lands-Residential Low Density	AL-R-2
Annexed Lands-Residential Medium Density	AL-R-3

- (3) ARTICLE 3 Section 3.040 Ordinance 354 be herein repealed in its entirety, and further, in replacement thereof, said section shall state as follows:

Section 3.040. Zoning of Annexed Areas.

The zoning classification of newly-annexed parcels shall be determined as follows:

<u>COUNTY ZONE</u>	to	<u>CITY ZONE</u>	<u>(Section Numbers)</u>
R-1		R-LD	4.010
R-2		AL-R-2	4.250
R-3		AL-R-3	4.350
All Others		The City Council, within 6 months of the effective date of the annexation, shall review and assign zoning to the newly-annexed parcel which reflects either the County zoning district or a zoning district which would serve to implement the land-use requirements outlined in the Comprehensive Plan. Until specific zoning is assigned, zoning in effect prior to annexation shall apply.	

- (4) ARTICLE 4 Section 4.020(1)(a) Ordinance 216 be herein repealed in its entirety, and further, in replacement thereof, said sections shall state as follows:

Section 4.020(1)

- (a) A single-family mobile, manufactured or modular unit on an individual lot under the following conditions:

1. The unit must be constructed to the Uniform Building Code (UBC) or the Department of Housing and Urban Development (HUD) Standards and Specifications whichever is more restrictive. Only those manufactured homes which exhibit the Oregon Department of Commerce "Insignia of Compliance" indicating conformance with HUD or UBC standards shall be permitted.

2. Unless adverse conditions exist, the unit shall be placed at ground level on a permanent foundation with axles and hitch removed. In the event adverse conditions exist, the Building Official may, at his discretion, allow alternate methods of installations.
3. The unit shall be not less than 24 feet in width, enclosing a space of not less than 1,000 square feet.
4. The unit shall have a wood-shake or composition roof with a minimum roof slope of 3 inches in 12 inches with not less than 12-inch eaves.
5. The unit shall have siding which is commonly allowed under the Uniform Building Code.
6. Tie-downs must meet the State of Oregon requirements for tie-downs.
7. The unit shall be connected to the City of Brookings water supply system and wastewater collection systems.
8. All utility systems provided for the unit shall be in conformance with all City of Brookings requirements.

(5) ARTICLE 4 Section 4.250, add as follows:

Section 4.250. Annexed Lands - Residential Low Density (AL-R-2).

- (1) Purpose: The AL-R-2 zone is designed to be applied to certain newly-annexed lands, recognizing the trend towards homes of other than conventional construction.
- (2) Uses Permitted Outright. In an AL-R-2 zone, the following uses and their accessory uses shall be permitted outright:
 - (a) Single-family dwelling.
 - (b) A single-family mobile, manufactured or modular unit as described in Section 4.020(1)(a).
- (3) Conditional Uses Permitted. In an AL-R-2 zone, the conditional uses allowed in an R-LD zone shall apply.
- (4) Lot Size, Width, Yards, Building Height, Off-Street Parking, Sign and Miscellaneous Requirements.
All standards, restrictions, limitations and exceptions that apply to the R-LD zone shall apply to the AL-R-2 zone.

(6) ARTICLE 4 Section 4.350, add as follows:

Section 4.350. Annexed Lands Residential Medium Density (AL-R-3).

- (1) Purpose: The AL-R-3 zone is designated to be applied to certain newly-annexed lands where housing demands may justify a higher density.
- (2) Uses Permitted Outright. In an AL-R-3 zone, the following uses and their accessory uses are permitted outright:
 - (a) Single-family dwelling.
 - (b) A single-family mobile, manufactured or modular unit as described in Section 4.020(1)(a).
 - (c) Multiple-family dwelling.
- (3) Conditional Uses Permitted. In an AL-R-3 zone,
 - (a) A use permitted in a R-LD zone.
 - (b) Nursing home, rest home, retirement home, convalescent hospital or home, or similar facility.
- (4) Lot Size, Width, Yards, Building Height, Off-Street Parking, Sign and Miscellaneous Requirements.
All standards, restrictions, limitations and exceptions that apply to the R-MD zone shall apply to the AL-R-3 zone.
- (7) All other terms and provisions of Ordinances No. 216 and 354 not alluded to herein shall be and remain in full force and effect; and further, all of said provisions shall apply fully to the enactments hereincontained, including the administrative and penalty provisions of Ordinances No. 216 and 354.
- (8) It is hereby determined that it is in the interest of the public welfare, peace and safety of the City of Brookings that this ordinance be immediately adopted because existing conditions and time schedules necessitate the submittal of revisions and/or amendments of the City of Brookings' Comprehensive Plan forthwith to the Land Conservation and Development Commission of which this Ordinance is a vital component, and therefore an emergency is declared to exist, and that this Ordinance shall be in full force and effect from and after the date of its passage.

First Reading: July 13, 1982

Second Reading: July 13, 1982

Passage: July 13, 1982

Signed by me in authentication of its passage this 13th
day of July, 1982.



Mayor Bob Kerr

ATTEST:



Naomi Bradfield, City Recorder