



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 30, 2008



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Brookings Plan Amendment
DLCD File Number 009-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: July 15, 2008

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative
Dianne Morris, City of Brookings

<paa>

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DATE STAMP

DEPT OF
JUN 26 2008
LAND CONSERVATION AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: **City of Brookings**

Local file number: **LDC-6-08**

Date of Adoption: **6/23/2008**

Date Mailed: **6/25/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **No** Date: N/A

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Housekeeping revisions to the Chapter 17.28 Multiple Family Residential (R-3), Brookings Municipal Code (BMC) zone for clarification and formatting.

Does the Adoption differ from proposal? Please select one

N/A

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD #009-08 (NOA)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

Local Contact: **Dianne Morris**

Phone: **(541) 469-1138** Extension:

Address: **898 Elk Drive**

Fax Number: **541-469-3650**

City: **Brookings, OR**

Zip: **97415-**

E-mail Address: **dmorris@brookings.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

17.28.020 Permitted uses.

The following uses are permitted:

- A. Two-family dwellings or duplexes. Dwelling must have a garage or carport for each dwelling unit constructed of like materials;
- B. Multiple-family dwellings and apartment houses;
- C. Single-family dwellings, provided the building permit applicant or the applicant's spouse, parent, child or sibling, purchased the property prior to August 13, 1998. Dwelling must have a garage or carport constructed of like materials. A single-family dwelling may include a manufactured home as defined by ORS 446.003, and subject to BMC 17.28.100; [Ord. 98-O-446.CC § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]

17.28.030 Accessory uses.

The following accessory uses are permitted:

- A. Home occupations, subject to the provisions of Chapter 17.104 BMC;
- B. Other accessory uses and accessory buildings and structures, such as non-commercial greenhouses, customarily appurtenant to a permitted use. [Ord. 89-O-446 § 1.]
- C. Boats, trailers, pick-up campers, motor homes and similar equipment may be stored, but not occupied, except as provided for temporary sleeping purposes in 8.15.087, BMC, on a lot in an "R" district; provided that:
 - 1. Parking and storage shall be at least five feet from the front property line and at least three feet from a street and interior side or rear lot line, except however, no storage shall be allowed within 20 feet of the corner along both property lines at a street corner;
 - 2. All areas used for storage of such vehicle/equipment shall be paved or a graveled hard surface.

17.28.040 Conditional uses.

The following conditional uses may be permitted subject to a conditional use permit:

- A. Recreation uses and facilities, including country clubs, golf courses, swimming clubs, but not including such intensive commercial recreation uses as a golf driving range, race track or amusement park;
- B. Churches, subject to BMC 17.124.100;
- C. Off-street parking lots when contiguous to a less restrictive zoning district, subject to the provisions of Chapter 17.92 BMC;
- D. Hospitals, rest, nursing and convalescent homes, subject to BMC 17.124.100;
- E. Public and private schools but not including a business, dancing, trade, technical or similar school, subject to BMC 17.124.011;
- F. Nursery schools and day care, subject to BMC 17.124.100.
- G. Governmental structures or uses including parks and recreation facilities, fire stations, libraries, museums, but not including storage or repair yards, warehouses or similar uses;
- H. Cemeteries, mortuaries, crematories, mausoleums, and columbariums subject to BMC 17.124.090;
- I. Riding academies and public stables, subject to BMC 17.124.070;
- J. Excavation and removal of sand, gravel, stone, soil or other earth products, subject to BMC 17.124.020 (commercial excavation);
- K. Public and quasi-public halls, lodges and clubs, subject to BMC 17.124.120;
- L. Planned unit developments, subject to provisions of Chapter 17.116 BMC;
- M. Utility substations or pumping stations subject to BMC 17.124.030;
- N. Bed and breakfast facilities, subject to the provisions of BMC 17.124.140;
- O. Professional business and service offices;
- P. Signs appurtenant to any conditional use and which do not comply with BMC 17.28.080;

- Q. Poultry farms and eggeries subject to the provisions of BMC 17.124.040.
- R. Short-term rentals pursuant to the provisions of BMC 17.124.170. [Ord. 01-O-446.MM; Ord. 95-O-446.Y § 2; Ord. 93-O-446.L § 4; Ord. 89-O-446 § 1.]
- S. Temporary living quarters for caretakers subject to the provisions of BMC 17.124.200.

17.28.050 Minimum lot area and dwelling density.

The minimum lot area shall be 6,000 square feet for the first two dwelling units and for each additional dwelling unit, the lot area shall be increased by 1,500 square feet. [Ord. 89-O-446 § 1.]

17.28.060 Lot width, lot coverage and yard requirements.

Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
60'	10'	5'*	5'*	45%

Provided however, that side yards abutting a street shall be a minimum of 10 feet in width; and
 *Provided that the side yards and rear yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.

Rear Lots (Flag lot), created pursuant to BMC 17.172.061 have setback requirements of 10 feet from all property lines. Any irregularly shaped parcel with minimal street frontage is also subject to the 10 foot setback from all property lines

Special yards and distances between buildings shall be provided as follows:

1. An inner courtyard providing access to double-row dwelling units shall be a minimum of 20 feet in width;
2. Except for single-family dwellings on one lot, the minimum distance between residential buildings shall be twice the minimum side yard setback that would be required for the tallest building on the lot; provided, however, that in no case shall the distance be less than 10 feet [Ord. 03-O-446.SS; Ord. 95-O-446.X § 5; Ord. 89-O-446 § 1.]

17.28.070 Maximum building height.

No structure shall be over 40 feet in height, except as provided in BMC 17.128.030 or BMC 17.124.130. [Ord. 98-O-446.DD § 6; Ord. 89-O-446 § 1.]

17.28.080 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 89-O-446 § 1.]

17.28.090 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 89-O-446 § 1.]

17.28.100 Manufactured housing siting requirements.

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on an excavated and backfilled foundation and shall be enclosed at the perimeter such that the manufactured home is located so that no more than 12 inches of the enclosing material is exposed above grade. Where the manufactured home is placed upon a building site having a sloped grade, no more than 12 inches of the enclosing

material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 12-inch limitation will not apply.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 445.010.

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]

17.28.110 Other required conditions.

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. No residential structure shall be located within the ocean coastal shorelands boundary nor the Chetco Estuary shorelands boundary as defined in the comprehensive plan. [Ord. 89-O-446 § 1.]

C. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.

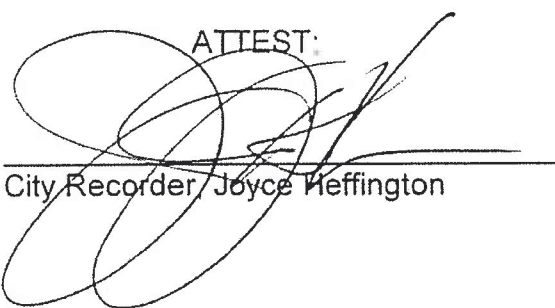
D. For multi-family dwellings an area equal to at least 15 percent of the site area, inclusive of required setback yards, shall be devoted to usable open space recreation areas. This area must be cleared of brush or obstructions and not used for temporary or regular parking or vehicles.

E. If commercial dumpsters are to be used, they shall be appropriately screened.

First reading: June 23, 2008
Second reading: June 23, 2008
Passage: June 23, 2008
Effective date: July 23, 2008
Signed by me in authentication of its passage this 24th day of June, 2008.



Mayor Larry Anderson

ATTEST:


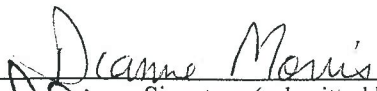
City Recorder Joyce Heffington

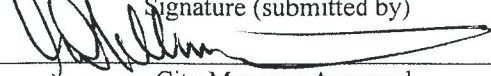
CITY OF BROOKINGS

COUNCIL AGENDA REPORT

Meeting Date: June 9, 2008

Originating Dept: Planning



Signature (submitted by)


City Manager Approval

Subject: A hearing on Files LDC -3,4,5,6,7-08 to consider revisions to:
Chapter 17.16, Suburban Residential (SR);
Chapter 17.20, Single Family Residential (R-1);
Chapter 17.24, Two-Family Residential (R-2);
Chapter 17.28, Multi-Family Residential (R-3);
Chapter 17.32, Manufactured Home Residential (R-MH);
of the Brookings Municipal Code (BMC).

Recommended Motion: Motion to approve Files LDC-4/5/6/7-08 making revisions to the above Chapters.

Financial Impact: None.

Background/Discussion: The City's Land Development Code (LDC) Committee reviewed and made revisions to all the Residential Chapters in the BMC. The revisions to all 5 Chapters are virtually the same. Most of the revisions were to correct redundancies, put items in more appropriate Sections, and clarify language. Following are some of the more important changes:

- Under 17.16.020, Permitted Uses. The requirement to have a garage or carport when siting a dwelling was added. This was added for consistency as the Code currently requires a garage or carport when siting a manufactured dwelling.
- In 17.16.030, Accessory Uses, (C) and (D) were added.
- 17.16.040, Conditional Uses. Several uses listed needed specific Conditional Use Standards and a reference to where those are found.
- 17.16.040 (R), Short Term Rentals. This was added to the SR zone as it's allowed in all other Residential zones.
- 17.16.040 (T), Temporary Living Quarters for Caretakers. This was added in response to numerous requests for this use in the past.
- 17.16.120, Dwelling Groups was moved to 17.124.180, Specific Standards Applying to Conditional Uses. Dwelling groups are a type of Conditional Use and the standards for approval need to be in the Chapter dealing with that.

Policy Considerations: N/A

Attachment(s): **Attachment A** – Draft versions of the “R” zones.

APPROVED BY CITY COUNCIL ON

6-9-08

CITY OF BROOKINGS PLANNING COMMISSION
STAFF REPORT

SUBJECT: Land Development Code Amendment
FILE NO: LDC-4/5/6/7-08
HEARING DATE: May 20, 2008

REPORT DATE: May 7, 2008
ITEM NO: 7.2 through 7.5

GENERAL INFORMATION

APPLICANT: City Initiated.
REPRESENTATIVE: City Staff.
REQUEST: Revisions to Chapter 17.20, Single Family Residential (R-1);
Revisions to Chapter 17.24, Two-Family Residential (R-2);
Revisions to Chapter 17.28, Multi-Family Residential (R-3);
Revisions to Chapter 17.32, Manufactured Home Residential (R-MH),
Brookings Municipal Code (BMC).
PUBLIC NOTICE: Published in local newspaper.

BACKGROUND INFORMATION

The City's Land Development Code (LDC) Committee reviewed and made revisions to the Residential Chapter listed above. These revisions are identical to the changes made to Chapter 17.16, Suburban Residential (SR) that you reviewed at your last meeting with the exception of the following:

- The title of Chapter 17.32 is being changed from "Mobile Home Residential" to "Manufactured Home Residential".

At your May 6th meeting staff mentioned the possible inclusion of additional commercial uses in the conditional use section of these zones. After considerable discussion with the LDC Committee, it was decided to postpone the consideration of those revisions for the present time. At a future date a workshop will be scheduled to discuss this further.

Following this report is the draft version of Chapters 17.20, 17.24, 17.28, 17.32, BMC (Attachment A).

RECOMMENDATION

After careful consideration, and any input the public may provide, Staff supports a Planning Commission recommendation of approval of file LDC-4,5,6,7-08, R-1, R-2, R-3, R-MH, BMC, to the City Council.

Chapter 17.28

MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT

DRAFT April 28, 2008

Text to be added bold and italicized.

~~Text to be omitted has strikethrough.~~

Sections:

- 17.28.010 Purpose.
- 17.28.020 Permitted uses.
- 17.28.030 Accessory uses.
- 17.28.040 Conditional uses.
- 17.28.050 Minimum lot area *and dwelling density*.
- 17.28.060 Lot width, lot coverage and yard requirements.
- 17.28.070 Maximum building height.
- 17.28.080 Signs.
- 17.28.090 Parking.
- 17.28.100 Manufactured housing *siting* requirements.
- 17.28.110 Other required conditions.

17.28.010 Purpose.

This district is designed to provide an environment suitable for higher density urban residential uses. The R-3 district is intended for residential uses, community services and appropriate professional business and service offices. [Ord. 89-O-446 § 1.]

17.28.020 Permitted uses.

The following uses are permitted:

A. Two-family dwellings or duplexes. *Dwelling must have a garage or carport for each dwelling unit constructed of like materials.*;

B. Multiple-family dwellings and apartment houses;

~~C. Rooming and boarding houses, and group living;~~

~~DC. Single-family dwellings, provided the building permit applicant or the applicant's spouse, parent, child or sibling, purchased the property prior to the effective date of this amendment August 13, 1998. Dwelling must have a garage or carport constructed of like materials. A single-family dwelling may include a manufactured home as defined by ORS 446.003, and subject to BMC 17.28.100; provided, however, nothing in this subsection abrogates a recorded restrictive covenant which may prohibit the placement of a manufactured home on a given lot. The city has no obligation to identify, investigate or enforce any such restrictive covenant. [Ord. 98-O-446.CC § 2; Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]~~

17.28.030 Accessory uses.

The following accessory uses are permitted:

~~A. Offices incidental and necessary to the conduct of a permitted use;~~

~~B. Off street parking lots when appurtenant to a permitted use, subject to the provisions of Chapter 17.92 BMC;~~

~~CA. Home occupations, subject to the provisions of Chapter 17.104 BMC;~~

DB. Other accessory uses and accessory buildings and structures, *such as non-commercial greenhouses*, customarily appurtenant to a permitted use. [Ord. 89-O-446 § 1.]

~~E-C~~ *Boats, trailers, pick-up campers, motor homes and similar equipment may be stored, but not occupied, except as provided for temporary sleeping purposes in 8.15.087, BMC, on a lot in an "R" district; provided that:*

1. Parking and storage shall be at least five feet from the front property line and at least three feet from a street and interior side or rear lot line, except however, no storage shall be allowed within 20 feet of the corner along both property lines at a street corner;

2. All areas used for storage of such vehicle/equipment shall be paved or a graveled hard surface.

17.28.040 Conditional uses.

The following conditional uses may be permitted subject to a conditional use permit:

A. Recreation uses and facilities, including country clubs, golf courses, swimming clubs, but not including such intensive commercial recreation uses as a golf driving range, race track or amusement park;

B. Churches, subject to BMC 17.124.100;

C. Off-street parking lots when contiguous to a less restrictive zoning district, subject to the provisions of Chapter 17.92 BMC;

D. Hospitals, rest, nursing and convalescent homes, subject to BMC 17.124.100;

E. Public, *and* private ~~and parochial~~ schools, ~~including nursery schools, kindergartens and day nurseries~~, but not including a business, dancing, trade, technical or similar school, subject to BMC 17.124.0101;

F. Nursery schools and day care, subject to BMC 17.124.100.

~~FG.~~ Governmental structures or uses including parks and recreation facilities, fire stations, libraries, museums, but not including storage or repair yards, warehouses or similar uses;

~~G.~~ Mortuaries and crematories in conjunction with a mortuary subject to BMC 17.124.090;

~~H.~~ Cemeteries, ~~and such used within cemeteries as~~ mortuaries, crematories, mausoleums, and columbariums; ~~provided, that no mortuary or crematorium is within 100 feet of a boundary street, or where no street borders the cemetery, within 200 feet of a lot in a residential district. All of these uses are~~ subject to BMC 17.124.090;

I. Riding ~~instructors and~~ academies *and public stables*, subject to BMC 17.124.070;

J. Excavation and removal of sand, gravel, stone, soil or other earth products, subject to BMC 17.124.020 (commercial excavation);

K. Public and quasi-public halls, lodges and clubs, subject to BMC 17.124.120;

L. Planned unit developments, subject to provisions of Chapter 17.116 BMC;

M. Utility substations or pumping stations ~~with no equipment storage~~ *subject to BMC 17.124.030;*

N. Bed and breakfast facilities, subject to the provisions of BMC 17.124.140;

O. Professional business and service offices;

P. Signs appurtenant to any conditional use and which do not comply with BMC 17.28.080;

~~Q.~~ Group living.

Q. Poultry farms and eggeries subject to the provisions of BMC 17.124.040.

R. Short-term rentals pursuant to the provisions of BMC 17.124.170. [Ord. 01-O-446.MM; Ord. 95-O-446.Y § 2; Ord. 93-O-446.L § 4; Ord. 89-O-446 § 1.]

S. Temporary living quarters for caretakers subject to the provisions of BMC 17.124.200.

17.28.050 Minimum lot area and dwelling density.

The minimum lot area shall be 6,000 square feet *for the first two dwelling units and* for each additional dwelling unit, the lot area shall be increased by 1,500 square feet. [Ord. 89-O-446 § 1.]

17.28.060 Lot width, lot coverage and yard requirements.

- A. ~~The minimum average lot width shall be at least 60 feet.~~
- B. ~~The minimum front yard shall be 10 feet.~~
- C. ~~The minimum side and rear yard shall be at least five feet, except that the street side yard shall be a minimum of 10 feet. The nonstreet side and rear yards shall be increased by one half foot for each foot by which the average building height exceeds 15 feet.~~
- D. ~~The maximum lot coverage by buildings and structures shall not exceed 45 percent of the total lot area.~~

Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Lot Coverage
60'	10'	5'*	5'*	45%

Provided however, that side yards abutting a street shall be a minimum of 10 feet in width; and

**Provided that the side yards and rear yards shall be increased by one-half foot for each foot by which the average building height exceeds 15 feet.*

E. Special yards and distances between buildings shall be provided as follows:

1. ~~The distance between any principal building and any accessory building shall be a minimum of eight feet;~~

2.1 An inner courtyard providing access to double-row dwelling groups *units* shall be a minimum of 20 feet in width;

2.2. Except for single-family dwellings on one lot, the minimum distance between residential buildings shall be twice the minimum side yard setback that would be required for the tallest building on the lot; provided, however, that in no case shall the distance be less than 10 feet. ~~This requirement shall also apply to portions of the same building separated from each other by a court or other open space. An inner court providing access to double row dwelling groups shall be a minimum of 20 feet in width.~~ [Ord. 03-O-446.SS; Ord. 95-O-446.X § 5; Ord. 89-O-446 § 1.]

17.28.070 Maximum building height.

No structure shall be over 40 feet in height, except as provided in BMC 17.128.030 or BMC 17.124.130. [Ord. 98-O-446.DD § 6; Ord. 89-O-446 § 1.]

17.28.080 Signs.

Signs shall be permitted in accordance with Chapter 17.88 BMC. [Ord. 89-O-446 § 1.]

17.28.090 Parking.

Off-street parking shall be provided in accordance with Chapter 17.92 BMC. [Ord. 89-O-446 § 1.]

17.28.100 Manufactured housing siting requirements.

A. The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

B. The manufactured home shall be placed on an excavated and backfilled foundation and shall be enclosed at the perimeter such that the manufactured home is located so that no more than 12 inches of the enclosing material is exposed above grade. Where the manufactured home is placed upon a building site having a sloped grade, no more than 12 inches of the enclosing

material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 12-inch limitation will not apply.

C. The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 445.010.

F. The manufactured home shall have a garage or carport constructed of like materials. [Ord. 94-O-446.T § 5; Ord. 89-O-446 § 1.]

17.28.110 Other required conditions.

A. Site plan approval required as provided in Chapter 17.80 BMC.

B. No residential structure shall be located within the ocean coastal shorelands boundary nor the Chetco Estuary shorelands boundary as defined in the comprehensive plan. [Ord. 89-O-446 § 1.]

C. Prior to any development activity on the property, the applicant must comply with 17.100.030, General Mitigation, BMC.



CITY OF BROOKINGS
898 Elk Drive
Brookings, OR 97415
Ph: (541) 469-2163 Fax: (541) 469-3650

TO:

Att: Plan Amendment Spec.
DLCD
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540