

ORDINANCE NO. 01-08

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BROOKINGS AND PERTAINING TO A BOARDINGHOUSE AS A CONDITIONAL USE IN THE RESIDENCE R-2 DISTRICT AND PERMITTED SPECIAL USE IN THE R-3 AND R-3A DISTRICTS FOR PURPOSES OF ADMINISTRATION OF THE ZONING ORDINANCE.

BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE CITY OF BROOKINGS, STATE OF SOUTH DAKOTA, THAT ARTICLE I, IN GENERAL, ARTICLE IV, DISTRICT REGULATIONS, ARTICLE V, CONDITIONAL USES AND ARTICLE VI, SUPPLEMENTAL REGULATIONS SHALL BE AMENDED AS FOLLOWS:

I.

ARTICLE IV, DISTRICT REGULATIONS

Sec. 94-126. RESIDENCE R-2 TWO-FAMILY DISTRICT

(e) Conditional Uses.

10. Boardinghouse

Sec. 94-127. RESIDENCE R-3 APARTMENT DISTRICT

(d) Permitted Special Uses. A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:

5. Boardinghouse.
 - a. Parking areas shall be screened from adjacent residential properties with a four (4) foot high opaque fence.
 - b. Asphalt or concrete surfacing of the lot will be required for all parking lots with five (5) or more spaces.

ARTICLE V. CONDITIONAL USES

DIVISION 1. GENERALLY

DIVISION 3. STANDARDS

Sec. 94-259. Boardinghouse:

This use shall not be located in an area where it could have a negative impact on adjacent properties due to its size or the traffic generated from such use. The parking area shall be designed to have a minimal impact on surrounding residential properties and shall be surfaced with asphalt or concrete when 5 or more spaces are required. A boardinghouse with four (4) persons shall have a minimum lot area of 7,500 square feet, a minimum frontage width of 50 feet and alley access to the rear yard provided the alley frontage is equal to or greater than the primary right-of-way frontage. A lot with two or more frontages is acceptable in lieu of alley access provided it meets the lot area requirements. A

boardinghouse for five (5) or six (6) persons shall have a minimum lot area of 9,900 square feet and 65 feet of frontage width.

ARTICLE VI, SUPPLEMENTAL REGULATIONS

DIVISION 4. PARKING, STACKING AND LOADING

Sec. 94-433. Off-Street Parking Requirements.

6. *Boardinghouse, fraternity or sorority:* One (1) space for each occupant.

II.

Any or all ordinances in conflict herewith are hereby repealed.

FIRST READING January 22, 2008

SECOND READING: February 12, 2008

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CITY OF BROOKINGS:

Scott D. Munsterman, Mayor

ATTEST:

Shari Thornes, City Clerk