

**Ordinance 18-002**

**An Ordinance to change the Zoning within the City of Brookings**

Be It Ordained by the City of Brookings, South Dakota:

Section 1. That the real estate situated in the City of Brookings, County of Brookings, State of South Dakota, described as follows, to-wit:

Lot 1, Block 1, Christie Springs Addition; Block 4, Christie Third Addition; and a portion of the NW ¼ of Section 2-T109N-R50W excluding all outlots and other platted areas thereof and excluding the S640' of the N1062' of the E246' in NW ¼ of Section 2-T109N-R50W from Residence R-1C Single-Family, Residence R-3 Apartment, and Business B-2 District to Residence R-1D Single-Family, Residence R-2 Two-Family, and Residence R-3 Apartment District (Fox Run Addition).

In accordance with Section 94-7 of Article I of Ordinance 17-13 of the Code of Ordinances of Brookings, South Dakota, as said districts are more fully set forth and described in Articles III and IV, Chapter 94 of Ordinance No. 17-13 of the City of Brookings, South Dakota.

Section 2. The permitted use of the property heretofore described be and the same is hereby altered and changed in accordance herewith pursuant to said Ordinance 17-13 of the City of Brookings, South Dakota.

Section 3. All sections and ordinances in conflict herewith are hereby repealed.

First Reading: January 22, 2018  
Second Reading and Adoption: February 27, 2018  
Published: March 2, 2018

CITY OF BROOKINGS

  
Keith W. Corbett, Mayor



  
Shari Thornes, City Clerk

**REZONING MAP**  
**LOTS 1 THROUGH 26 OF BLOCK 2, LOTS 1 THROUGH 12 OF BLOCK 3, LOTS 1 THROUGH 33 OF BLOCK 4, LOTS 1 THROUGH 11 OF BLOCK 5, TRACT 1, AND TRACT 2, ALL IN FOX RUN ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**REVISED**  
 1:59 pm, Dec 27, 2017

**ZONING REGULATIONS:**

**R-10 SINGLE FAMILY**

PERMITTED DENSITY	MIN. LOT AREA, SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. HEIGHT
SINGLE FAMILY	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
SMALL FAMILIES	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES	10,000	75 FEET	20 FEET	5 FEET	20 FEET	35 FEET

\* OR 8' HIGH PARTY WALL

**ZONING REGULATIONS:**

**R-2 TWO-FAMILY DISTRICT**

PERMITTED DENSITY	MIN. LOT AREA, SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. HEIGHT
SINGLE FAMILY	7,000	100	30 FEET	5 FEET	30 FEET	35 FEET
SMALL FAMILIES	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
TWO FAMILY	5,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES	10,000	75 FEET	20 FEET	5 FEET	20 FEET	35 FEET

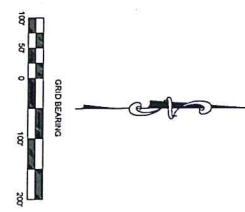
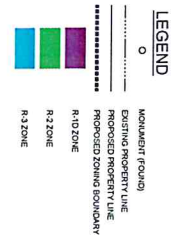
\* THESE MINIMUM SQUARE FEET OF LANDSCAPING AREA SHALL BE PROVIDED FOR EACH LOT. TWO PERCENT OF THE LANDSCAPING AREA SHALL BE LOCATED TO THE FRONT OF THE LOT. THE LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER. ALL DIMENSIONS SHALL BE IN TERMS OF U.S. SURVEY FEET.

**ZONING REGULATIONS:**

**R-3 APARTMENT DISTRICT**

PERMITTED DENSITY	MIN. LOT AREA, SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. HEIGHT
SINGLE FAMILY	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
TWO DWELLING UNITS	4,000	50 FEET	20 FEET	5 FEET	20 FEET	35 FEET
THREE DWELLING UNITS	8,000	75 FEET	20 FEET	5 FEET	20 FEET	35 FEET
FOUR DWELLING UNITS	12,000	90 FEET	20 FEET	5 FEET	20 FEET	35 FEET
FIVE DWELLING UNITS	16,000	100 FEET	20 FEET	5 FEET	20 FEET	35 FEET
SIX DWELLING UNITS	20,000	125 FEET	20 FEET	5 FEET	20 FEET	35 FEET
SEVEN DWELLING UNITS	24,000	150 FEET	20 FEET	5 FEET	20 FEET	35 FEET
EIGHT DWELLING UNITS	28,000	175 FEET	20 FEET	5 FEET	20 FEET	35 FEET
NINE DWELLING UNITS	32,000	200 FEET	20 FEET	5 FEET	20 FEET	35 FEET
TEN DWELLING UNITS	36,000	225 FEET	20 FEET	5 FEET	20 FEET	35 FEET
ELEVEN DWELLING UNITS	40,000	250 FEET	20 FEET	5 FEET	20 FEET	35 FEET
TWELVE DWELLING UNITS	44,000	275 FEET	20 FEET	5 FEET	20 FEET	35 FEET

\* THESE MINIMUM SQUARE FEET OF LANDSCAPING AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT. TWO PERCENT OF THE LANDSCAPING AREA SHALL BE LOCATED TO THE FRONT OF THE LOT. THE LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEER. ALL DIMENSIONS SHALL BE IN TERMS OF U.S. SURVEY FEET.



VERTICAL DATUM  
 PROJECTION: SOUTH DAKOTA STATE PLANE  
 CONVERSION: NAD 83 TO NAD 2011  
 BASIS OF BEARING: GEODETIC NORTH  
 ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

PROJECT / SHEET TITLE: **FOX RUN ADDITION REZONING MAP**

BROOKINGS, SD

REV.	DATE	DESCRIPTION

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**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

SHEET No. **3 OF 4**

DATE: JANUARY 2018  
 DESIGNED BY: JCB  
 CHECKED BY: JCB  
 DRAWN BY: JCB  
 DATE REVISION: