

Ordinance No. 03-13

An Ordinance amending the Zoning Ordinance of the City of Brookings and pertaining to the SDSU Campus Edge Neighborhood Design Review Overlay District for the purposes of Administration of the Zoning Ordinance

Be it ordained by the Council of the City of Brookings, State of South Dakota: that Chapter 94, Zoning shall be amended as follows:

Section 1.

ARTICLE IV. DISTRICT REGULATIONS

DIVISION 2. OVERLAY DISTRICTS

SECTION 94 – 165 SDSU CAMPUS EDGE NEIGHBORHOOD DESIGN REVIEW OVERLAY DISTRICT

(a) Intent

It is the intent of these regulations to require minimum exterior design standards for high density uses and accessory buildings located in the campus edge neighborhood in order to enhance the visual character of the district by promoting exterior building materials that are compatible and similar to the existing institutional buildings and apartment buildings abutting Medary Avenue and Eighth Street. This design review district also recognizes that the architecture of the institutional and apartment buildings includes variations, and is intended to allow both flexibility and creativity in devising compatible design solutions. Therefore, it is the city's intent to encourage exterior design elements that are substantially consistent with the goals and objectives of this section.

(b) Scope of regulations.

The regulations set forth in this chapter or set forth elsewhere in this title when referred to in this chapter are the regulations in the SDSU Campus Edge Neighborhood Design Review Overlay District. It is not intended that these regulations interfere with, abrogate or annul any other rules or regulations of this title; except that if the design review overlay district imposes a greater restriction than the underlying zoning district regulations, the design review district regulations shall control.

(c) Boundaries of districts.

The boundaries of the SDSU Campus Edge Neighborhood Design Review Overlay District shall consist of Blocks Two (2) and Five (5) of Randi Peterson's Addition. This design review overlay district is shown upon a map that is made a part of each overlay district by reference. The map shall have the same force and effect as if it were fully set forth herein.

(d) Uses permitted.

A building or premises may be used for the purposes permitted in the underlying zoning district provided it is in conformity with the conditions required in the design review overlay district.

(e) Accessory uses.

Accessory uses and buildings permitted are accessory buildings and uses customarily incident to any of the permitted uses in the underlying zoning district that are not prohibited by the design review overlay district.

(f) Parking regulations.

All parking, loading and stacking shall be regulated by the underlying zoning district and in conformance with the provisions of the design review overlay district.

(g) Sign regulations.

Signs shall be regulated in conformance with Division 5., Signs, and any regulations imposed by the design review overlay district.

(h) Density, area, yard and height regulations.

Density, area, yard and height regulations shall be regulated in conformance with Section 94-127 and any regulations imposed by the design review overlay district.

Section 94-165.1 Campus Edge Neighborhood Standards

(1) Building profiles

- (a) *Height.* The minimum building height above grade shall be two stories. Buildings with a lower level garden view design shall be considered as having two stories.
- (b) *Exterior Façade:* Wall coverings shall be required to be real, simulated or synthetic brick, brick veneers, a combination of burnished masonry units and brick, or stucco and brick. Simulated brick style, asphalt wall coverings are prohibited.
- (c) *Roof designs:* Gable, hip, mansard and flat roof designs are permitted.
- (d) *Roof coverings:* Architectural or slate shingles, cedar wood shakes, and flat roof systems, when applicable, are permitted

(2) Lot design

- (a) *Setback.* All buildings shall be set at or within 10 feet of the minimum front yard setback.
- (b) *Parking lots.* All parking lots and driving aisles shall have perimeter curbing except on the alley side.
- (c) *Screening.* Opaque fencing with a height not less than 4 feet or equivalent natural landscaping shall be installed along any side lot line when adjacent to a parking lot or driving aisle. Driveways located in a front yard are exempt from screening.
- (d) *Landscaping.* One shade or ornamental tree, meeting the applicable standards of Section 94-399, shall be planted for every 4,000 square feet of lot area.
- (e) *Garbage receptacles.* All garbage receptacles must be located in the rear yard and enclosed with perimeter fencing 4 to 6 feet in height.

Section 2.

Any or all ordinances in conflict herewith are hereby repealed.

First Reading: March 26, 2013
Second Reading: April 9, 2013 (Meeting cancelled due to weather)
Second Reading: April 23, 2013
Published: April 26, 2013

CITY OF BROOKINGS, SD

Tim Reed, Mayor

ATTEST:

Shari Thornes, City Clerk