

**CITY OF BROOKINGS/BROOKINGS COUNTY  
JOINT JURISDICTION ZONING ORDINANCE  
TABLE OF CONTENTS**

ARTICLE I	General Provisions .....	2
Chapter 1.01	Title and Application .....	2
Section 1.01.01	Title .....	2
Section 1.01.02	Jurisdiction .....	2
Section 1.01.03	Purpose .....	2
Chapter 1.02	Ordinance Provisions .....	3
Section 1.02.01	Provisions of Ordinance Declared to be Minimum Requirements .....	3
Section 1.02.02	Purpose of Section Titles .....	3
Section 1.02.03	Violation and Penalty.....	3
Section 1.02.04	Separability Clause .....	4
Section 1.02.05	Repeal of Conflicting Ordinances.....	4
Section 1.02.06	Effective Date .....	4
Section 1.02.07	Saving Clause .....	5
Chapter 1.03	Official Joint Jurisdictional Zoning Map .....	5
Section 1.03.01	Official Joint Jurisdictional Zoning Map .....	5
Section 1.03.02	Amendment of the Official Joint Jurisdictional Zoning Map .....	5
Section 1.03.03	Interpretation of District Boundaries .....	5
Section 1.03.04	Changes and/or Replacement of Official Joint Jurisdictional Zoning Map.....	6
Section 1.03.05	Classification of Land Coming Within the Area of Joint Zoning Authority .....	6
Chapter 1.04	Dissolution of 2019 Joint Zoning Ordinance for Brookings County and the City of Brookings .....	7
ARTICLE II	Definitions.....	8
ARTICLE III	District Regulations .....	31
Chapter 3.01	Application of District Regulations .....	31
Section 3.01.01	Application of District Regulations .....	31

Chapter 3.02	Nonconforming Uses.....	31
Section 3.02.01	Purpose and Intent.....	31
Section 3.02.02	Continuation of Nonconforming Uses.....	31
Section 3.02.03	Use Becoming Nonconforming by Change in Law or Boundaries .....	31
Section 3.02.04	Extension or Enlargement .....	31
Section 3.02.05	Restoration After Damage .....	32
Section 3.02.06	Repairs and Maintenance .....	32
Section 3.02.07	Unsafe Nonconforming Use .....	32
Section 3.02.08	Discontinue of Nonconforming Use .....	32
Section 3.02.09	Effect on Use Which is Illegal Under Prior Law .....	32
Section 3.02.10	Powers of the Planning Commission/Board of Adjustment .....	32
Section 3.02.11	Continuation of Nonstandard Uses .....	32
Section 3.02.12	Nonconforming Lots of Record.....	33
Chapter 3.03	Zoning Districts.....	33
Section 3.03.01	Districts.....	33
Section 3.03.02	Prohibited Uses .....	34
Chapter 3.04	“A” Agricultural Land District.....	35
Section 3.04.01	Permitted Uses.....	35
Section 3.04.02	Conditional Uses .....	35
Section 3.04.03	Area Regulations/Easements .....	37
Chapter 3.05	Flood Damage Prevention Overlay District.....	40
Section 3.05.01	Statutory Authorization, Findings of Fact, Purpose and Objectives.....	40
Section 3.05.02	Methods of Reducing Flood Losses .....	41
Section 3.05.03	Reserved .....	41
Section 3.05.04	General Provisions .....	41
Section 3.05.05	Administration.....	42
Section 3.05.06	Provisions for Flood Hazard Reduction .....	44
Section 3.05.07	Penalties for Noncompliance.....	47
Chapter 3.06	Aquifer Protection.....	49
Section 3.06.01	Purpose .....	49
Section 3.06.02	Reserved .....	49

Section 3.06.03	Establishment and Delineation of Aquifer Protection Overlay Zones .....	49
Section 3.06.04	Zone A – Aquifer Critical Impact Zone .....	50
Section 3.06.04.01	Permitted Uses in Zone A .....	50
Section 3.06.04.02	Conditional Uses in Zone A.....	50
Section 3.06.04.03	Prohibited Uses in Zone A.....	50
Section 3.06.05	Zone B – Aquifer Secondary Impact Zones .....	50
Section 3.06.05.01	Permitted Uses in Zone B .....	51
Section 3.06.05.02	Conditional Uses in Zone B.....	51
Section 3.06.05.03	Prohibited Use in Zone B .....	51
Section 3.06.06	Performance Standards .....	51
Section 3.06.07	Prohibited Accessory Uses.....	53
Section 3.06.08	Grant of Permit, Alteration of Use .....	53
Section 3.06.08	Exceptions.....	54
Section 3.06.09	Limitation of County Liability.....	54
Section 3.06.10	Underlying Zones .....	54
Chapter 3.07	“TR” Transmission Pipeline (Risk Reduction) Overlay District .....	55
ARTICLE IV	Administration.....	56
Chapter 4.01	Applicability .....	56
Chapter 4.02	Planning Commission.....	56
Section 4.02.01	Establishment.....	56
Section 4.02.02	Meetings of the Planning Commission .....	56
Chapter 4.03	Board of Adjustment.....	56
Section 4.03.01	Establishment.....	56
Section 4.03.02	Procedures for Meetings .....	57
Section 4.03.03	Powers and Duties of the Board.....	57
Section 4.03.04	Reapplication.....	57
Chapter 4.04	Zoning Amendments .....	58
Section 4.04.01	Procedures for Zoning Amendments.....	58
Section 4.04.02	Reapplication.....	59
ARTICLE V	Supplemental Requirements for Agricultural and Rural Residential Districts.....	60
Chapter 5.01	Applicability .....	60

Chapter 5.02	Vision Clearance On Corner Lots.....	60
Chapter 5.03	Permanent Foundations Required for Dwellings .....	60
Chapter 5.04	Utility Easements.....	61
Chapter 5.05	Erection of More Than One Principal Structure On A Lot.....	61
Chapter 5.06	Structures to Have Access .....	61
Chapter 5.07	Minimum Water and Sewer Requirements.....	61
Chapter 5.08	Refuse.....	62
Chapter 5.09	Manufactured Home Regulations.....	63
Section 5.09.01	Manufactured/Mobile Homes .....	63
Chapter 5.10	Yards.....	63
Section 5.10.01	Yards, Reduction in Size .....	63
Section 5.10.02	Additional Yard Requirements.....	63
Section 5.10.03	Exceptions to Yard Requirements .....	63
Chapter 5.11	Accessory Buildings .....	63
Chapter 5.12	Signs .....	64
Section 5.12.01	Prohibited Signs .....	64
Section 5.12.02	Permitted Signs .....	64
Chapter 5.13	Moved in Buildings .....	65
Chapter 5.14	Shelterbelt Setback Requirements.....	65
Chapter 5.15	Existing Farmstead Exemptions.....	67
Section 5.15.01	Existing Farmsteads.....	67
Section 5.15.02	Existing Farmstead Exemption “A” as a Permitted Use.....	67
Section 5.15.03	Existing Farmstead Exemption “B” as a Permitted Use.....	68
Section 5.15.04	Existing Farmstead Exemption “C” as a Permitted Use.....	69

Chapter 5.17	Fences.....	70
Section 5.17.01	Permit Required .....	70
Section 5.17.02	Location/Construction Requirements .....	70
Chapter 5.19	Agricultural Tourism .....	70
Section 5.19.01	Intent .....	70
Section 5.19.02	Application Requirements .....	71
Section 5.19.03	Agricultural Tourism Uses .....	71
Section 5.19.04	Parking .....	73
Section 5.19.05	Signs .....	73
Chapter 5.20	Animal Units on Small Acreages .....	73
Chapter 5.21	Residence on Small Acreages .....	73
Chapter 5.22	Concentrated Animal Feeding Operations .....	74
Section 5.22.01	Animal Units Equivalent to Animal Species.....	74
Section 5.22.02	Classes of Concentrated Animal Feeding Operations.....	76
Section 5.22.03	Concentrated Animal Feeding Operation Permit Requirements .....	76
Section 5.22.04	Concentrated Animal Feeding Operation Control Requirements .....	77
Chapter 5.31	Sand, Gravel or Quarry Operation; Rock Crushers; Mineral Exploration and Development and Concrete and Asphalt Mixing Plants Requirements .....	83
Section 5.31.01	Application.....	83
Section 5.31.02	State and Federal Requirements .....	83
Section 5.31.03	Setbacks.....	84
Section 5.31.04	General Provisions .....	84
Chapter 5.39	Right to Farm Notice Covenant .....	86

*LIST OF TABLES*

Table 3.04.03.1 .....	37
Table 3.04.03.2 .....	38
Table 5.12.02.2 .....	65
Table 5.21.2 .....	73
Table 5.22.1 .....	74
Table 5.22.05.6 .....	80

*LIST OF FIGURES*

Figure 5.15.03 .....	72
Figure 5.15.04 .....	69