

Routine Program Change

Seeking to Incorporate Certain Provisions of the City of Brookings
Comprehensive Plan and Municipal Code into the Oregon Coastal Management Program

June 12, 2015

I. Introduction

The Oregon Department of Land Conservation and Development (DLCD) seeks approval by the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management's (OCM) to incorporate the current version of the **City of Brookings Comprehensive Plan (BCP) and Title 17, Land Development, of the City of Brookings Municipal Code (LDC)**, into the Oregon Coastal Management Program (OCMP). DLCD requests OCM's concurrence that the incorporation is a Routine Program Change (RPC) to the OCMP. The DLCD has identified and described the enforceable policies that DLCD will apply to federal consistency reviews and explains why their incorporation constitutes a routine program changes to the OCMP.

The Land Conservation and Development Commission (LCDC) acknowledged the BCP and LDC as being in compliance with the Statewide Planning Goals on January 27, 1983. Portions of the plan pertaining to the Chetco River estuary were approved on October 11, 1984. OCRM approved these documents as components of the OCMP on March 29, 1985. The City has revised some parts of the plan and code provisions over the years; these amendments are captured in this RPC submittal.

These changes were approved by the State of Oregon (through the Land Conservation and Development Commission) as meeting the statewide planning goals. However, DLCD has not submitted the current versions of these documents to NOAA/OCM for review and approval. DLCD is now submitting to OCM the current version of the plan and code reflecting all changes subsequent to NOAA's 1985 approval, for incorporation into the OCMP. The submittal includes the city's comprehensive plan and code including policies that apply to the Chetco River estuary within city jurisdiction.

Section II of this analysis describes the legal and policy framework of Oregon's Coastal Management Program, summarizes the key elements of Oregon's land use planning system and the relationship between state requirements and local land use plans and regulations, lists the statewide planning goals, and describes the relationship between the statewide program and the OCMP. Section III lists and briefly describes the enforceable policies of the BCP and LDC that DLCD seeks to incorporate into the OCMP. Section IV analyzes the five CZMA program approvability areas potentially impacted, and determines that this request qualifies as a routine program change. Finally, Section V contains a table of all City of Brookings enforceable policies that Oregon seeks to incorporate into the OCMP.

II. Framework for Oregon's Approved Coastal Management Program

A. Oregon's land use planning program: state-local relationship

As noted in NOAA's review and approval of the Oregon Coastal Management Program in 1977, the Statewide Planning Program (ORS Chapter 197, Comprehensive Land Use Planning Coordination), is the principal mechanism by which the state ensures that state goals for land use planning, conserving and developing coastal and other resources in Oregon are implemented by local governments with state oversight. Local governments, such as Brookings, are required to adopt comprehensive land use plans that meet the statewide requirements and to make the day-to-day land use decisions in conformance with those state-approved goal-based plans. Since the mid-1980s, the plans and ordinances of all cities and counties in Oregon have been found to be in compliance with the goals. The state, through the LCDC and DLCD, also review amendments to local plans and ordinances for compliance with state requirements.

B. Statewide Planning Goals

The nineteen statewide planning goals (<http://www.oregon.gov/LCD/goals.shtml>), which are adopted as administrative rules (Oregon Administrative Rules Chapter 660, Division 015), express the state's policies on land use and (along with additional administrative rules) provide standards for local land use planning and decision-making. Some goals set standards for how certain types of land are to be planned and zoned; for example, Goal 18 sets specific standards for development on various types of dunes. NOAA/OCRM has approved these statewide planning goals and related administrative rules as core components of the OCMP.

The central purpose and requirements of the statewide planning goals are:

Goal 1 CITIZEN INVOLVEMENT: requires local governments to provide "the opportunity for citizens to be involved in all phases of the planning process;" requires each city and county to have a citizen involvement program and a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Goal 2 LAND USE PLANNING: outlines procedures for planning; specifies elements of comprehensive planning, requires local jurisdictions to adopt enforceable "implementation ordinances" to carry out the plan's "enforceable" policies; requires local land use decisions to conform with adopted comprehensive plan and ordinances.

Goal 3 AGRICULTURAL LANDS: defines "agricultural lands;" requires counties to inventory soil types and designate such lands as agricultural lands based on soil type and actual use and to "preserve and maintain" those lands through zoning.

Goal 4 FOREST LANDS: defines "forest lands;" requires counties to inventory forest capability, identify forest land, and adopt policies and ordinances to "conserve forest lands for forest uses."

Goal 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES: requires local plans to address more than a dozen natural and cultural resources (e.g. wildlife habitats, wetlands, historic sites); establishes a process for each resource is to be inventoried and evaluated by local governments; creates options for local governments to protect identified significant resources.

Goal 6 AIR, WATER AND LAND RESOURCES QUALITY: requires local comprehensive plans and ordinances to be consistent with state and federal regulations on solid waste, groundwater pollution, municipal sewerage discharge, air emissions, etc.

Goal 7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: seeks to protect development from natural hazards (e.g. floods, landslides, and erosion); requires jurisdictions to use hazard inventories supplied by state agencies and apply "appropriate safeguards" (i.e. floodplain zoning) to those areas.

Goal 8 RECREATION NEEDS: requires jurisdictions to plan for recreational opportunities based on an inventory of recreational resources, evaluation of areas and facilities for recreation, and projected demand for recreation.

Goal 9 ECONOMY OF THE STATE: calls for diversification and improvement of the economy; requires inventory of existing and potential commercial and industrial lands, determine future needs for such lands, and plan and zone lands sufficient to meet those needs.

Goal 10 HOUSING: specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Goal 11 PUBLIC FACILITIES AND SERVICES: calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection; links provision of new services to urbanization policies in Goal 14.

Goal 12 TRANSPORTATION: aims to provide "a safe, convenient and economic transportation system;" requires consideration of multiple transportation modes; links funding for transportation facilities to transportation plans.

Goal 13 ENERGY: seeks to use land use plans to control development to "maximize the conservation of all forms of energy, based upon sound economic principles."

Goal 14 URBANIZATION: requires cities to work with counties to estimate future population growth and related needs for land in unincorporated areas and to jointly designate sufficient land to meet those needs; requires each city jointly with its county, to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land."

Goal 15 WILLAMETTE GREENWAY: pertains only to those jurisdictions that touch on or include the Willamette River Greenway; not applicable in the Coastal Zone.

Goal 16 ESTUARINE RESOURCES: establishes state-level estuary classification system and designates each of 22 estuaries into one of four categories: Natural, Conservation, Shallow-draft Development, and Deep-draft Development; establishes planning and management requirements for each category; specifies land uses and activities permissible in those areas; emphasizes habitat protection; links closely to Goal 18.

Goal 17 COASTAL SHORELANDS: defines a shoreland planning area along the ocean shore, estuaries, and other water bodies and requires local governments to map the shoreland boundary; specifies how certain types of land and resources within the shoreland area are to be managed; emphasizes unique coastal land uses (e.g. port facilities) and requires protection of sites for "water-dependent" or "water related" uses.

Goal 18 BEACHES AND DUNES: specifies planning standards for protecting or developing various types of dunes; prohibits most development on beaches and active foredunes; prohibits ocean shorefront protective structures for most development built after 1977; establishes standards for dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19 OCEAN RESOURCES: seeks to “conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf;” creates basis for planning and management of state ocean waters through the state Territorial Sea Plan; establishes requirements for state agencies rather than cities and counties.

C. The Oregon Coastal Management Program

NOAA’s 1977 approval of the Oregon Coastal Management Program pre-dated development and state approval of coastal local government plans and ordinances (most of which occurred between 1978 and 1985), but was predicated on “the central authority by which Oregon will implement the program is SB 100” (subsequently codified as ORS 197). NOAA approval also included the enforceable policies of the statewide planning goals, including the coastal goals, and the statutory authorities of several state agencies (e.g. Department of Environmental Quality). In the years following this 1977 approval all coastal local governments created and adopted comprehensive plans and ordinances, which LCDC reviewed, approved, and submitted to OCM for approval as Routine Program Changes (RPC).

Local land use plans and ordinances were expected to be reviewed and amended in response to individual situations or pursuant to ORS 197 which requires local plans to be periodically reviewed and amended to reflect changes in laws, requirements for meeting the statewide planning goals, community needs, development, and other factors. For “Periodic Review” updates, the DLCD works closely with local governments to identify needed changes and a work schedule for addressing them. Many amendments are minor in nature and do not involve substantive policy changes. The analysis below discusses the current plan policies that DLCD seeks to incorporate as enforceable policies and how the provisions implement the applicable statewide planning goals.

III. Brookings Comprehensive Plan and Municipal Code Chapters Incorporated as Enforceable Policies

While DLCD seeks to incorporate the BCP and LDC into the OCMP in their entirety, DLCD has identified specific sections of each to be used as enforceable policies for federal consistency purposes.

As required by 16 USC 1453(6a) and OCM guidance, the enforceable policies are legally binding and contain standards of sufficient specificity to guide private and public uses. These policies, contained in discrete sections of the plan and ordinance, are listed in subsections A and B, below, and listed in table form in Section V.

Any plan and ordinance provisions not part of this submittal that were approved by NOAA in 1985 remain unchanged.

A. Comprehensive Plan

The city’s comprehensive plan establishes the basis for land use regulation throughout the city. It is well-organized and clear in its goal and objective statements which are formatted to address the Statewide Planning Goals. However, most of these policy statements are directed at the city itself, frame regulations in the Municipal Code and direct future actions that the city will take to

implement the plan, code, and various functional plans. These policy statements cannot be construed as enforceable within the meaning of 16 USC 1453(6a). The plan components that address the Chetco River estuary are derived from the Chetco River Estuary Plan adopted by Curry County; because the City of Brookings currently encompasses very little of the Chetco River estuary, these policies will be implemented when any future annexation might bring estuarine areas into the city limits.

DLCD seeks to include the following as enforceable policies::

Goal 16 Estuarine Resources

PDF pp 39 – 52.

These provisions are derived from those in the Curry County Chetco River Estuary Plan.

Management Units PDF pp 42 – 44: Specifies purpose and permitted uses in three aquatic management units pursuant to Statewide Planning Goal 16, Estuarine Resources:

Aquatic Development (Shallow Draft);

Aquatic Conservation; and

Aquatic Natural Areas.

Policies PDF pp 50 – 51

3. Specifies certain circumstances in which dredging or filling will be allowed;
7. Specifies conditions for active restoration of estuarine habitats;
8. Requires mitigation for permitted dredge and fill activities under certain circumstances.

Implementation PDF p. 52

Specifies that the management units will be implemented through provisions of Section 72, Marine Activities (MA) District specified in Brookings Land Development Code.

Goal 17 Coastal Shorelands/Goal 18 Beaches and Dunes

PDF pp 53 – 61

Policies PDF pp 57 – 58

12. Prohibits buildings on beaches, active foredunes and other foredunes that are conditionally stable and subject to wave undercutting or overtopping.
14. Requires development at Chetco Point to provide physical public access to ocean beach.
15. Prohibits beachfront protective structures for properties not developed as of January 1, 1977, defines meaning of the term “developed.”

B. ZONING ORDINANCE, TITLE 17, MUNICIPAL CODE

Title 17, Zoning, contains zoning regulations for land uses and activities within the city. A current copy of the city’s official zoning map is available through the city’s website <http://www.brookings.or.us/index.aspx?nid=147> . The entire Municipal Code is also accessible on the city’s website.

Chapter 17.01 – General Provisions

Subsection 17.01.030 specifies the enactment and effect of the code.

Subsection 17.01.040 requires compliance with code provisions.

Chapters 17.04 – Development Permit Procedures

Subsections 17.04.010 – 17.04.070 specify the application and approval procedures for land development proposals.

Chapter 17.08 – Definitions

Subsections 17.08.001 – 17.08.260 (all) define in alphabetical order terms used in the ordinance.

Chapter 17.12 – Establishment of Zoning Districts and Zoning Map

Subsections 17.12.010 – 17.040 list sixteen (16) zoning districts and generally prescribe how the zoning districts apply to development, the relationship to the zoning map, and how boundaries are to be interpreted.

Chapter 17.16 Suburban Residential (SR) District

Subsections 17.16.010 – 17.16.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.20 Single-Family Residential (R-1) District

Subsections 17.20.010 – 17.20.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.24 Two-Family Residential (R-2) District

Subsections 17.24.010 – 17.24.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.28 Multiple-Family Residential (R-3) District

Subsections 17.28.010 – 17.28.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.32 Manufactured Home Residential (R-MH) District

Subsections 17.32.010 – 17.32.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.36 Professional Office (PO-1) District

Subsections 17.36.010 – 17.36.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.40 Public Open Space (P/OS) District

Subsections 17.40.010 – 17.40.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.44 Neighborhood Commercial (C-1) District

Subsections 17.44.010 – 17.44.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.48 Shopping Center Commercial (C-2) District

Subsections 17.48.010 – 17.48.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.52 General Commercial (C-3) District

Subsections 17.52.010 – 17.52.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.56 Tourist Commercial (C-4) District

Subsections 17.56.010 – 17.56.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.64 Industrial Park (I-P) District

Subsections 17.64.010 – 17.64.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.68 General Industrial (M-2) District

Subsections 17.68.010 – 17.68.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.70 Master Plan Development (MPD) District

Subsections 17.70.010 – 17.70.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements.

Chapter 17.72 Marine Activity (MA) District

Subsections 17.72.010 – 17.56.010 implements the policies of the Chetco River Estuary Plan by prescribing requirements for a wide range of uses and activities within areas related to the Port of Brookings and development shorelands of the Chetco River. Even though the city does not currently encompass estuarine or river shoreland areas included in the Chetco River Estuary Plan, these provisions are included in the code because the estuary is within the city's Urban Growth Boundary and the potential for annexation of such areas to the city.

Subsection 17.72.020 Aquatic Development (AD) Zone: requirements for a shallow draft navigation system to serve existing and future shoreland development sites.

Subsection 17.72.030 Water-dependent (WD) Development Subarea: requirements for water-dependent development, including permitted and conditional uses.

Subsection 17.72.040 Public Recreation (MR): to designate areas safe from more active port uses for recreation activities.

Subsection 17.72.050 Priority Dredged Material Disposal Sites (DMD): provides for disposal of dredged materials from the harbor by protecting essential DMD sites from incompatible and preemptive uses.

Subsection 17.72.060 Shoreland and Aquatic Development Standards – Chetco River Estuary: provides specific development standards for the following activities in shoreland areas:

- dock and moorage facilities,
- pilings and dolphins,
- dikes,
- land transportation and utility corridors,
- restoration activities,
- shoreline stabilization,
- gravel extraction,
- dredging,
- dredge material disposal,
- fill

Subsection 17.72.070 Additional standards and review procedures for conditional uses in the marine activity zone: requirements to evaluate and allow for activities not specifically listed.

Subsection 17.72.080 Development review procedure: specifies process standards, timing, public and agency participation, for review and approval of development in the estuary and shorelands.

Subsection 17.72.090 Technical findings: specifies technical information that may be required by the city manager to evaluate a specific application for use in the MA district.

Chapter 17.76 Airport Approach (AA) Overlay Zone

Subsections 17.76.010 – 17.76.120 prescribe the purpose, permitted uses, accessory uses, conditional uses, and other requirements for the Brookings airport and the airport approach overlay area..

Chapter 17.80 Site Plan Approval

Subsections 17.80.010 – 17.80.090 specify procedural and technical requirements for approval of development site plans

Chapter 17.84 Public Hearings Notice Procedures

Subsections 17.84.010 – 17.84.060 specify requirements for both quasi-judicial hearings and legislative hearings.

Chapter 17.100 Hazardous Building Site Protection Hillside Development Standards

Subsections 17.100.010 – 17.100.080 prescribe requirements of approval of development proposed for hazardous sites such as beach front and steep hillsides, including technical definitions, mitigation requirements, geologic report requirements, engineering plan.

Chapter 17.116 Planned Community

Subsections 17.116.010 – 17.116.100 standards for approval of innovative developments that propose greater variety in building spacing, open space and other design elements.

Chapter 17.120 Nonconforming Use

Subsections 17.120.010 – 17.120.050: requirements for review and approval of uses of structures or sites that do not conform to regulations in the district within which they are located.

Chapter 17.124 Specific Standards Applying to Conditional Use

Subsections 17.124.010 – 17.124.220 specify requirements for approval of twenty categories of uses that are considered as conditional within use districts.

Chapter 17.128 Interpretation and Exceptions

Subsections 17.124.010 – 17.128.070 provide requirements for evaluating and approving uses that otherwise do not specifically conform to requirements of the code.

Chapter 17.132 Variances

Subsections 17.132.010 – 17.132.110 standards for evaluating and approving variances to the requirements of the code for specific uses and use districts.

Chapter 17.136 Conditional Uses

Subsections 17.136.010 – 17.136.150 specify requirements for review and approval of conditional uses that are listed in the use districts of the code.

Chapter 17.144 Annexation

Subsections 17.144.010 – 17.144.050 requirements for evaluation and approval of requests for annexation of a property to the city.

Chapter 17.164 Wireless Telecommunication Facilities

Subsections 17.164.010 – 17.164.050 requirements for evaluation and approval of wireless telecommunication facilities in existing use districts.

Chapter 17.172 Land Division

Subsections 17.172.010 – 17.172.090 requirements for evaluation and approval of lot line adjustments, lot line vacation, lot design standards, partition, rear lot partition, and subdivisions of land.

IV. This Action is a Routine Program Change

The incorporation of the enforceable policies listed above of the current City of Brookings Comprehensive Plan and Municipal Code into the OCMP does not substantially alter any of the five program areas detailed in 15 CFR 923:

1. Uses subject to management (Subpart B)

This action does not substantially change the uses subject to management specified in the OCMP (navigation and transportation; residential/urban/industrial, including energy production; agriculture and forestry; recreation; fish and wildlife production and utilization; public facilities; mining and minerals; and restoration) or those originally included in the City of Brookings Comprehensive Plan and Municipal Code approved by OCRM in 1985. The State of Oregon requires the plan and ordinance to implement Oregon's statewide planning goals, which require local jurisdictions to set standards for various uses, including those set forth in the OCMP. Because the uses permitted by the plan and ordinance must be consistent with the statewide planning goals and because the city has not added any new uses, incorporation of the updated plan and ordinance into the OCMP merely refines and does not substantially change the uses subject to management.

2. Special management areas (Subpart C)

This action does not change the criteria for designating areas of particular concern, or areas for preservation or restoration. Statewide planning goals 16 through 18 set the criteria and procedures for establishing and managing estuarine areas (Goal 16), coastal shorelands (Goal 17), and beaches and dunes (Goal 18). The City of Brookings Comprehensive Plan and Municipal Code merely set policies and standards for designating and managing these areas within city jurisdiction.

3. Boundaries (Subpart D)

This action applies only to lands under the jurisdiction of the City of Brookings. It does not change Oregon's inland or seaward coastal zone boundary, nor does it change the status of excluded lands.

4. Authorities and organization (Subpart E)

This action does not change Oregon's authority or organization, nor does it alter Oregon's administration of the OCMP. Oregon's land use system and statewide planning goals establish criteria and standards for local planning; the city plan and ordinance simply implement those standards.

5. Coordination, public involvement and national interest (Subpart F)

This action does not change any coordination, public involvement, or national interest provisions of the OCMP.

V. Enforceable Policies Table

Changes to the OREGON COASTAL MANAGEMENT PROGRAM				
<p>The OREGON COASTAL MANAGEMENT PROGRAM (OCMP) seeks to incorporate certain provisions of the City of Brookings Comprehensive Plan (BCP) and Land Development Code (LDC) into its federally-approved coastal management program. The following table identifies specific provisions that DLCD seeks to incorporate as enforceable policies and that DLCD anticipates using for Federal Consistency review purposes.</p>				
State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/ Program Authority or Change	Enforcement Mechanism(s)	Date Adopted by State	Date Effective in State
ADDED			mm/dd/year	mm/dd/year
City of Brookings Comprehensive Plan and Land Development Code (Title 17 of City Code)	* DLCD seeks to incorporate the City of Brookings Comprehensive Plan (BCP) and Land Development Code (LDC) into the OCMP in their entirety. However, DLCD only seeks to incorporate the provisions listed below as enforceable policies.	ORS 197/BCP; WDC 17.01.040 ¹ via city planning and permit processes, (hereinafter: city planning/permit processes)	1984	1984 - 2015
CITY OF BROOKINGS COMPREHENSIVE PLAN				
Goal 16 Estuarine Resources				
(Aquatic) Management Units	Purposes and Permitted Uses in three management units	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Policy 3	Circumstances in which dredging is allowed	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Policy 7	Conditions for active restoration of estuarine habitat	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Policy 8	Requires mitigation for certain dredge and fill	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Implementation	Specifies implementation through Section 72, Marine Activities district in Title 17 of Municipal Code	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Goal 17 Coastal Shorelands/Goal 18 Beaches and Dunes				
Policy 12	Prohibits building on certain dune areas	ORS 197/city	10/11/84	1984 - 2015

¹ “No buildings or other structures shall be constructed, improved, or altered, enlarged or moved, nor shall any use or occupancy of premises within the city be commenced or changed, nor shall any condition of or upon real property be caused or maintained, after the effective date of this code except in conformity with conditions prescribed for each of the several zones established hereunder”

		planning/permit processes		
Policy 14	Requires public access for development at Chetco Pt	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Policy 15	Prohibits beachfront protective structures for development after January 1, 1977	ORS 197/city planning/permit processes		
Article 16 Estuarine Resources				
Objective 6	Criteria for allowing dredge, fill, in estuarine areas	ORS 197/city ordinances	10/11/84	1983 - 2015
CITY OF BROOKINGS MUNICIPAL CODE				
Title 17 Zoning				
Chapter 17.01: Subsections 17.01.030 - 17.01.040	General provisions	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.04: Sections 17.04.010 - 17.04.070	Development Permit Procedures	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.08: Subsections 17.08.001 - 17.08.260	Definitions	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.12: Subsections 17.12.010 - 17.12.040	Establishment of Zoning Districts and Zoning Map	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.16: Subsections 17.16.010 - 17.16.120	Suburban Residential (SR) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.20: Subsections 17.20.010 - 17.20.120	Single-Family Residential (R-1) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.24: Subsections 17.24.010 - 17.24.120	Two-Family Residential (R-2) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.28: Subsections 17.28.010 - 17.28.120	Multiple-Family Residential (R-3) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.32: Subsections 17.32.010 - 17.32.120	Manufactured Home Residential (R-MH) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.36: Subsections 17.36.010 - 17.36.120	Professional Office (PO-1) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.40: Subsections 17.40.010 - 17.40.120	Public Open Space (P/OS) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.44: Subsections 17.44.010 - 17.44.120	Neighborhood Commercial (C-1) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.48: Subsections 17.48.010 - 17.48.120	Shopping Center Commercial (C-2) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015

Chapter 17.52: Subsections 17.52.010 – 17.52.120	General Commercial (C-3) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.56: Subsections 17.56.010 – 17.56.120	Tourist Commercial (C-4) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.64: Subsections 17.64.010 – 17.64.120	Industrial Park (I-P) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.68: Subsections 17.68.010 – 17.68.070	General Industrial (M-2) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.70: Subsections 17.70.010 – 17.70.120	Master Plan Development (MPD) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.72: Subsections 17.72.010 – 17.72.090	Marine Activity (MA) District	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.76: Subsections 17.76.010 – 17.76.120	Airport Approach (AA) Overlay Zone	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.80: Subsections 17.80.010 – 17.80.090	Site Plan Approval	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.84: Subsections 17.84.010 – 17.84.060	Public Hearings Notice Procedures	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.100: Subsections 17.100.010 – 17.100.080	Hazardous Building Site Protection Hillside Development Standards	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.116: Subsections 17.116.010 – 17.116.100	Planned Community	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.120: Subsections 17.120 – 17.120.050	Nonconforming Use	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.124: Subsections 17.124.010 – 17.124.220	Specific Standards Applying to Conditional Use	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.128: Subsections 17.128.010 – 17.128.070	Interpretation and Exceptions	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.132: Subsections 17.132.010 – 17.132.110	Variances	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.136:	Conditional Uses	ORS 197/city	10/11/84	1984 - 2015

Subsections 17.136.010 – 17.136.150		planning/permit processes		
Chapter 17.144: Subsections 17.144.010 – 17.144.050	Annexation	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.164: Subsections 17.164.010 – 17.164.050	Wireless Telecommunication Facilities	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
Chapter 17.172: Subsections 17.172.0109 – 17.172.090	Land Division	ORS 197/city planning/permit processes	10/11/84	1984 - 2015
		ORS 197/city planning/permit processes	10/11/84	1984 - 2015
		ORS 197/city planning/permit processes	10/11/84	1984 - 2015
REMOVED:				
City of Brookings Comprehensive Plan			1984	1984
City of Brookings Land Development Code			1984	1984