

ORDINANCE NO. 2017-13

An Ordinance Amending the B-3 Central Business District Text to Allow the Landmarks Commission and Plan Commission to Approve a Pergola or Similar Structure in the Setback Area

The Common Council of the City of Cedarburg, Wisconsin, hereby ordains as follows:

SECTION 1. Section 13-1-55 of the Zoning Code of the City of Cedarburg is hereby amended as follows:

TABLE 13-1-55

B-3 CENTRAL BUSINESS DISTRICT

DIMENSIONAL REQUIREMENTS (See Note ^(a) for HPD Buildings)	
FLOOR AREA RATIOS	
Floor Area Ratio (FAR)	150%
Minimum Floor Area Per Use/Tenant/Business (sf)	300
LOT DIMENSIONAL REQUIREMENTS	
Minimum Lot Area (sq. ft)	4,800
Minimum Lot Width at Setback Line (ft)	40
Minimum Setback (ft.)	None ^(b)
Minimum Offset (side) (ft.)	0 or 5 ^(c)
Minimum Offset (rear) (ft.)	15 ^(e)
MINIMUM FLOOR AREA PER DWELLING UNIT	
Residential uses Non-Ground Level (sq. ft)	Efficiency = 420 1 Bedroom=420 2 Bedroom=550
MAXIMUM BUILDING HEIGHT	
Principal Structure (ft)	35
Accessory Structure (ft)	25 ^(d)

^(a)All buildings in the HPD portion of the B-3 District existing prior to October 28, 2013 can be considered to be conforming structures relative to dimensional requirements to maintain the integrity of the Historic District. If such buildings are ever damaged or destroyed, they may be reconstructed exactly in their pre-damaged or pre-destroyed location and dimensional configuration.

^(b)Corner lots are subject to vision clearance requirements per Section 13-1-80.


^(c)No minimum side yard offset shall be required; however, where a side yard offset is provided, it shall be not less than five (5) feet. Detached accessory structures and decks shall be in accord with Section 13-1-101.

(d) The Landmarks and Plan Commissions may modify the height of an accessory structure if it is located in a historic district or is a local landmark.

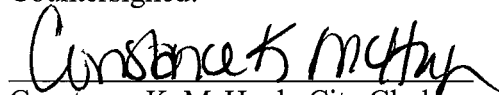
(e) The Landmarks and Plan Commission may, on a case-by-case basis, approve a pergola or similar structure to enclose an outdoor patio in the building setback area.

SECTION 2. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 12th day of June, 2017.


Kip Kinzel, Mayor

Countersigned:


Constance K. McHugh, City Clerk

Approved as to form:


Michael P. Herbrand, City Attorney