

ORDINANCE NO. 2012-10

**An Ordinance Pertaining to the Open Space Requirement
in the B-1 Neighborhood Business District**

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

SECTION 1. **TABLE 13-1-53** of Section 13-1-53 of the Municipal Code of the City of Cedarburg is hereby amended as follows:

SEC. 13-1-53 B-1 NEIGHBORHOOD BUSINESS DISTRICT

TABLE 13-1-53

**B-1 NEIGHBORHOOD BUSINESS DISTRICT
Development Standards**

TYPE OF STANDARD	STANDARD
MINIMUM OPEN SPACE AND FLOOR AREA RATIOS	
Open Space Ratio (OSR)	50% 35% ^(a)
Floor Area Ratio (FAR)	50%
LOT DIMENSIONAL REQUIREMENTS	
Minimum Lot Area	8,400 sf
Minimum Lot Width at Setback Line (ft.)	50
Minimum Setback (ft.)	5
Minimum Setback from Wetlands (ft.)	Principal Structure: 25 feet Accessory Structure: 5 feet
Minimum Offset (side) (ft.)	10
Minimum Offset (rear) (ft.)	25
Maximum Lot Coverage	50%
MAXIMUM USE AREA REQUIREMENT	
Permitted Uses by Right and Conditional Uses in the B-1 District.	5,000 sf unless otherwise permitted to be larger by the Plan Commission.
MINIMUM LIVING AREA PER DWELLING UNIT	
Residential Units excluding store front spaces (sq. ft.)	Efficiency or 1 bedroom=420 2 bedroom=550
MAXIMUM BUILDING HEIGHT	
Principal Structure (ft.)	35
Accessory Structure (ft.)	20

^(a)No lot or parcel that was previously developed shall be deemed nonconforming due to the lack of compliance with the Open Space Ratio requirement.

Lots in the B-1 District shall provide sufficient area for the principal structures and accessory structures, off-street parking and loading while maintaining all required setbacks and offsets.

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

Passed and adopted this 9th day of July 2012.

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Kip Kinzel, Mayor

Countersigned:

Constance K. McHugh, City Clerk

Approved as to form:

Kaye K. Vance, City Attorney