

ORDINANCE

AN ORDINANCE to amend Section 10-1-25 of the Municipal Zoning Code, "B-1 Business District", Subsection (b)(1), "Principal Permitted Uses", to allow for former church buildings to be repurposed as mixed-use buildings, including residential on the ground floor, under certain conditions.

The Council of the City of Two Rivers ordains as follows:

SECTION 1. That Section 10-1-25(b)(1) is amended to read as follows:

(kk) Residential dwelling unit(s) for the owner, proprietor, commercial tenant, employees or caretaker located in the same building as the business. Such dwelling units(s) shall be located above the ground floor level, *except as follows:*

(1) *Buildings initially constructed as churches prior to January 1, 2019, may be repurposed as mixed-use buildings in accord with the following standards:*

(a) *Ground floor uses may include commercial and residential uses in accord with Section 10-1-25.*

(b) *Ground floor residential units shall not occupy more than 60% of the usable ground floor area as defined in Section 10-1-14(f)(1).*

(c) *Ground floor residential units shall have the same minimum floor area as described in Section 10-1-25(b)(1)(jj) and shall comply with applicable building code requirements.*

and to renumber subsequent sections as appropriate.

SECTION 2. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this 7th day of January, 2019.

Jack J. Powalisz
President, City Council

Gregory E. Buckley
City Manager

Attest:

Kim M. Graves
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney