

ORDINANCE NO. 2021-

**An Ordinance Amending the B-1 Central Business District Text
To Allow Limited Residential Use of the Ground floor Space of Buildings**

The Village Board of the Village of Thiensville, Wisconsin, hereby ordains as follows:

SECTION 1. The introduction to Section 17.0308 of the Village of Thiensville Zoning Code is repealed and replaced with the following:

17.3038 B-1 CENTRAL BUSINESS DISTRICT

The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment, and other activities which contribute to its role as the "heart" of the Village. This district zoning is intended to enhance and promote traditional design elements consistent with Section 17.1210 ("Architectural Review") and the Village's Architectural Guidelines. This district zoning also intends to encourage the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures. ~~One hundred percent of the floor area of the first floor of buildings in the B-1 District shall be used for commercial uses only.~~

SECTION 2. Section 17.0308

Section 17.0308 B. (4) Rental efficiency and one-bedroom apartments ~~on the non-ground level~~ provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 450 square feet for a one-bedroom apartment. No residential use shall occupy any portion of the ground floor that fronts on a public street right-of-way and no more than 70% of the ground floor shall be devoted to residential use.

SECTION 3. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this _____ day of _____, 2021.

Van Mobley, Village President

Countersigned:

Village Clerk