ORDINANCE NO. 1468-0725

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: Section 20.27(2) is revised as it pertains to the C-2 district as follows:

(2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)				
			Minimum Lot Area per Dwelling Unit (square feet)									Multiple-Family		
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)	Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
C-2	6,000	50	—	—	2,000	15	5	15	45	—	—	500	750	1,000

SECTION 2: Section 20.27(3)(c) and (f) - Exceptions to yard requirements - is revised as follows:

(c) within the C-2 district, the city plan commission may authorize a lesser side yard, *lesser rear yard on corner lots*, and/or a lesser street yard (setback) than required under subsection (2). The intent of this provision is to provide relief from the yard requirements in locations where it is desirable to create, recreate, or maintain a traditional downtown development pattern and character.

(f) Within the I-2/1-2A Heavy industrial districts, the minimum side yard for any existing building with a side yard that is less than the minimum side yard required in subsection (2) shall be equal to the existing side yard. The intent of this provision is to allow existing buildings to be extended provided the addition is no closer to the side lot line than the existing building.

SECTION 3: Section 20.27(5)(a)1. and (d) - Zero lot line duplexes – is revised as follows:

(a)1. Each lot shall have a minimum lot width of 35 feet and a minimum lot area of 4,000 square feet and a combined lot width of 70 feet and a minimum lot area of 10,000 square feet.

(d) Zero lot line duplexes (attached dwelling units) shall only be permitted on lots that have been identified for such development on the applicable subdivision

plat or certified survey map. Such lots shall be identified at the time of approval of the subdivision plat or certified survey map. For all such lots containing less than 50 feet of lot width or 6,000 square feet of lot area, a covenant shall be placed on the face of the subdivision plats and certified survey maps creating such lots as follows: “Development on Lots (*list Lot numbers*) is restricted to the construction of zero lot line duplexes (attached dwelling units).” No odd number of lots may be created nor may construction skip an off number of lots.

SECTION 4: This ordinance shall take effect on the day after its publication.

Approved: David J. Ward, Mayor
Attest: Stephanie Reinhardt, City Clerk
Date of 1st Reading: 07/01/25
Date of 2nd Reading: 07/15/25
Publication:07/18/25
Effective Date: 07/19/25