

DRAFT - 03/14/2022

ORDINANCE

AN ORDINANCE to amend Municipal Code Sections 10-1-20, 10-1-21 and 10-1-22, the R-1, R-2, R-3 and R-4 Residential Zoning Districts to amend the regulations related to side yard requirements.

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

SECTION 1. That Section 10-1-20C(1) of the Municipal Code shall hereby be amended as follows:

C. Side yards. There shall be a side yard on each side of a building.

(1) The sum of the widths of the required side yards shall be as follows:

Lot Width (feet)	Total Side Yard Width	Minimum Side Yard Width (feet)
Less than 76	15 feet	7
76 to 80	16 feet or 25%, whichever is least	8
81 to 85	17 feet or 25%, whichever is least	8
86 to 90	20 feet or 25%, whichever is least	8
91 to 95	23 feet or 25%, whichever is least	8
More than 95	25 feet or 25%, whichever is least	8

and to renumber subsequent sections as appropriate.

SECTION 2. That Section 10-1-21C(1) of the Municipal Code shall hereby be amended as follows:

C. Side yards. There shall be a side yard on each side of a building.

(1) The sum of the widths of the required side yards shall be as follows:

Lot Width (feet)	Total Side Yard Width	Minimum Side Yard Width (feet)
Less than 67	15 feet or 25%, whichever is less	6
67 to 75	16 feet or 25% whichever is less	6
More than 75	20 feet 25% of lot width	6

SECTION 3. That Section 10-1-22C(1) of the Municipal Code shall hereby be amended as follows:

C. Side yards. There shall be a side yard on each side of a building.

(1) The sum of the widths of the required side yards shall be as follows:

Lot Width (feet)	Total Side Yard Width	Minimum Side Yard Width (feet)
40 to 45	10 feet	5
46 to 70	15 feet	6
More than 70	20 feet 25% of the lot width	6

SECTION 4. That Section 10-1-22C of the Municipal Code shall hereby be amended as follows:

C. Side yards. There shall be a side yard on each side of a building. ~~The total side yard shall be 30% of the lot width for a one-story building with a minimum side yard requirement of 50% of the total side yard.~~

(1) *The sum of the widths of the required side yards shall be as follows:*

<i>Lot Width (feet)</i>	<i>Total Side Yard Width</i>	<i>Minimum Side Yard Width (feet)</i>
<i>Less than 200</i>	<i>30 feet</i>	<i>15</i>
<i>200 to 400</i>	<i>50 feet</i>	<i>15</i>
<i>More than 400</i>	<i>70 feet</i>	<i>15</i>

(2) For any building over two stories there will be an increase in each side yard of five feet per story.

SECTION 5. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this 4th day of April, 2022.

Adam Wachowski
President, City Council

Gregory E. Buckley
City Manager

Attest:

Jamie Jackson
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney