

(Proposed added language shown in blue)

ORDINANCE
AMENDING SECTION 10-1-24 B (1.) (k.)
OF THE ZONING CODE OF THE CITY OF TWO RIVERS
TO PROHIBIT THE CREATION OF NEW DRIVE-THROUGH ESTABLISHMENTS
ON PROPERTIES FRONTING ON WASHINGTON STREET
BETWEEN THE WEST TWIN RIVER AND 21ST STREET

Section 10-1-24, B-1, "Business District," Subsection B, "Uses," (1.) "Conditional Uses," is modified as follows:

Item (k) is hereby repealed and recreated to read as follows:

(k) Drive-in or drive-through business establishment offering goods or services directly to customers in parked or stopped motor vehicles, whether through a drive-up window or by other means, complying with section 10-1-24 C.

Provided, however, that after June 1, 2023, no new drive-in or drive-through establishments may be created that result in vehicular traffic entering onto the premises of such establishments directly from Washington Street or exiting from the premises of such establishments directly onto Washington Street along that portion of Washington Street lying north of the West Twin River and south of 21st Street.

The prohibition is intended to preserve the appearance and safety of the traditional, pedestrian -friendly downtown business district that exists in this area of the city's downtown, by not allowing such uses that would create vehicle-pedestrian conflicts within these blocks.

FYI: Just for ease of reference, below is the above-referenced language of Section 10-1-24 C

C. Yard area and height.

(1) *Height.* Any building erected or structurally altered shall not exceed 75 feet in height.

(2) *Lot width.* All lots shall have a minimum width of 45 feet.

(3) *Front yard and side yard setbacks.* No front yard or side yard setback requirement for business buildings, except where a front or side yard abuts a district of a different type. The front or side yard requirement shall then be 50 percent of that required in the abutting district. Residential buildings must meet the R-3 requirements.

(4) *Rear yard.* There shall be a rear yard having a minimum depth of 20 feet for a building of two stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased by five feet.

(5) *Vision clearance.* Vision clearance shall be provided in accordance with [section 10-1-15](#).

(6) *Off-street parking and loading.* Off-street parking and loading facilities shall be provided in accordance with [section 10-1-13](#).

(7) Single- and two-family dwellings constructed in the B-1 district shall comply with the provisions of [section 10-1-20.I](#).