

ORDINANCE NO.: 4752

AN ORDINANCE to amend Paragraph 15.26(D) (13) to create Paragraph 15.26(D) (13))a) and Paragraph 15.26(D) (13) (b) of the Code of Ordinances of the City of La Crosse to allow for expansion of limited non-conforming commercial uses.

SECTION I: Paragraph 15.26(D) (13) is hereby amended to read as follows:

(13) Washburn District Conditional Use Residential Uses.

(a) In the Washburn Neighborhood Residential District, two (2) or more family dwellings may be permitted as a conditional use provided such dwelling units are compatible with the surrounding neighborhood with respect to such matters as parking, greenspace, design, maintenance, density, landscaping and other attributes consistent with the Washburn Neighborhood Residential District. In the event of natural disaster which causes more than fifty percent damage to a building located within the zoning district, consideration shall be given to the contractual circumstances of the property owner including, without limitation, financial, contractual agreements which existed prior to the adoption of this ordinance, the expected use of the property by the owner of the property at the adoption of this ordinance and the historic use of the property. Such conditional uses may be permitted although such land may have been used for single family or residences in the past provided such uses are consistent with the neighborhood attributes and above criteria.

(b) In the Washburn Neighborhood Residential District the expansion of a non-conforming commercial use may be permitted as a conditional use provided such expansion is limited to 1,000sqft or less, does not require the applicant to provide additional off-street parking spaces, and said expansion does not occur over an adjacent parcel or lot line. The expansion of a non-conforming commercial use shall be limited to professional office uses only.

SECTION II: This ordinance shall take effect and be in force from and after its passage and publication.

_____/s/_____
Mathias Harter, Mayor

_____/s/_____
Teri Lehrke, City Clerk

Passed: 4/11/13
Approved: 4/15/13
Published: 4/20/13