

**VILLAGE OF EPHRAIM
ORDINANCE NO. 03-2016**

**AN ORDINANCE AMENDING VILLAGE OF EPHRAIM ZONING CODE AS IT RELATES TO
PERMITTED USES IN THE COMMERCIAL DISTRICT**

SECTION I: § 17.25 of the Ephraim Code of Ordinance is hereby amended by addition of language as follows:

ADDITIONS IN BOLD ITALICS

17.25 COMMERCIAL DISTRICT (C).

(1) INTENT. (a) This district is intended to provide for the location of retail shops, offices, service and business establishments, commercial transient lodging and related uses, and on a conditional use basis, multiple-occupancy residential housing. The district has 3 subareas:

1. **South subarea** along STH 42 facing the PW waterfront residential neighborhood, surrounded by residential property and characterized by small lots and small scale structural developments.
2. The **Village center**, the hub of community activities, including the Village Hall, library and post office, and a concentration of commercial uses. Also, in this area are several historical structures and buildings and spaces that characterize the Village's distinctive appearance.
3. The **north commercial area** along STH 42 forms the north entrance to the Village on Highway 42. An open, rural feeling with open space around and between buildings rather than intense development will help preserve this character.

(b) Regulations established for the commercial areas are intended to accomplish a balance between accommodation of development and change to allow the Village to share the economic growth of Door County and to provide visitors with facilities and services desired by them while not, in the process, destroying the distinctive atmosphere and character of the Village as a small Village emphasizing unique historic traditions.

(2) PERMITTED USES.

- (a) Business professional offices.
- (b) Stores and shops.
- (c) Medical facilities.
- (d) Restaurants.
- (e) Financial institutions.
- (f) Commercial transient lodging: hotels, motels, hotel/ motel resorts, tourist rental rooms, resorts, bed & breakfast establishments, condo rental pools of transient duration, tourist cabins
- (g) Single family detached dwellings.
- (h) Dwelling units within a building that is predominantly commercial in use, which shall be utilized only as seasonal or year-round residences, not for commercial transient use (4/12/99)
- (i) Accessory structures per 17.15(3)
- (j) ***Bar rooms and bar rooms used in conjunction with a retail sales establishment***

SECTION II: If any section, subsection, paragraph or sentence of this ordinance is for any reason deemed unconstitutional or otherwise unenforceable by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance.

SECTION III: This ordinance, as an amendment to the Village Zoning Code, has been reviewed by that Plan Committee on May 23, 2016, published as a class B notice in the Door County Advocate on June 4, 2016 and June 8, 2016 and was the subject of a public hearing on June 14, 2016, pursuant to the procedures of § 62.23 (d) Wis. Stats and § 17.51 Ephraim Zoning Code.

SECTION IV. This ordinance shall take effect upon its passage and publication according to law on July 1, 2016.

Passed and approved by the Village Board of Trustees at its regular meeting on the ____ day of _____, 2016.

VILLAGE OF EPHRAIM

By: _____

Michael McCutcheon, Village President

Attest: _____

Andrea Collak, Clerk

Published this _____ day of _____ 2016.

_____	Date _____
Andrea Collak, Clerk	<input checked="" type="checkbox"/> Village offices
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office

Susan Shallow, Deputy Clerk	