



## STAFF REPORT AND FISCAL IMPACT NOTE

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**Ordinance:** O-20-19

**Title:** Dwellings Above the Ground Floor of Nonresidential Uses in B1 and B2

**Date:** April 24, 2019

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### STAFF REPORT

This legislation proposes to prohibit a dwelling use above seven specific ground floor commercial uses in the B1, Convenience Shopping District, and the B2, Community Shopping District. The legislation also proposes to prohibit any ground floor dwelling uses in these zoning districts. Additionally, the legislation provides a definition of “ground floor.”

This ordinance takes effect on the date of its passage. According to Pete Gutwald, Director of Planning and Zoning, there are no developments pending approval that have already been submitted that would be affected by this ordinance. Future developments submitted with dwellings above the ground floor in B1 and B2 would be affected.

*Prepared by Gary M. Elson, Assistant City Attorney*

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### FISCAL IMPACT

This ordinance has no direct fiscal impact on the Planning and Zoning staff. We are unable to determine the impact of this ordinance on development in the City and future tax revenues.

*Prepared by Jodee Dickinson, Finance Director*