

..Number
170152
..Version
SUBSTITUTE 1
..Reference

..Sponsor
THE CHAIR

..Title

A substitute ordinance relating to the maximum permitted height of new non-industrial buildings in the industrial-mixed (IM) zoning district.

..Sections

295-805-2 (table) am

..Analysis

This ordinance provides that the applicable design standards for a newly-constructed, non-industrial building (other than a single- or 2-family dwelling) on a parcel in the IM (industrial-mixed) zoning district that is within 100 feet of a residentially-zoned parcel shall be the standards for the LB2 (local business) zoning district, rather than the standards for the LB3 (local business) district, as currently provided by the code.

..Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Table 295-805-2 of the code is amended to read:

Table 295-805-2 PRINCIPAL BUILDING DESIGN STANDARDS							
<i>Design Standards for Industrial Buildings (as defined in s. 295-805-4-e-1)</i>							
	IO1	IO2	IL1	IL2	IC	IM	IH
Front setback, minimum (ft.)	none *	none *	none *	none *	none*	none *	none *
Side street setback, minimum (ft.)	none *	none *	none *	none *	none*	none *	none *
Rear street setback, minimum (ft.)	none *	none *	none *	none *	none*	none *	none *
Side setback, minimum (ft.)	none *	none *	none *	none *	none*	none *	none *
Rear setback, minimum (ft.)	none *	none *	none *	none *	none*	none *	none *
Height, maximum	none **	none **	none **	none **	85 ft. (new construction only) **	85 ft. (new construction only) **	none **
Height, minimum	none	None	none	none	18 ft.	30 ft.	none
* Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial planned development district, see also the residential buffer (setback) standards of table 295-805-4-d.							
** Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial planned development district, see also s. 295-805-4-e.							
<i>Design Standards for Non-industrial Buildings Except Single-family and Two-family Dwellings</i>							
	IO1	IO2	IL1	IL2	IC	IM	IH
Refer to design standards in subch. 6 for this commercial district:	LB1	LB2	LB1	LB2	LB2	LB3 >>***<<	LB2
>>*** For new construction on a parcel that is located within 100 feet of a residentially-zoned parcel, the design standards for the LB2 zoning district shall apply.<<							
<i>Design Standards for Single-family and Two-family Dwellings</i>							
	IO1	IO2	IL1	IL2	IC	IM	IH
Refer to design standards in subch. 5 for this residential district:	RT2	RT3	RT2	RT3	RT4	RT4	RT4

..LRB
APPROVED AS TO FORM

Legislative Reference Bureau
Date: _____

..Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney
Date: _____

..Requestor
Department of City Development
..Drafter
LRB168426-2
Jeff Osterman
05/26/2017