..Number

121793

..Version

PROPOSED SUBSTITUTE A

..Reference

..Sponsor

ALD. WITKOWSKI

..Title

A substitute ordinance relating to the zoning classification of principal-use parking lots in the LB1 local business zoning district.

..Sections

295-603-1 (table) am

295-603-2-k rc

.. Analysis

This ordinance changes the use classification of a principal-use parking lot in the LB1 local business zoning district from permitted use to limited use. The limited use standard is that the parking lot must be used exclusively by owners of a premises that is within 300 feet of the parking lot, or persons parking with the consent of any owner of the premises, and both the parking lot and the premises within 300 feet are under the same ownership.

..Body

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

Part 1. Table 295-603-1 of the code is amended to read:

Table 295-603-1 COMMERCIAL DISTRICTS USE TABLE								
Y = Permitted Use S = Special Use N = Prohibited Use	Zoning Districts							
S = Special Ose IN = Floribited Ose					1			
Uses								
Uses	22	NS2	72	22	က္က	31	RB2	S
	NS1	ž	LB1	LB2	LB3	RB1	25	ဗ
RESIDENTIAL USES					L			l
Single-family dwelling	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Two-family dwelling	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Multi-family dwelling	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Permanent supportive housing	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Transitional housing	S	S	S	S	S	S	S	S
Attached single-family dwelling	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Live-work unit	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Mobile home	N	N	N	N	N	N	N	Ν
Watchman/service quarters	N	N	N	N	N	N	N	Ν
Family day care home	L	L	L	L	L	L	L	L
GROUP RESIDENTIAL USES								
Rooming house	S	S	S	S	S	S	S	S
Convent, rectory or monastery	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Dormitory	S	S	S	S	S	S	S	S
Fraternity or sorority	S	S	S	S	S	S	S	S
Adult Family home	L	L	L	L	L	L	L	L
Foster Homes								
Foster family home	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Small foster home	L	L	L	L	L	L	L	L
Group home or group foster home	L	L	L	L	L	L	L	L

Y = Permitted Use S = Special Use N = Prohibited Use Uses L = Limited Use S = Zoning Districts V = Permitted Use S = Zoning Districts V = Permitted Use S = Zoning Districts V = Permitted Use S = Zoning Districts	T
Uses N S	
NS1 NS2	
	SO
Shelter Care Facilities	
Family shelter care facility Y Y Y Y Y Y Y Y Y	Υ
Small group shelter care facility L L L L L L L	L
Large group shelter care facility SSSSSSSSS	S
Community living arrangement	L
EDUCATIONAL USES	
Day care center S S S S S S S	S
School, elementary or secondary Y Y Y Y Y Y Y Y	Υ
College Y Y Y Y Y Y Y Y	Υ
School, personal instruction Y Y Y Y Y Y Y Y	Υ
COMMUNITY-SERVING USES	
Library Y Y Y Y Y Y Y	Υ
Cultural institution Y Y Y Y Y Y Y Y	Υ
Community center S S S S S S S	S
Religious assembly S S S S Y Y	YS
Cemetery or other place of interment N N N N N N N N	N
Public safety facility Y Y Y Y Y Y Y Y	Υ
Correctional facility N N N N N N N N	N
COMMERCIAL AND OFFICE USES	
General office Y Y Y Y Y Y Y	Y
Government office Y Y Y Y Y Y Y Y	Y
Bank or other financial institution Y Y Y Y Y Y Y Y	Y
Currency exchange, payday loan or title loan agencySSSSSInstallment loan agencySSSSS	S
	S
Cash-for-gold business S	S
Retail establishment, general L L L L L L L	L
Garden supply or landscaping center N N Y Y Y Y Y	N
Home improvement center N N S S S Y Y	Y
Secondhand store SSSSSS	S
Outdoor merchandise sales SSSSSS	S
Artist studio Y Y Y Y Y Y Y Y	Y
Adult retail establishment N N N N N S S	N
HEALTH CARE AND SOCIAL ASSISTANCE USES	
Medical office Y Y Y Y Y Y Y Y	Υ
Health clinic S S S S S S S	S
Hospital N N S S S S	N
Medical research laboratory N N S S S Y	N
Medical service facility N N S S S S S	N
Social service facility S S S S S S S	S
Emergency residential shelter SSSSSS	S
Nursing home SSSYYYYY	S
GENERAL SERVICE USES	
Personal service Y Y Y Y Y Y Y Y	Υ
Business service Y Y Y Y Y Y Y Y	Υ
Building maintenance service N N S S S Y Y	Υ
Catering service Y Y Y Y Y Y Y Y	Υ
Funeral home Y Y Y Y Y Y Y Y	Y
Laundromat Y Y Y Y Y Y Y Y	Y
Dry cleaning establishment Y Y Y Y Y Y Y Y	Y
Furniture and appliance rental and leasing SSYYYYYY	S
	Y
Household maintenance and repair service Y Y Y Y Y Y Y Y Y Tool/equipment rental facility Y Y Y Y Y Y Y Y Y Y	

Y = Permitted Use	Table 295-603-1 COMMERCIAL DISTRICTS USE T	ABLE	<u> </u>						
Uses		Zoning Districts							
Animal Services	O - Opecial Ose IN - 1 Torribited Ose								
Animal hospital/clinic	Uses	NS1	NS2	LB1	LB2	LB3	RB1	RB2	SO
Animal boarding facility		1				1	1		ı
Animal grooming or training facility		-	L	_		L		+	L
MOTOR VEHICLE USES Light Motor Vehicle Sales facility N N S S S Y Y Y Rental facility L L L L L L Y Y Y Repair facility N N S S S S S S S S S S S S S S		L L	L.			L.	L L	+	L.
Light Motor Vehicle	Animal grooming or training facility	<u> </u>			ᆫ	<u> </u>	<u> </u>	<u> </u>	L
Sales facility									
Rental facility		N	N	S	S	S	Υ	Υ	S
Repair facility		-			_	_			Y
Body shop									N
Outdoor storage									Ν
Heavy Motor Vehicle	Outdoor storage	N	N	S	S	S	S	S	Ν
Sales facility		L	L	L	L	L	L	L	L
Rental facility			•	•					
Repair facility				S	S	S	S	S	N
Body shop	,								N
Outdoor storage N L									N
Filling station	Body snop								N N
Filling station		IN	IN	IN	IN	IN	ૅ	3	IN
N N L L L L L Drive-through facility		N	N	9	9	9	9	١ ٥	N
Drive-through facility								+	N
Parking L L [[Y]] L L Y L Parking lot, accessory use Y L Y L Y L Y L Y L			1			+	i	_	L
Parking lot, principal use L L [¥]] L L Y L Parking lot, accessory use Y L Y L Y L L Y									
Parking structure, principal use Parking structure, accessory use Heavy motor vehicle parking lot, principal use N N S S S S S S S S S S S S S S S S S	Parking lot, principal use L	L			L	L	Y	L	L
Parking structure, accessory use Y L Y L Y <	Parking lot, accessory use		L	Υ	L	L	Υ	Υ	Υ
Heavy motor vehicle parking lot, principal use			S		L	L			S
Heavy motor vehicle parking lot, accessory use S S S S S S									Υ
ACCOMMODATION AND FOOD SERVICE USES									N
Bed and breakfast		S	S	S	S	S	S	S	S
Hotel, commercial		ΙV		l v	V	l v	l v	LV	Υ
Hotel, residential									Y
Tavern				_					Y
Assembly hall S S S S S S S S S S S S S S S S S S	,								Ŀ
Restaurant, sit-down Y									S
ENTERTAINMENT AND RECREATION USES Park or playground Y Y Y Y Y Y Y Y Y Y Y Y Y Y N <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Υ</td>									Υ
Park or playground Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y N		L	L	L	L	L	L	L	L
Festival grounds N N N N N N N	ENTERTAINMENT AND RECREATION USES								
									Υ
									N
Recreation facility, indoor S S S S S S S S S S S S S S S S S S									S
Recreation facility, outdoor S S S S S Health club Y									S
Sports facility N N S S S S									N
Sports facility									N
Theater L L Y Y Y Y Y		L	L						L
Convention and exposition center N N S S S S S		N	N						N
Marina Y Y Y Y Y Y Y Y									Y
Outdoor racing facility N N N N N N N N								+	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES	STORAGE, RECYCLING AND WHOLESALE TRADE USES								
Recycling collection facility S S S S S S S									S
Mixed-waste processing facility N N N N N N N N N	Mixed-waste processing facility	N	N	N	N	N	N	N	N

Toble 205 602	4							
Table 295-603-1 COMMERCIAL DISTRICTS USE TABLE								
COMMERCIAL DISTRICTS	OSE TABLE	-						
Y = Permitted Use L = Limited Use	Zoning Districts							
S = Special Use N = Prohibited Use				9		0.0		
Uses								
	NS1	NS2	LB1	LB2	LB3	B1	RB2	CS
	Z	Z	=	=	=	~	~	O
Material reclamation facility	N	N	N	N	N	N	N	N
Salvage operation, indoor	N	N	N	N	N	N	S	Ν
Salvage operation, outdoor	N	N	N	N	N	N	N	N
Wholesale and distribution facility, indoor	S	S	L	L	L	L	Υ	S
Wholesale and distribution facility, outdoor	N	N	S	S	S	S	S	Ν
Storage Facilities	<u>.</u>							
Indoor	S	S	L	L	L	L	Υ	S
Outdoor	N	N	S	S	S	S	S	Ν
Hazardous materials	N	N	N	N	N	N	N	N
TRANSPORTATION USES				1			1	
Ambulance service	N	N	S	S	S	Υ	Υ	SN
Ground transportation service	N	N	S	S	S	S	L	N
Passenger terminal	N	N	Υ	Υ	Υ	Υ	Υ	N
Helicopter landing facility	N	N	S	S	S	S	S	N
Airport	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	N	N
INDUSTRIAL USES	l NI	l NI		T .			T 1	N.
Manufacturing, light	N N	N N	L	L	L	L NI	L NI	N
Manufacturing, heavy	N N	N	N N	N N	N N	N N	N N	N N
Manufacturing, intense Research and development	N N	N	S	S	S	S	S	N
Processing or recycling of mined materials	N N	N	N	N	N	N	N	N
Contractor's shop	N N	N	L	L	L	L	L	N
Contractor's yard	N N	N	S	S	S	S	S	N
AGRICULTURAL USES	IN	IN	<u> </u>					IN
Plant nursery or greenhouse	S	S	s	S	S	S	S	S
Raising of crops or livestock	S	S	S	S	S	S	S	S
UTILITY AND PUBLIC SERVICE USES								
Broadcasting or recording studio	N	N	Υ	Υ	Υ	Υ	Υ	N
Transmission tower	L	L	Ĺ	Ĺ	Ĺ	Ĺ	Ĺ	L
Water treatment plant	S	S	Y	Y	Y	Y	Y	S
Sewage treatment plant	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N
Small wind energy system	S	S	S	S	S	S	S	S
Solar farm	S	S	S	S	S	S	S	Υ
Substation/distribution equipment, indoor	L	L	L	L	L	L	L	L
Substation/distribution equipment, outdoor	N	N	Υ	Υ	Υ	Υ	Υ	Ν
TEMPORARY USES	·							
Seasonal market	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L

Part 2. Section 295-603-2-k of the code is repealed and recreated to read:

295-603. Uses.

2. LIMITED USE STANDARDS.

- k. Parking Lot, Principal Use. k-1. In the NS1, NS2, LB2, LB3, RB2 and CS districts:
- k-1-a. The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line, except in the LB3 district this dimension shall not exceed 45 feet.
- k-1-b. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use.
- k-1-c. No alley shall be relied upon for vehicular circulation purposes.
- k-1-d. The parking lot shall not be located on a corner lot.
- k-2. In the LB1 district, the parking lot shall be used exclusively by owners of a premises that is within 300 feet of the parking lot, or persons parking with the consent of any owner of the premises, and both the parking lot and the premises within 300 feet are under the same ownership.
- ..LRB APPROVED AS TO FORM

Legislative Reference Bureau	
Date:	
Attorney	
IT IS OUR OPINION THAT THE C	RDINANCE
IS LEGAL AND ENFORCEABLE	

Office of the City Attorney
Date:
...Requestor
City Attorney
...Drafter
LRB146156-2
Jeff Osterman
04/24/2013