



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

CITY PLAN COMMISSION ZONING REPORT

Ordinance File No. [211967](#)

Proposal: This file refers to zoning regulations for open pavilions. Currently, the zoning code establishes a maximum overall height of 10 feet for an accessory-structure open pavilion in a residential zoning district. This ordinance provides that the maximum overall height for an open pavilion that is accessory to a permitted non-residential use shall be 24 feet or the height of the principal building, whichever is less.

Zoning Code

Technical Committee: The Zoning Code Technical Committee met on May 10, 2022. It determined that the criteria of legality and enforceability, administrative efficiency and consistency with the format of the zoning code have been met.

Recommendation: This change would facilitate the installation of open air classroom pavilions at school sites located in residential zoning districts across the City. The proposal has been found to meet all of the applicable ZCTC criteria. During the internal process of reviewing the proposed ordinance, it was determined that a 14 foot maximum height limit may be more appropriate given the various circumstances where open pavilions may be proposed within residential districts. Therefore, staff recommends approval of a substitute ordinance that would set a 14 foot height limit for open pavilions that are accessory to a permitted non-residential use.