

..Number

141766

..Version

PROPOSED SUBSTITUTE

..Reference

..Sponsor

ALD. BOHL

..Title

A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

..Sections

295-505-2-i rc

..Analysis

This ordinance provides that in the RS4, RS5 and RS6 zoning districts, for any interior lot created by the combination of 2 or more lots or portions thereof after the effective date of this ordinance, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

This ordinance further provides that in the RS4, RS5 and RS6 zoning districts, for any corner lot created by the combination of 2 or more lots or portions thereof after the effective date of this ordinance, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

..Body

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

Part 1. Section 295-505-2-i of the code is repealed and recreated to read:

295-505. Design Standards.

2. PRINCIPAL BUILDING STANDARDS.

i. Lot Coverage. i-1. The lot coverage standards set forth in table 295-505-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage.

i-2. Table 295-505-2-i provides minimum building height and minimum front façade width requirements that are to be applied, in certain zoning districts, in place of the lot coverage standards of table 295-505-2. The standards in table 295-505-2-i apply only to single-family, 2-family and multi-family dwellings.

i-3. Notwithstanding the provisions of table 295-505-2, in the RS4, RS5 and RS6 districts, for any interior lot created by the combination of 2 or more lots or portions thereof after the effective date of this ordinance [city clerk to insert date], the maximum lot coverage for a residential use or group residential use shall be as follows:

i-3-a. If the area of the lot is less than or equal to the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be as specified in table 295-505-2.

i-3-b. If the area of the lot is more than the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the maximum lot coverage specified in table 295-505-2.

i-4. Notwithstanding the provisions of table 295-505-2, in the RS4, RS5 and RS6 districts, for any corner lot created by the combination of 2 or more lots or portions thereof after the effective date of this ordinance [city clerk to insert date], the maximum lot coverage for a residential use or group residential use shall be as follows:

i-4-a. If the area of the lot is less than or equal to the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be as specified in table 295-505-2.

i-4-b. If the area of the lot is more than the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the maximum lot coverage specified in table 295-505-2.

..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

..Drafter
LRB157363-3
Jeff Osterman
03/23/2015