

..Number

170926

..Version

SUBSTITUTE 1

..Reference

..Sponsor

ALD. ZIELINSKI

..Sections

295-505-2 (table) am

..Title

A substitute ordinance relating to solar panel array installation.

..Analysis

This ordinance provides that a principal building in a residential zoning district shall not overshadow an existing solar panel array on an adjacent property during peak daylight hours.

..Body

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

Part 1. Table 295-505-2 of the code is amended to read:

**Table 295-505-2  
PRINCIPAL BUILDING DESIGN STANDARDS**

		Single-family Districts						Two-family Districts			
		RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4
Lot	Lot area, minimum (sq. ft.) <i>detached housing</i>	20,000	12,000	9,000	7,200	6,000	3,600	7,200	4,800	3,000	2,400
	Lot area, minimum (sq. ft.) <i>attached housing</i>	not applicable						3,600	3,000	1,800	1,800
	Lot area, maximum (sq. ft.)	none	none	None	none	none	none	none	none	none	none
	Lot width, minimum (ft.) <i>detached housing</i>	100	100	75	60	50	30	60	40	30	24
	Lot width, minimum (ft.) <i>attached housing</i>	not applicable						30	25	18	18
	Lot width, maximum (ft.)	none	none	None	none	none	none	none	none	none	none
Density	Lot area per dwelling unit, minimum (sq. ft.)	none	none	None	none	none	3,600	3,600	2,400	1,800	1,200
	Lot area per roomer or transitional housing client, minimum (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	600
	Lot coverage, minimum <i>interior lot</i>	none	none	None	none	none	*	none	none	*	*
	Lot coverage, maximum <i>interior lot</i>	15%	30%	30%	30%	30%	60%	30%	30%	50%	70%
	Lot coverage, minimum <i>corner lot</i>	none	none	None	none	none	*	none	none	*	*
	Lot coverage, maximum <i>corner lot</i>	15%	30%	30%	30%	40%	70%	40%	40%	60%	85%
	Floor area, minimum (sq. ft.) <i>one-story structure</i>	1,500	1,500	1,300	1,200	900	none	none	none	none	none
	Floor area, minimum (sq. ft.) <i>split-level or taller</i>	1,900	1,900	1,700	1,450	1,200	none	none	none	none	none
Height	Height, minimum (ft.)	none	none	None	none	none	**	none	none	*	*
	Height, maximum (ft.)>>>: <u>building shall not overshadow an existing solar array on an adjacent property during the middle 75% of daylight hours</u> <<	45	45	45	45	45	45	45	45	45	48

\*The requirements of table 295-505-2-i apply in lieu of the minimum lot coverage and minimum height requirements of this table.

\*\* A structure shall meet the minimum height requirement of table 295-505-2-i unless it is adjacent to a lot containing a one-story house, in which case there shall be no minimum height requirement.

..LRB  
APPROVED AS TO FORM

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Legislative Reference Bureau  
Date: \_\_\_\_\_

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

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Office of the City Attorney  
Date: \_\_\_\_\_

..Requestor

..Drafter  
LRB #170016 - 2  
Aaron Cadle  
October 19, 2017