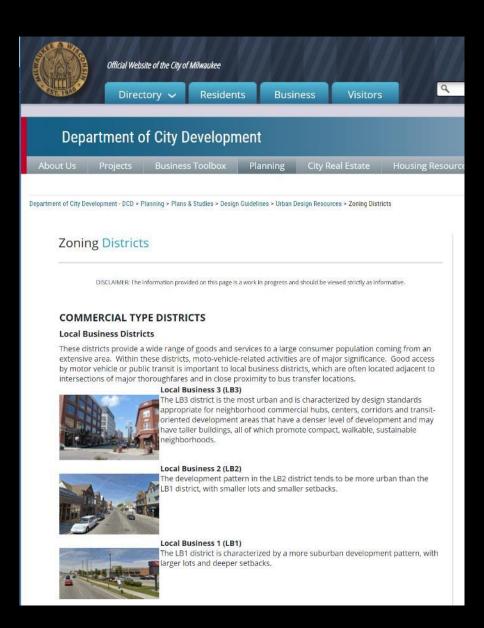


Why Study the Zoning?

- Land use (and therefore, zoning) must be aligned with planning policies
- In order to effectively support transit, additional density is often needed near the transit line (within ¼- to ½-mile)
- Milwaukee's existing zoning may provide enough density and intensity to serve the current market, but what about the future?
 - Opportunity to eliminate uses incompatible with walking and transit
 - Opportunity to enhance development patterns and design



TOD Case Studies: Places









TOD Case Studies: Lessons

- Every community is different; there is no single "best practice" model
- Common regulations include height and density minimums
- Often parking is reduced or the requirement is eliminated
- Buildings are pulled up to the street, parking is located on the interior of the lot

- Auto-related uses are frequently removed
- New development patterns support walkability through improved design standards
- Denver and St Paul are really just good urban infill districts that happen to support transit

Milwaukee TOD Zoning Goals

DOCUMENT:

- Improve readability
- Add illustrations
- Create tables

CONTENT:

- Increase density to support streetcar
- Enhance walkability
- Ensure quality development

Milwaukee TOD Zoning Framework

SUMMARY:

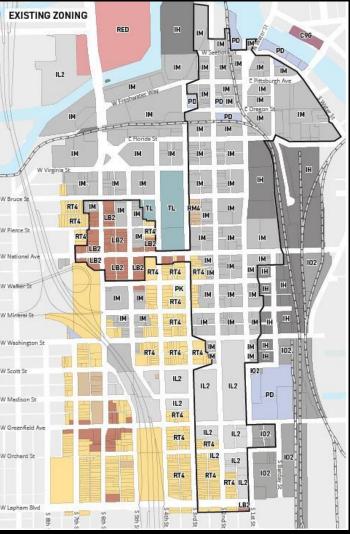
- Recommendation: update zoning districts for most areas adjacent to proposed streetcar lines
- Based on existing districts, modified to be more transitfriendly and walkable
- Retain the existing building form, but increase density (lot area/unit)

- Remove future motor vehicle uses, outdoor storage
- Possible protection of existing low-scale facades using height bonus
- Districts could be used in other areas of the City in the future

Translation of Existing Zoning

RT4	RT4X	Keep locations, add density expand uses
RM4, RM5	RM4, RM5	Unchanged
CS, LB1, LB2, LB3	LB2X, LB3X, LB4X LB2S, LB3S, LB4S	LB-X for corridor LB-S for key intersections and transit stops LB4- allows for additional height
IO2, IL2, IM, IH	IM3X, IM4X	Includes industrial, plus residential and mixed use
PD	PD	Unchanged





Bronzeville Corridor

Walker's Point Corridor

TOD Zoning Document Layout

- Larger, bold fonts for subtitles improves quick scanning for information
- Indented text improves readability
- Header includes section navigation
- Graphic document supplements Code of Ordinances

Zoning 295-601

SUBCHAPTER 6 COMMERCIAL DISTRICTS

295-601. Purposes. For the purpose of regulating the use of land in the city of Milwaukee and to provide for the orderly growth and development of the city, the following commercial zoning districts are established:

- 1. NEIGHBORHOOD SHOPPING DISTRICTS (NST-NS2). These districts provide for residential uses are well as commercial uses that serve the neighborhood. Such commercial uses are necessary to satisfy besic shopping and service needs that occur frequently and must, therefore, be located close to residential areas. The character of these districts is intended to be compatible with that of surrounding residential neighborhoods. Buildings in these districts are typically smaller in scale than those found in local business districts. The NS1 district is characterized by a more suburban development pattern, with larger lots and deeper setbacks, while the development pattern in the NS2 district tends to be more urban, with smaller lots and smaller setbacks.
- 2. LOCAL BUSINESS DISTRICTS (LB1-LB3). These districts provide a wice range of goods and services to a large consumer population coming from an extensive area. Within these districts, motor-vehicle-related activities are of major significance. Good access by motor vehicle or public transit is important to local business districts, which are often located adjacent to intersections of major thoroughfares and in close proximity to but ransfer locations. The LB1 district is shareacterized by a more suburban development pattern, with larger lots and deeper setbacks, while the development pattern in the LB2 district tends to be more untensity in smaller lots and smaller setbacks. The LB3 district is the most urban and is characterized by design standards appropriate for neighborhood commercial hubs, centers, confiders and transit-oriented development areas that have a denser level of development and may have taller buildings, all of which promote compact, welfable, sustainable neighborhoods.
- 3. REGIONAL BUSINESS DISTRICT'S (RB1-RB2). These districts provide areas where regional or ity-wide shopping, employment or high-density residential uses may occur. These districts allow large-scale and tall buildings. They also have a high intensity of land use and may contain nodes of development that can be effectively served by public transportation. The RB1 district is characterized by a more suburban development pattern, with larger lots and deeper setbacks, while the development pattern in the RB2 district tends to be more urban, with smaller lots and emailler setbacks.
- 4. OOMMERCIAL SERVICE (CS). This district is intended to provide areas where businesses and personal service establishments can be accommodated, but where extensive retail activities are not warranted by city plans.

295-603. Uses. 1. USETABLE. Table 295-603-1 indicates the use classifications for various land uses in the commercial districts. The uses in this table are defined in s. 295-201. The following are the use classifications indicated in Table 295-603-1:

- a. AY" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- b. "L" indicates a limited use. This use is permitted only when the use meets the standards of sub. 2. If the use cannot meet these standards, it shall be permitted only upon board approval of a special use permit pursuant to s. 293-311-2, unless chronwise prohibited by sub. 2.
- "S" incloates a special use. This use is permitted only if the board approves a special use permit
 pursuant to s. 295-311-2.
- d. "N" indicates a prohibited use.

311- 4/11/2012

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

> Design Standards > Site Standards

3. Site Standards

a. Applicability

The provisions of this subsection apply to all residential and non-residential uses unless otherwise noted.

b. Parking Spaces

b-1. Genera

Off-street parking spaces for uses in mixed-use districts must be provided in accordance with the requirements of s. 295 403 2 and must meet the design standards of s. 295 403 3.

b-2. Unregistered Vehicles

No motor vehicle tacking valid license plates may be parked for a period exceeding 10 days outside any structure or lot used in whole or in part for residential purposes.

b-3. Landscaping

Parking lots must be landscaped in accordance with the applicable provisions of s.. 295-405.

c. Access Drives

c-1. Location

An access drive leading to parking spaces in a permitted rear-yard or side-yard location may be located in a required setback area. An access drive which leads to permitted parking spaces may also be used for parking. An access drive may be placed directly adjacent to an interior side property line.

c-2. Configuration

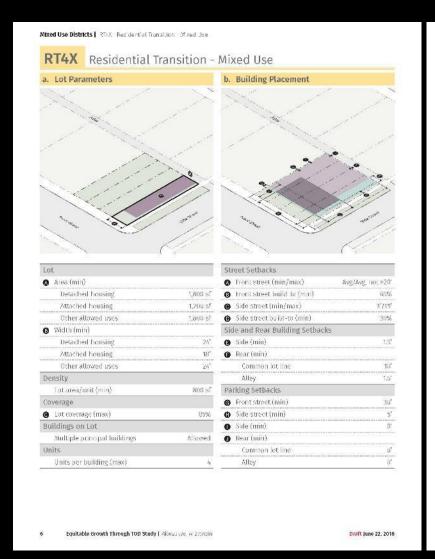
- c-2-a. An access drive must generally traverse the front setback at a right angle. The Commissioner of Public Works must approve the location and design of the curb cut and drive way appoint or the access drive.
- c-2-b. A residential access drive must not exceed 18 feet in width.
- c-2-c. A non-residential or mixed-use access drive must not exceed 30 feet in width.

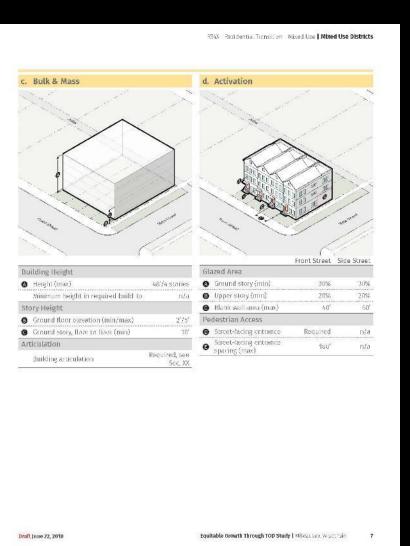
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Draft June 22, 2018

New TOD Zoning Page Layout

- New Subchapter 12.
 Mixed Use Districts
- Graphics supplement code text
- Tables simplify quick access to metrics
- Content organized from 2D to 3D
- New zoning includes enhanced design standards





New TOD Zoning Page Layout

DRAFT CONCEPTS FOR DISCUSSION **PURPOSES ONLY**

RT4X Residential Transition - Mixed Use

a. Lot Parameters

b. Building Placement

Lot	
Area (min)	
Detached housing	1,800 st
Attached housing	1,200 sl
Other allowed uses	1,800 sl
Width (min)	
Detached housing	24
Attached housing	18
Other allowed uses	24
Density	
Lot area/unit (min)	800 st
Coverage	
Lot coverage (max)	85%
Buildings on Lot	
Multiple principal buildings	Allowed
Units	
Units per building (max)	1

Street Setbacks	
Front street (min/max)	Avg/Avg, not >20'
B Front street build-to (min)	65%
⊙ Side street (min/max)	3'/15'
Side street build-to (min)	30%
Side and Rear Building Setbac	iks
Side (min)	1.5'
Rear (min)	
Common lot line	10'
Alley	1.5
Parking Setbacks	
6 Front street (min)	30'
⊕ Side street (min)	5'
Side (min)	O'
Rear (min)	00 11 10 11 10 11 10 10 10 10 10 10 10 1
Common lot line	0'
Alley	0'

C.	D	-0	D 5 m	-

Draft June 22, 2018

d. Activation

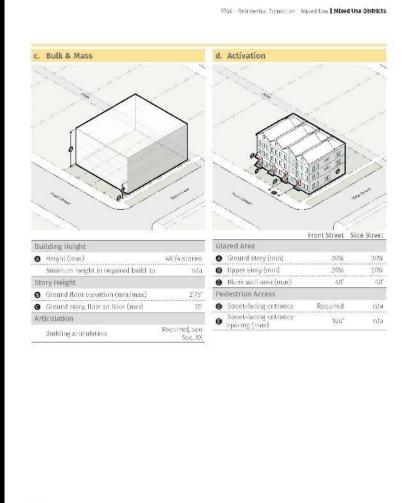
Bu	ilding Height	
0	Height (max)	48'/4 stories
	Minimum height in required build-to	n/a
Sto	ory Height	
0	Ground floor elevation (min/max)	2'/5'
0	Ground story, floor to floor (min)	10'
Ar	ticulation	
	Building articulation	Required, see Sec. XX

	ii 94	Front Street	Side Street
Gla	azed Area		
0	Ground story (min)	30%	30%
0	Upper story (min)	20%	20%
0	Blank wall area (max)	40'	60
Pe	destrian Access		
0	Street-facing entrance	Required	n/a
0	Street-facing entrance spacing (max)	100'	n/a

Proposed Districts	Replaces	Name	Key Changes
RT4X	RT4	Residential Transition	Expanded live-work, home occupation Allows up to 4 units/lot
LB2X, LB3X LB4X	LB2, LB3 LB4 = NEW Height 160' / 13 stories	Local Business Mixed Use	Reduced lot area per unit (increased potential density) Eliminate most drive-thru Allows residential ground floor
LB2S, LB3S LB4S	LB2, LB3 LB4 = NEW Height 160' / 13 stories	Local Business Shopfront	Same changes as above, plus NEW shopfront <u>form</u> on ground floor required for eventual retail use
IM3X IM4X	IM NEW Height	Industrial Mixed Use	Combines form requirements from IM and LB3 into a single district Vehicle uses require special permit

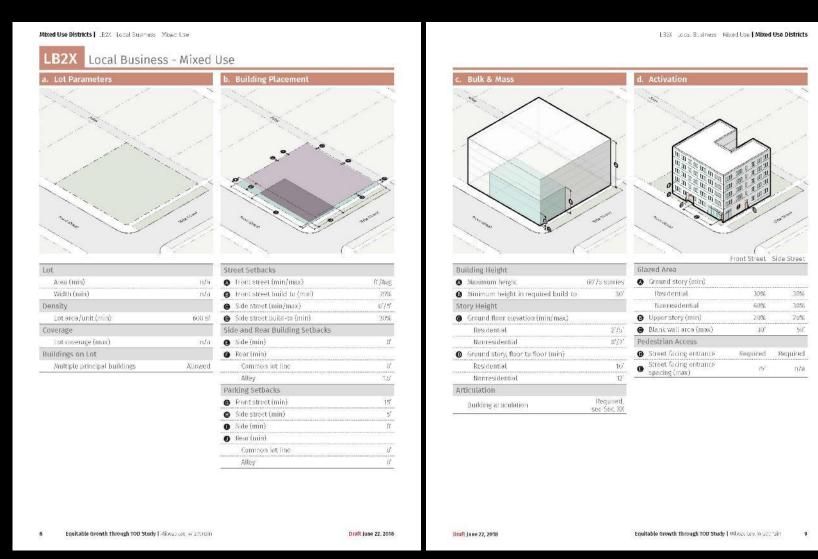
DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

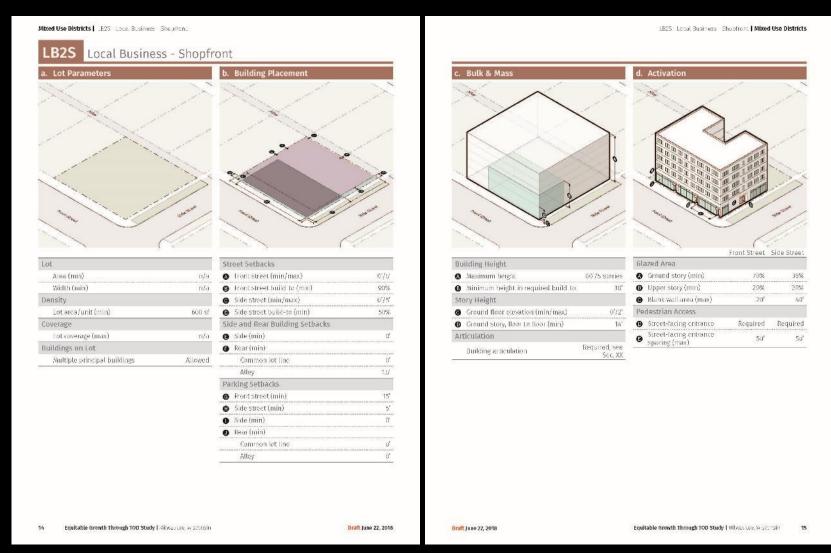




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30%

60%

20%

30'

100"

30%

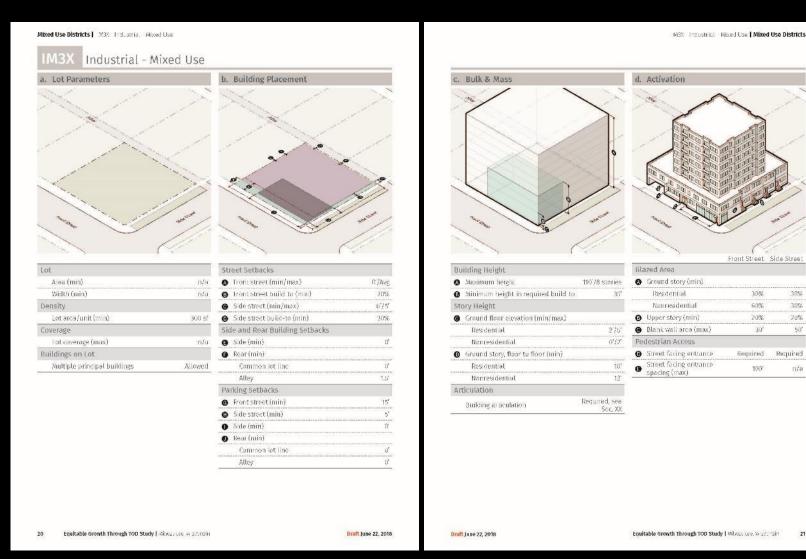
30%

20%

50"

m/a

Required



Development Standards

- Consolidated Mixed Use Standards
 Based on Existing Res/Comm/Ind Standards
 - Principal Building Standards
 - Site Standards
 - Accessory Structure Standards
 - Signs

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

Design Standards | Mixed Use Districts

4. Accessory Structure Standards

a. General Requirements

- 0.1. The minimum front setback must not be less than that of the principal building.
- 0-2. The minimum side street setback must not be less than that of the principal building.
- 0.3. No side setback is required.
- 0.4. If access to a garage is provided from an alley, a minimum setback of 4 feet is required. Otherwise, no setback is required.
- 0-5. Maximum building height must not exceed the district height limit.
- 0-6. The number of accessory buildings is not limited.

b. Accessory Structures in the RT4X District

Accessory structures in the RT4X District must follow the requirements of the RT4 District, except that lot coverage in the RT4X District includes all principal and accessory structures. See table 295-505-3 Accessory Structure, Design Standards.

c. Mechanical Equipment

Mechanical equipment such as, but not limited to, air-conditioning condensers and utility boxes, is permitted in portions of side yards and rear yards outside required setback areas.

d. Portable Moving and Storage Containers

No portable moving and storage container is allowed on a lot for more than 30 days.

e. Solar Arrays

- 0.7. A ground mounted solar array that is more than 20 feet in height must comply with the setback regulations.
- 0-8. A ground-mounted solar array that is 20 feet or less in height must comply with the front setback and be set back a minimum of 1.5 feet from all side, side street and rear lot lines.

f. Other Accessory Structures

Miscellaneous accessory structures must meet the requirements applicable to the most similar accessory building or site feature for which requirements have been established.

Enhanced Use Table

DRAFT CONCEPTS FOR DISCUSSION **PURPOSES ONLY**

- **Enhanced Table with** Color
- **Use Category, Specific Use**
- **Use Standards Links**
- **Modified Permissions**

Subchapter 12.. Mixed Use Districts > lises > lise Table

TABLE 295-1204-1

ALLOWED USE TABLE	- 2	ONING L	DISTRICT	15	
Use Category Specific Use	RT4-X	LB-X	LB-S	I/M-X	Use Standards
RESIDENTIAL USES					
Single-family dwelling	Y	Ν	Ν	N	N 2200 ii
Two-family dwelling	γ	Δ	Δ	N	
Multi-family dwelling	Y	y	y	Y	
Permanent supportive housing	N	γ	γ	Y	
Transitional housing	S	S	S	S	295-1204.3.
Attached single-family dwelling	Y	γ	γ	Y	
Live-work unit	L	γ	γ	γ	295-1204.2.8
Mobile home	N	N	N	N	
Watchman/service quarters	N	N	N	γ	
Family day care home	L	I.	L,	L,	295-1204.2.1
GROUP RESIDENTIAL USES					
Group Residential					
Rooming house	S	S	S	S	295-1204.3.8
Convent, rectory or monastery	Υ	γ	γ	Y	
Dormitory	S	S	S	S	295-1204.3.8
Fraternity or sererity	S	S	S	S	295-1204.3.8
Adult family home	L	1	L	L	295-1204.2.
Foster Homes		************	120.000	************	V. C.
Foster family home	Υ	γ	γ	Y	276522233333333333
Small foster home	L	L	L	L	295-1204.2.0
Group home or group fester home	L	L	L	L	295-1204.2.6
Shelter Care Facilities					
lamily shelter care facility	Υ	γ	y	<u>Y</u>	
Small group shelter care facility	L	L	L	L	295-1204.2.1
Large group shelter care facility	S	S	S	S	295-1204.3.0
Community Living Arrangement	L	L	L	L	295-1204.24
EDUCATIONAL USES					
Day care center	Lo	S	S	S	295-1204.2.9
School, elementary or secondary	γ	S	S	S	
College	S	γ	γ	5	
School, personal instruction	L	γ	γ	S	295-1204.2.1
COMMUNITY-SERVING USES					
Library	γ	γ	Υ	Υ	
Cultural institution	L	Υ	γ	Y	295-1204.2.i
Community center	S	S	S	S	
Religious assembly	γ	S	S	S	T

Use Table < Uses < Subchapter 12. . Mixed Use Districts

TARI	E 30	5-120	14.4

ALLOWED USE TABLE	Z	ONING D	DISTRIC	TS	Ü
Use Category Specific Use	RT4-X	LB-X	LB-S	IM-X	Use Standards
Cemetery or other place of interment	N	N	N	N	
Public safety facility	γ	γ	γ	y	(())
Correctional facility	N	N	N	N	
COMMERCIAL AND OFFICE USES					
General office	E	Y	Y	Y	295-1204.2.h.
Government office	L	γ	γ	Υ	295-1204.2.h.
Bank or other financial institution	L	γ	γ	Υ	295-1204.2.h.
Currency exchange, payday loan or title loan agency	N	S	S	S	295-1204.3.b.
Installment loan agency	N	S	S	S	295-1204.3.b.
Cash-for-gold business	N	5	S	5	295-1204.3.b.
Pawn shop	N	S	S	5	295-1204.3.b.
Retail establishment, general	L	Y	Y	γ	295-1204.2.h.
Garden supply or landscaping center	N	γ	Y	Y	
Home improvement center	N	S	S	y	
Secondhand store	N	Y	Y	Y	*D-0111111111111111111111111111111111111
Outdoor merchandise sales	N	S	S	5	
Artist studio	Y	γ	γ	γ	
Adult retail establishment	N	N	N	Δ	
HEALTH CARE AND SOCIAL ASSISTANCE USES	100				
Medical office	E	Y	Y	Y	295-1204.2.h.
Health clinic	N	S	S	S	Resident Contractor
Hospital	N	S	S	N	
Medical research laboratory	N	S	S	Y	
Medical service facility	N	S	S	N	
Social service facility	S	S	S	S	
Emergency residential shelter	N	S	S	N	
Nursing home	S	Y	γ	N	
GENERAL SERVICE USES					
Personal service	L	γ	γ	Y	295-1204.2.h.
Business service	L	γ	Y	y	295-1204.2.h.
Catering service	L	γ	Y	Y	295-1204.2.h.
Funeral home	L	γ	γ	γ	295-1204.2.h
Laundromat	L	γ	γ	Y	295-1204.2.h.
Dry cleaning establishment	L	γ	γ	γ	295-1204.2.h.
Furniture and appliance rental and leasing	N	γ	Y	Y	
Household maintenance and repair service	N	γ	γ	γ	
Tool/equipment rental facility	N	Y	γ	¥	

Draft June 7, 2018

Use Table: Key Changes

- Link to Use Standards
- RT4X: Added Artist Studio, expanded Live-Work and Home Occupation
- LB-/IM-: No new Single-Family or Two-Family, banned motor vehicle uses

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

TABLE 295-1204-1					
IABLE 295-1204-1	274				200
ALLOWED USE TABLE	Z	ONING E	DISTRIC	rs .	ĵ.
Use Category Specific Use	RT4-X	LB-X	LB-S	IM-X	Use Standards
RESIDENTIAL USES					
Single-family dwelling	Y	N	N	N	
Two-family dwelling	У	N	N	N	
Multi-family dwelling	Y	Y	Υ	Y	
Permanent supportive housing	N	Υ	Υ	Y	
Transitional housing	S	S	S	S	295-1204.
Attached single-family dwelling	Y	γ	γ	Y	
Live-work unit	L	γ	γ	γ	295-1204.
Mobile hame	N	N	N	N	500000000000000000000000000000000000000
Watchman/service quarters	N	N	N	γ	
Family day care home	L	L	I.	I.	295-1204.
GROUP RESIDENTIAL USES				-	
Group Residential	- 0000000000000000000000000000000000000				
Rooming house	S	S	S	S	295-1204.
Convent, rectory or monastery	Y	γ	γ	Y	
Dormitory	S	S	S	S	295-1204.
Fraternity or secority	S	S	S	S	295-1204.
Adult family home	L	L	L	L	295-1204.
Foster Homes	CONTRACTOR CONTRACTOR		***************************************		
Foster family home	Y	y	γ	Υ	22.222.0000
Small foster home	L	L	L	L	295-1204.
Group home or group fester home	L	Ł	L	L	295-1204.
Shelter Care Facilities					
Family Shelter care facility	Y	γ	γ	Y	
Small group shetter care facility	L	L	L	L	295-1204.
Large group shelter care facility	S	S	S	S	295-1204.
Community Living Arrangement	L	L	L	L	295-1204.
EDUCATIONAL USES					
Day care center	Lo	S	S	S	295-1204.
School, elementary or secondary	Ϋ́	S	S	S	
College	S	γ	γ	5	
School, personal instruction	L	γ	γ	S	295 1204.
COMMUNITY-SERVING USES					
Library	γ	Y	Y	Y	
Cultural institution	L	Y	Ϋ́	¥	295-1204.
Community center	S	S	S	S	eco-mondenco
Religious assembly	Y	S	S	S	
		100			

KEY: Y - Permitted Use S - Special Use L - Limited Use N - Prohibited Use

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Draft June 7, 2018

New Zoning Summary

- Replacement Zoning for Most Common Districts in the Two Corridors
- Based on Existing Zoning With
 - Increased Density
 - Enhanced Urban Design
- Document Modernization
- Could be Used to Implement Plans Throughout Milwaukee

Next Steps . . .