



Legislation Details (With Text)

File #: 050549 **Version:** 0
Type: Ordinance **Status:** Passed
File created: 9/7/2005 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda: **Final action:** 10/18/2005
Effective date:
Title: An ordinance relating to principal building design standards for two-family residential zoning districts.
Sponsors: ALD. ZIELINSKI
Indexes: BUILDING CODE, ZONING
Attachments: 1. Communication from the Zoning Code Technical Committee, 2. CPC letter, 3. CPC Notice Published on 9-19-05 and 9-26-05.PDF, 4. Notice Published 11-03-05.PDF

Date	Ver.	Action By	Action	Result	Tally
9/7/2005	0	COMMON COUNCIL	ASSIGNED TO		
9/12/2005	0	CITY CLERK	REFERRED TO		
9/19/2005	0	CITY CLERK	PUBLISHED		
10/5/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/5/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/11/2005	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	4:0
10/18/2005	0	COMMON COUNCIL	PASSED	Pass	15:0
10/26/2005	0	MAYOR	SIGNED		
11/3/2005	0	CITY CLERK	PUBLISHED		

050549
ORIGINAL

ALD. ZIELINSKI

An ordinance relating to principal building design standards for two-family residential zoning districts. 295-505-2 (table) am

This ordinance reduces the maximum height for a principal building in the RT4 (two-family residential) zoning district from 60 feet to 48 feet. It also prohibits the placement of multiple principal buildings on lots in the RT3 (two-family residential) zoning district.

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							
Single-family Districts				Two-family			
RRS	RS3	RRS	RS	RR	RT3	RT4	

L	2	12,000	7,600	3,607,430	2,400				
L	not applicable				3,318,011				
L	none	none	none	none	none	none	none	none	none
L	10	100	75	60	50	30	60	40	30
L	not applicable				302518	18			
L	none	none	none	none	none	none	none	none	none
L	none	none	none	none	3,321,801	11			
L	NA	NA	NA	NA	NA	NA	NA	NA	60
L	none	none	none	none	*	nd	*	*	
L	15%	30%	30%	30%	30%	60%	30%	50%	70%
L	none	none	none	none	*	nd	*	*	
L	15%	30%	30%	30%	40%	70%	40%	60%	85%
F	1,501,501	1,1,200	900	N	nd	nd	nd	nd	nd
F	1,901,901	1,1,450	1,20	N	nd	nd	nd	nd	nd
H	none	none	none	none	*	nd	*	*	
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Minimum height requirements of this table.

	RS1	RS2	RS4	RS5	R	R	RT	RT3
F	average	average	average	average	average	average	average	average
F	none	none	none	average	none	none	average	more than 20
S	20% of lot 15 ft.	10% of lot more than	10% of lot	20% of lot	10% of lot	3	3	3
S	none	none	none	none	none	none	none	15
N	3	3	3	3	1.3	3	1.5	1.
S	6	6	6	6	3.6	6	3.5	3.
C	12	12	12	12	5	12	12	5
M	50	50	50	50	75	50	75	10
M	2	2	3	3	3	2	3	4
R	25	25	25	20	15	15	25	15
R	25	25	25	15	10	10	20	10
R	average	average	average	average	average	average	average	average
R	none	none	none	none	none	none	none	none

M	no	no	no	no	s	nd	nd	>	yes,
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Table 295-505-2 PRINCIPAL BUILDING DESIGN STANDARDS										
		Multi-family Districts							Residence & Office	
		RM1	RM2	RM3	RM4	RM5	RM6	RM7	RO1	RO2
Lot	Lot area, minimum	3,600	3,600	3,000	2,400	2,400	2,400	2,400	3,600	2,400

	Lot area, minimum	3,000	3,000	1,800	1,800	1,800	1,800	1,800	3,000	1,800
	Lot area, maximum	none	none	none	none	none	none	none	none	none
	Lot width, minimum	40	40	30	24	24	24	24	30	24
	Lot width, minimum	25	25	18	18	18	18	18	25	18
	Lot width, maximum	none	none	none	none	none	none	none	none	none
Density	Lot area per dwelling	2,400	1,200	2,400 ea. (3 or more); 3,600 for 2; 1,800 for one	1,200	800	400	150	2,400	400
	Lot area per room	1,200	600	900	600	400	200	75	1,200	200
	Lot coverage, minimum	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage, maximum	30%	50%	50%	70%	70%	70%	85%	30%	none
	Lot coverage, minimum	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage, maximum	40%	60%	60%	85%	85%	85%	85%	40%	none
	Floor area, minimum	none	none	none	none	none	none	none	none	none
	Floor area, minimum	none	none	none	none	none	none	none	none	none
Height	Height, minimum (feet)	none	none	*	*	*	*	20	none	*
	Height, maximum (feet)	45	45	45	60	60	85	85; no limit if floor area ratio is less than 4:1	45	85

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		RM1	RM2	RM3	RM4	RM5	RM6	RM7	RO1	RO2
Primary	Front setback, mini	average	average	average	average	average	average	average	average	average
	Front setback, max	none	none	average but never more than 20 ft.		average but never more than 15 ft.			none	15 ft.
	Side street setback	10% of lot width but not more than 15 ft.		3	3	3	3	3	same as RM1-RM2	none
	Side street setback	none	none	15	15	15	15	15	none	none
Side Se	North or west side	3	3	1.5	1.5	1.5	1.5	1.5	3	none
	South or east side	6	6	3.5	3.5	3.5	3.5	3.5	6	none
	Combined side set	12	12	5	5	5	5	5	12	none
	Maximum depth of	50	50	75	100	100	100	100	50	none
	Max. no. of stories	2	2	3	4	6	8	8	2	8
Rear Se	Rear setback, mini	25	25	20	15	15	15	10	20	none
	Rear setback, mini	10	10	10	10	10	10	10	10	none
	Rear street setback	average	average	average	average	average	average	average	average	average
	Rear street setback	none	none	none	none	none	none	none	none	none
	Multiple principal residential	no	no	no	yes	yes	yes	yes	yes	yes

APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____

IT IS OUR OPINION THAT THE ORDINANCE IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

LRB05348-1

JDO

08/23/2005