



Legislation Text

File #: 050549, Version: 0

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						
	RRS2	RS3	RRS4	RS4	RRS5	RS5	RR	RT3	RT4			
Lc	20	12,000	7,600	3,600	7,400	3,000	2,400					
L	not applicable						3,3	1,80	1,			
L	none	none	none	none	none	none	none	none	none			
Lc	10	100	75	60	50	30	60	40	30	24		
L	not applicable						30	25	18	18		
L	none	none	none	none	none	none	none	none	none			
L	none	none	none	none	none	3,3	2,	1,80	1,			
Lc	NA	NA	NA	NA	NA	NA	NA	NA	60			
L	none	none	none	none	none	*	nc	nc	*			
Lc	15%	30%	30%	30%	30%	60	30	50%	70			
L	none	none	none	none	none	*	nc	nc	*			
Lc	15%	30%	30%	30%	40%	70	40	60%	85			
F	1,50	1,50	1,1,200	900	N	nc	nc	nc	nc			
F	1,90	1,90	1,1,450	1,20	N	nc	nc	nc	nc			
H	none	none	none	none	none	*	nc	nc	*			
H	45	45	45	45	45	45	45	45	45	[[€		
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	RS1	RS2	RS4	RS5	R1	R2	RT3	R
F	aver	aver	averag	aver	av	av	aver	av
	whic	whic						
F	none	none	none	aver	av	nd	averag	
							than 20	
S	20% of l	10% of	10% of l	20%	10%	3		
	15 ft.	more t		but r	but r			
				than	than			
S	none	none	none	none	nd	nd	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	5	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	aver	aver	averag	aver	av	av	aver	av
R	none	none	none	none	nd	nd	none	nd

Multiple principal residential buildings permitted?	no	no	no	no	san	nd	nd	>	yes,
					R1	R1			on N 2003 spec

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, min	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 Set	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 Set	Rear setback, min	25	25	20	15	15	15	10	20	none
	Rear setback, min	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