



Legislation Details (With Text)

File #: 030789 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 9/23/2003 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:** 11/5/2003

Effective date:

Title: A substitute ordinance relating to zoning regulations for multiple principal residential buildings on single lots.

Sponsors: ALD. BREIER

Indexes: ZONING

Attachments: 1. Letter dated 10/13/03.PDF, 2. CPC letter.pdf

Date	Ver.	Action By	Action	Result	Tally
9/23/2003	0	COMMON COUNCIL	ASSIGNED TO		
9/24/2003	1	CITY CLERK	DRAFT SUBMITTED	Fail	
9/24/2003		ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
9/29/2003	1	CITY CLERK	PUBLISHED		
10/17/2003	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/28/2003	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
11/5/2003	1	COMMON COUNCIL	PASSED	Pass	16:0
11/7/2003	1	MAYOR	SIGNED		
11/21/2003	1	CITY CLERK	PUBLISHED		

030789
SUBSTITUTE 1

ALD. BREIER

A substitute ordinance relating to zoning regulations for multiple principal residential buildings on single lots.

295-505-2 (table) am

Currently, multiple principal residential buildings may be located on a single lot in an RS6, RT3, or RT4 zoning district. Under this ordinance, any creation of a multiple-building situation on a lot in one of these districts after the effective date of the ordinance would require special use approval from the board of zoning appeals.

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 PRINC	
Single-family Dist	Two-far

	RS2	RS3	RS5	RS6	RT1	RT2	RT3	RT4
Ld	2012,000	7,600	3,600	7,400	3,200			
Ld	not applicable				3,3,1,1,			
Ld	none	none	none	none	none	none	none	none
Ld	100	75	60	50	30	60	40	30
Ld	not applicable				30	25	18	18
Ld	none	none	none	none	none	none	none	none
Ld	none	none	none	none	3,3,2,1,1,			
Ld	NA	NA	NA	NA	NA	NA	NA	60
Ld	none	none	none	none	none*	none	none*	*
Ld	15%	30%	30%	30%	30%	30%	30%	*
Ld	none	none	none	none	none*	none	none*	*
Ld	15%	30%	30%	30%	40%	40%	40%	*
Ft	1,501,501,1,200	900	None	None	None	None	None	None
Ft	1,901,901,1,450	1,200	None	None	None	None	None	None
He	none	none	none	none	none*	none	none*	*
He	45	45	45	45	45	45	45	60
* See table below for details 1 2 9 5 - 5 0 5 - 2 - i								

[illegible]

		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, min	3,600	3,600	3,000	2,400	2,400	2,400	2,400	3,600	2,400
	Lot area, min	3,000	3,000	1,800	1,800	1,800	1,800	1,800	3,000	1,800
	Lot area, max	none	none	none	none	none	none	none	none	none
	Lot width, min	40	40	30	24	24	24	24	30	24
	Lot width, min	25	25	18	18	18	18	18	25	18
	Lot width, max	none	none	none	none	none	none	none	none	none
Densit	Lot area per d	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 r	1,200	600	900	600	400	200	75	1,200	200
	Lot coverage,	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage,	30%	50%	*	*	*	*	85%	30%	*
brdrsk	Lot coverage,	15%	15%	*	*	*	*	20%	15%	*
	Lot coverage,	40%	60%	*	*	*	*	85%	40%	*
	Floor area, min structure	none	none	none	none	none	none	none	none	none
	Floor area, min taller	none	none	none	none	none	none	none	none	none
Height	Height, minimum	none	none	*	*	*	*	20	none	*
	Height, maximum	45	45	45	60	60	85	85; no limit if floor area ratio is less than 4:1	45	85
* S e e t a b l e 2 9 5 - 5 0 5 - 2 - i										
		RM1	RM2	RM3	RM4	RM5	RM6	RM7	RO1	RO2
Primar	Front setback,	average	average	average	average	average	average	average	average	average
	Front setback,	none	none	average but never more than 20 ft.	average but never more than 15 ft.				none	15 ft.

	Side street set	10% of lot width but not more than 15 ft.		3	3	3	3	3	same as RM1-RM2	none
	Side street set	none	none	15	15	15	15	15	none	none
Side S	North or west	3	3	1.5	1.5	1.5	1.5	1.5	3	none
	South or east	6	6	3.5	3.5	3.5	3.5	3.5	6	none
	Combined side	12	12	5	5	5	5	5	12	none
	Maximum depth adjustment	50	50	75	100	100	100	100	50	none
	Max. no. of st adjustment	2	2	3	4	6	8	8	2	8
Rear S	Rear setback,	25	25	20	15	15	15	10	20	none
	Rear setback,	10	10	10	10	10	10	10	10	none
	Rear street set - 2-e)	average	average	average	average	average	average	average	average	average
	Rear street set	none	none	none	none	none	none	none	none	none
Multiple principal r		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: _____

LRB03432-2

JDO

9/23/03