



## Legislation Details (With Text)

**File #:** 141766 **Version:** 2

**Type:** Ordinance **Status:** Passed

**File created:** 3/3/2015 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:** **Final action:** 5/12/2015

**Effective date:**

**Title:** A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

**Sponsors:** ALD. BOHL

**Indexes:** BUILDING-REGULATION, ZONING

**Attachments:** 1. Proposed Substitute A, 2. Zoning Code Technical Committee Letter, 3. Illinois Business Law Journal Article 4-20-2006, 4. New York Times Article 6-16-2006, 5. City Watch Los Angeles Article 7-12-2013, 6. Nashville Scene Article 12-19-2013, 7. Hearing Notice List, 8. City Plan Commission Letter, 9. Notice Published on 4-17-15 and 4-24-15, 10. Notice Published on 5-29-15

Date	Ver.	Action By	Action	Result	Tally
3/3/2015	0	COMMON COUNCIL	ASSIGNED TO		
3/16/2015	1	CITY CLERK	DRAFT SUBMITTED		
3/16/2015	1	ZONING CODE TECHNICAL COMMITTEE	HEARING NOTICES SENT		
3/16/2015	1	ZONING CODE TECHNICAL COMMITTEE	HEARING NOTICES SENT		
3/16/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
3/16/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
3/24/2015	1	ZONING CODE TECHNICAL COMMITTEE	HEARING NOTICES SENT		
4/17/2015	1	CITY CLERK	PUBLISHED		
4/29/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/4/2015	1	CITY PLAN COMMISSION	RECOMMENDED FOR PASSAGE AND ASSIGNED	Pass	7:0
5/5/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	SUBSTITUTED	Pass	4:0
5/5/2015	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	4:0
5/12/2015	2	COMMON COUNCIL	PASSED	Pass	12:0
5/21/2015	2	MAYOR	SIGNED		
5/29/2015	2	CITY CLERK	PUBLISHED		

141766  
SUBSTITUTE 2

ALD. BOHL

A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

295-505-2-i rc

This ordinance provides that, for any interior lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than 1.3 times the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

This ordinance further provides that, for any corner lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

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

Part 1. Section 295-505-2-i of the code is repealed and recreated to read:

## **295-505. Design Standards.**

### **2. PRINCIPAL BUILDING STANDARDS.**

i. Lot Coverage. i-1. The lot coverage standards set forth in table 295-505-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage.

i-2. Table 295-505-2-i provides minimum building height and minimum front façade width requirements that are to be applied, in certain zoning districts, in place of the lot coverage standards of table 295-505-2. The standards in table 295-505-2-i apply only to single-family, 2-family and multi-family dwellings.

i-3. For any interior lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

i-3-a. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be as specified in table 295-505-2.

i-3-b. If the area of the lot is more than 1.3 times the average lot area of other lots on the blockface

that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the maximum lot coverage specified in table 295-505-2.

i-4. For any corner lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

i-4-a. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be as specified in table 295-505-2.

i-4-b. If the area of the lot is more than 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the maximum lot coverage specified in table 295-505-2.

APPROVED AS TO FORM

\_\_\_\_\_  
Legislative Reference Bureau

Date: \_\_\_\_\_

..Attorney

IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

\_\_\_\_\_  
Office of the City Attorney

Date: \_\_\_\_\_

LRB157363-4  
Jeff Osterman  
04/08/2015