



Legislation Text

File #: 030789, Version: 1

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 PRINCIPAL RESIDENTIAL BUILDINGS ON SINGLE LOTS												
Single-family Dist						Two-family Dist						
RS1	RS2	RS3	RS4	RS5	RS6	RT1	RT2	RT3	RT4			
Ld	20	12,49,000	7,6,003	3,607	4,3,2,400							
Ld	not applicable					3,3,1,1,						
Ld	none	none	none	none	none	none	none	none	none			
Ld	10	100	75	60	50	30	60	40	30	24		
Ld	not applicable						30	25	18	18		
Ld	none	none	none	none	none	none	none	none	none			
Ld	none	none	none	none	none	none	3,3,2,1,1,					
Ld	NA	NA	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	*	*		
F	1,50	1,50	1,200	900	None	None	None	None	None			
St												
F	1,90	1,90	1,450	1,20	None	None	None	None	None			
ta												
He	none	none	none	none	none	none	*	none	*	*		
He	45	45	45	45	45	45	45	45	45	60		

	RS1	RS2	RS3	RS4	RS5	RS6	RS7	RS8	RS9
F	Flave ft. is	ave ft. whic less	ave	ave	ave	ave	ave	ave	ave
F	none	none	none	none	ave	ave	none	ave	ave
S	20% of more th	10% o never	10% of than 6				20% w widtl neww tharbu ne md th ft	103	
S	none	none	none		none	none	none	15	
N	3	3	3	3	3	1	3	3	1
S	6	6	6	6	6	3	6	6	3
C	12	12	12	12	12	5	12	12	5
M	50	50	50	50	50	75	50	50	75
M	2	2	2	3	3	3	2	2	3
R	25	25	25	20	15	15	25	25	15

Re	25	25	25	15	10	10	20	10	10
Re	aver	aver	aver	aver	aver	aver	aver	aver	aver
50									
Re	none	none	none	none	none	none	none	none	none
M	no	no	no	no	[no	no		
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l					s	ye			
t					a	ye			
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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, mini	3,600	3,600	3,000	2,400	2,400	2,400	2,400	3,600	2,400
	Lot area, mini	3,000	3,000	1,800	1,800	1,800	1,800	1,800	3,000	1,800
	Lot area, maxi	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
Primary	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 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	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 street adjustment	2	2	3	4	6	8	8	2	8
Rear	Rear setback,	25	25	20	15	15	15	10	20	none
	Rear setback,	10	10	10	10	10	10	10	10	none
	Rear street setback - 2-e)	average	average	average	average	average	average	average	average	average
	Rear street setback,	none	none	none	none	none	none	none	none	none
Multiple principal		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