ZONING

Monday, June 11, 2018 - 12 p.m. - 1 p.m.

Learn the fundamentals of the zoning code, what uses are allowed and how to better navigate it.

- What is the purpose of zoning
- Structure of zoning code
- Resources for site specific info
UPCOMING!

LUNCH & LEARN
SUMMER SERIES

http://city.milwaukee.gov/LunchAndLearn#

CITY APPROVALS

Monday, July 23, 2018 - 12 p.m. - 1 p.m.
Learn about City approval processes, timelines, special zoning regulations and how to work with various departments in the permitting process.
- Licensing (bars/taverns/restaurants)
- Health Department
- Historic Districts/ARBS (Area Review Boards)
- City Plan Commission
- BOZA (Board of Zoning Appeals)

OCCUPANCY

Monday, August 20, 2018 - 12 p.m. - 1 p.m.
Learn about some of the challenges to obtaining occupancy permits and how to better work with building and zoning codes in determining occupancy.
- City process
- Types of occupancies
- Proposed uses

BASIC BUILDING CODE

Monday, September 24, 2018 - 12 p.m. - 1 p.m.
Go back to the basics and learn more about code.
- How different uses impact building code requirements
- Broad understanding of new construction and existing buildings

DPW

Monday, October 15, 2018 - 12 p.m. - 1 p.m.
Learn more about how to work with the Department of Public Works to maximize your project outcomes.
- Public right of way concerns
- Permissions and process
Gregory Patin

Strategic Development Manager
Department of City Development
Planning Section

DCD for Past 14 years

• Long Range Planning projects such as Downtown Plan
• Strategic Projects such as the Lakefront Gateway
• Urban Design, Development Review and Zoning

DNS (former known as Building Inspection) prior 13.5 years

• Plan Examiner in what is now the Development Center
• Became the Specialist on Zoning
• Was a part of the 2002 Zoning Code Recodification Project
• PURPOSE OF THE ZONING CODE
• BACKGROUND AND PROCESS
• ZONING DISTRICTS
• STRUCTURE OF THE ZONING CODE
• ZONING – DESIGN STANDARDS
• UNDERSTANDING ZONING CONCEPTS
• RESOURCES FOR SITE SPECIFIC INFO

CITY OF MILWAUKEE ZONING
PURPOSE OF THE ZONING CODE

Big Goals:

• To Protect Property
• To Implement Land Use Plans
• To Follow Planning Principles
• To Regulate Maintenance of Properties
Big Goals:

• To Protect Property of Adjacent Owners and Uses

Land Use Compatibility

Contextual Fit
Big Goals:

- To Implement Land Use Plans

Area Plans are part of the City's Comprehensive Plan
- 14 Area Plans
- Guide future neighborhood development with land use, design, and catalytic project recommendations.

http://city.milwaukee.gov/AreaPlans
Big Goals:

- To Follow Planning Principles
  
  #1 Neighborhood Compatibility
  #2 Pedestrian Friendly Design
  #3 Land Use Diversity
  #4 Transportation Diversity

http://city.milwaukee.gov/Designguidelines/Citywide.htm#
PURPOSE OF THE ZONING CODE

ZONING
SUBCHAPTER 1 INTRODUCTION

295-101. Title. This chapter shall be known as the “City of Milwaukee Zoning Code” and may be referred to as the “zoning code.” The locations of the districts enumerated in this chapter, and boundaries of such districts, are established as shown on the zoning map located in the office of the city plan commission. The map referred to herein shall be known as the “City of Milwaukee Zoning Map,” and may be referred to as the “zoning map.”

295-103. Purpose. The purposes of this chapter are to:

1. Promote land use and development that are consistent with the city’s comprehensive plan.
2. Promote and protect the public health, safety and general welfare of the city.
3. Secure safety from fire, overcrowding and other dangers.
4. Maintain and promote safe pedestrian and vehicular circulation.
5. Provide adequate standards for light, air and open space.
6. Further the maintenance of safe and healthful water conditions.
7. Prevent and control erosion, sedimentation and other pollution of surface and subsurface waters.
8. Prevent flood damage to persons and property and minimize expenditures for flood relief and flood control projects.
9. Protect environmentally sensitive areas.
10. Encourage compatibility of adjacent land uses.
11. Maintain a compatible scale of development within an area.
12. Promote sound, attractive development within the city.
13. Classify property in a manner that reflects its suitability for specific uses.
14. Assure adequate provision of urban services, including transportation, water, utilities, sewers, schools, parks and other services.
15. Enhance the streetscape and pedestrian environment.
16. Encourage innovative project design in the city, including developments that incorporate mixed uses.
17. Provide for effective signage that is compatible with the surrounding urban environment.
18. Encourage reinvestment in established urban neighborhoods while protecting their unique characteristics.
19. Conserve historic resources.
20. Promote the construction of affordable housing in the city.
21. Establish procedures to increase citizen awareness of land use activities and their impacts, and to coordinate necessary review processes.
22. Reduce nonpoint source water pollution by minimizing impervious cover on development sites.

22 REASONS FOR AT BEGINNING OF SUBCHAPTER 1 IN THE MILWAUKEE ZONING CODE
WHERE IS IT APPLICABLE?

DEVELOPMENT ORIENTED:
• USE of PROPERTY
• DEVELOPMENT of PROPERTY
• MAKE CHANGES to a PROPERTY

Also:
• MAINTENANCE of a PROPERTY

PROPERTY COULD MEAN a BUILDING, a SITE, a PARKING LOT, etc.
Let’s Discuss the Last Bullet Point First:

MAINTENANCE of a PROPERTY

ITEMS SUCH AS PARKING ON SITE, TEMPORARY WINDOW SIGNS, ETC
WHERE IS ZONING APPLICABLE?

• USE of PROPERTY

• DEVELOPMENT of PROPERTY

• MAKE CHANGES to PROPERTY
What It Is **Not** ZONING

- Building Codes,
- ADA
- Licensing (bars/taverns)
- Health Permits
- Historic or ARB Code
- Public Right of Way
- Other Items

Learn about at upcoming sessions: [http://city.milwaukee.gov/LunchAndLearn#](http://city.milwaukee.gov/LunchAndLearn#).

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### CITY APPROVALS

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Learn more about how to work with the Department of Public Works to maximize your project outcomes.
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- Permissions and process
History and Change

- The Current Code and Zoning Maps were Updated in 2002 Code (Following 1986 Code)
- Recent Zoning Code Projects – Includes Creating a New Commercial District (LB3), Bicycle Parking
- Current Zoning Code Projects – Updating the Landscape Code, Creating Transit Oriented Development District
- Zoning Code Updates – Typically Occurs Multiple Times per Year
HOW MILWAUKEE GRANTS APPROVAL FOR NEW DEVELOPMENT and ALTERATIONS

• In City of Milwaukee, Zoning Approval is a Part of ANOTHER PERMIT, Such as a BUILDING, OCCUPANCY or OTHER PERMIT)

• Different systems in different cities.
• In some locations zoning is a distinct separate permit.
BACKGROUND AND PROCESS

Administers and Enforces Zoning Approval:

• Department of Neighborhood Services (DNS)
  – The Development Center & Plan Examination is the Primary Point of contact, review and compliance determination.

Located at 809 N Broadway, 1st Floor

Web: http://city.milwaukee.gov/permits

Zoning questions - Phone: 414-286-8211

CITY OF MILWAUKEE ZONING
Administers and Enforces Zoning Approval:

• DCD Planning is involved occasionally for Overlays review of projects.

• DCD may be involved for a
  o Zoning Change to a different district or to a
  o Zoning Change to (DPD), Detailed Planned Developments
  o To Establish an Overlay Zone

*(will discuss these topics later on in presentation)*
How Approvals Happen

- Integral with a Building Permit, Occupancy Permit, or other sorts of permits.
- May need to comply with site specific Zoning Overlay
- If a Detailed Planned Development, must match what was approved

Related but not Zoning:

- Architectural Review Board or Historic Approval - Certificate of Appropriateness
- Must meet Zoning and additional requirements

Historic Third Ward: [https://historicthirdward.org/doing-business/architectural-review-board/](https://historicthirdward.org/doing-business/architectural-review-board/)
Zoning Map
– Every Property has a **Zoning District** Designation

**Zoning District**
– Every District has zoning requirements

**Zoning Code**
– Milwaukee Code of Ordinances Chapter 295

To clarify:

Do Not Say - A Property is zoned for a “this use”

Rather – “A Property is in this Zoning District. The various use permitted in that District are allowed”
EXAMPLE

You would like to build a building for an intended use at a specific location.

How do you find if your Use is permitted and your concept for the design work at the location?

The next slides walks through that question.
RESOURCES FOR SITE SPECIFIC INFO

IMPORTANT LINK

http://city.milwaukee.gov/mapmilwaukee, Click on Zoning under Map Applications
Example: Want to find out about a RACM Property at 1944 N MLK
Example: Want to find out about a RACM Property at 1944 N MLK

http://city.milwaukee.gov/mapmilwaukee, Click on Zoning under Map Applications
RESOURCES FOR SITE SPECIFIC INFO

http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm#

ZONING CODE – 11 Subchapters
First, let’s discuss the District Chapters

SUBCHAPTER THAT APPLY THROUGHOUT

1 - INTRODUCTION

2 – DEFINITIONS AND RULES OF MEASUREMENT

3 – ADMINISTRATION, ENFORCEMENT AND APPEALS

4 – GENERAL PROVISIONS

10 – OVERLAY ZONES

DISTRICT CHAPTER

5 – RESIDENTIAL DISTRICTS

6 – COMMERCIAL DISTRICTS

7 – DOWNTOWN DISTRICTS

8 – INDUSTRIAL DISTRICTS

9 – SPECIAL DISTRICTS

11 – FLOODPLAIN OVERLAY ZONES
STRUCTURE OF THE ZONING CODE

5 - RESIDENTIAL DISTRICTS
6 - COMMERCIAL DISTRICTS
7 - DOWNTOWN DISTRICTS
8 - INDUSTRIAL DISTRICTS
9 - SPECIAL DISTRICTS

Character of Districts

STRUCTURE OF THE ZONING CODE

5 - RESIDENTIAL DISTRICTS
6 - COMMERCIAL DISTRICTS
7 - DOWNTOWN DISTRICTS
8 - INDUSTRIAL DISTRICTS
9 - SPECIAL DISTRICTS

Character of Districts

STRUCTURE OF THE ZONING CODE

All designations can be found in one of these 5 subchapters:

5 - RESIDENTIAL DISTRICTS
Single - RS1 thru RS6, Two - RT1 thru RT4, Multi - RM1 thru RM7

6 - COMMERCIAL DISTRICTS
NS1, NS2, LB1, LB2, LB3, RB1, RB2, CS

7 - DOWNTOWN DISTRICTS

8 - INDUSTRIAL DISTRICTS
IO1, IO2, IL1, IL2, IM, IC, IH

9 - SPECIAL DISTRICTS
PK, TL, PD, DPD, RED

Character of Districts

DISTRICTS and CONTEXT

“1” DISTRICTS – MOSTLY LATER DEVELOPMENT, LARGER SETBACKS, MORE AUTO ACCOMMODATION

“2” DISTRICT AREAS – OLDER ORIGINAL CITY, MORE URBANIZED, SMALLER SETBACKS, NARROWER STREETS

DOWNTOWN AND “3” DISTRICT AREAS – OLDER ORIGINAL CITY, MORE URBANIZED, SMALLER SETBACKS, NARROWER STREETS DENSER DEVELOPMENT

Note: This diagram is for explaining the general concepts and should not be construed as exact boundaries.
RESIDENTIAL TYPE DISTRICTS

Residential Districts

Multi-Family Residential Districts (RM1-RM2)
The purpose of the RM1-RM2 districts is to promote, preserve and protect neighborhoods intended primarily for low-to medium-density multi-family uses with a more suburban character. These districts require larger lots, larger setbacks and a smaller lot coverage than the RM3 district. The neighborhoods found in these districts feature a regular platting pattern and a more uniform pattern of development than those of the RM3 district.

Multi-Family Residential Districts (RM3)
The purpose of the RM3 district is to promote, preserve, and protect neighborhoods intended primarily for medium-density residential uses with an urban character. This district, much like the RM4-RM7 districts, allows smaller lots, smaller setbacks and higher lot coverage than the RM1-RM2 districts. However, the neighborhoods in this district were platted and developed, in large part, in the early 1900s and tend to be more uniform and of a lower density than those of the RM4-RM7 districts. This district also allows traditional corner commercial establishments commonly found in urban neighborhoods.

Multi-Family Residential Districts (RM4-RM7)
The purpose of the RM4-RM7 districts is to promote, preserve and protect neighborhoods intended primarily for high-density multi-family residential uses. These districts allow a wide range of lot sizes, smaller setbacks, and a high percentage of lot coverage. They also allow neighborhood-serving commercial establishments commonly found in urban neighborhoods.

COMMERCIAL TYPE DISTRICTS

Local Business Districts

These districts provide a wide range of goods and services to a large consumer population coming from an extensive area. Within these districts, motor-vehicle-related activities are of major significance. Good access by motor vehicle or public transit is important to local business districts, which are often located adjacent to intersections of major thoroughfares and in close proximity to bus transfer locations.

Local Business 3 (LB3)
The LB3 district is the most urban and is characterized by design standards appropriate for neighborhood commercial hubs, centers, corridors and transit-oriented development areas that have a denser level of development and may have taller buildings, all of which promote compact, walkable, sustainable neighborhoods.

Local Business 2 (LB2)
The development pattern in the LB2 district tends to be more urban than the LB1 district, with smaller lots and smaller setbacks.

Local Business 1 (LB1)
The LB1 district is characterized by a more suburban development pattern, with larger lots and deeper setbacks.

Industrial Districts

Industrial Mixed (IM)

This district is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or office uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking.

Downtown Districts

Neighborhood Retail (C9C)
The neighborhood retail district is designed and intended as a convenience shopping district serving surrounding residential neighborhoods.

Major Retail (C9E)
The major retail district is designed and intended to be a highly active, intensely developed regional shopping district featuring both convenience and shopper’s retail goods and services.

Office and Service (C9F)
The office and service district is designed and intended to serve both as a retail trade and a personal and business services district, as well as a major center of office commercial activities.

Mixed Activity (C9G)
The mixed activity district is designed and intended to permit a wide range of retail, service, light manufacturing, warehousing and residential uses. Because of their operational characteristics, many of the uses allowed in the mixed activity district should be relegated to the peripheral portions of the downtown district.

Character of Districts

RESOURCES FOR SITE SPECIFIC INFO

District information found in Code Subchapter can be easily found on our links page

http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm
RESOURCES FOR SITE SPECIFIC INFO

http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm

CITY OF MILWAUKEE ZONING
STRUCTURE OF THE ZONING CODE

USE

5 - RESIDENTIAL DISTRICTS

6 - COMMERCIAL DISTRICTS

7 - DOWNTOWN DISTRICTS

8 - INDUSTRIAL DISTRICTS

9 - SPECIAL DISTRICTS

DESIGN

All of these subchapters are divided into these two main sections

Character of Districts

Use classifications can be found in Definitions, Subchapter 2.

These are the options that exist.

1. Permitted Use
2. Limited Use
3. Special Use
4. Prohibited Use
5. Nonconforming Use
## Use Table

Y = Permitted Use
L = Limited Use
S = Special Use
N = Prohibited Use

### Educational Uses
- Day care center: S S S S S S S S
- School, elementary or secondary: S S S S S S S S
- College: Y Y Y Y Y Y Y Y
- School, personal instruction: Y Y Y Y Y Y Y Y

### Community-Serving Uses
- Library: Y Y Y Y Y Y Y Y
- Cultural institution: Y Y Y Y Y Y Y Y
- Community center: S S S S S S S S
- Religious assembly: S S S S S S Y Y
- Cemetery or other place of interment: N N N N N N N N
- Public safety facility: Y Y Y Y Y Y Y Y
- Correctional facility: N N N N N N N N

### Commercial and Office Uses
- General office: Y Y Y Y Y Y Y Y
- Government office: Y Y Y Y Y Y Y Y
- Bank or other financial institution: Y Y Y Y Y Y Y Y
- Currency exchange, payday loan or title loan agency: S S S S S S S S
- Installment loan agency: S S S S S S S S
- Cash-for-gold business: S S S S S S S S
- Pawn shop: S S S S S S S S
- Retail establishment, general: L L L L L L L L
- Garden supply or landscaping center: N N Y Y Y Y Y Y
- Home improvement center: N N S S S S S S
- Secondhand store: L L L L L L L L
- Outdoor merchandise sales: N N S S S S S S
- Artist studio: Y Y Y Y Y Y Y Y
- Adult retail establishment: N N N N S S S N

### Health Care and Social Assistance Uses
- Medical office: Y Y Y Y Y Y Y Y
These are the options that exist.

Use classifications can be found in Definitions, Subchapter 2
**LIMITED USE**

Follow Limited Use Standard, then use is permitted

<table>
<thead>
<tr>
<th>Temporary Uses</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>S</th>
<th>Y</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substation/distribution equipment, indoor</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Substation/distribution equipment, outdoor</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Seasonal market</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Temporary real estate sales office</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Concrete/batch plant, temporary</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Live entertainment special event</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>

2. LIMITED USE STANDARDS.
   a. Family Day Care Home.
   a-1. The operator of the family day care home shall reside in the dwelling unit in which the day care home is located, except in a 2-family dwelling, in which case the operator may reside in one dwelling unit and operate the family day care home in the other unit.
   a-2. There shall be no other family day care home in the building as of April 30, 2004.
   a-3. The family day care home shall not operate between the hours of 10 p.m. and 6 a.m.
   a-4. Signs shall not be permitted.
   p. Assembly Hall. p-1. The use shall be located on the premises of, and accessory to, a restaurant or tavern.
   p-2. The use shall operate within the business hours of the restaurant or tavern to which it is accessory.
   p-3. The restaurant or tavern to which the use is accessory holds all licenses necessary to facilitate events in the assembly hall, including but not limited to food dealer, alcohol beverage or public entertainment premises licenses.
   q. Fast-food/Carry-out Restaurant. The use shall be located in a building containing at least one other principal use listed as a permitted use in the zoning district in which it is located.
   r. Theater. The capacity of the building shall not exceed 49 persons.
   s. Light Motor Vehicle Wholesale Facility. Not more than 3 vehicles to be sold shall be stored on the premises.
   t. Indoor Wholesale and Distribution Facility or Indoor Storage Facility. t-1. The gross floor area of the building devoted to storage as a principal use shall not exceed 3,600 square feet.
   t-2. Storage of hazardous materials, as described in s. 295-201-627, shall be prohibited.
   u. Ground Transportation Service. u-1. Not more than 15 vehicles shall be stored on the premises at any one time.
   u-2. The vehicle storage area shall meet the applicable perimeter landscaping and residential buffer standards of s. 295-625.
STRUCTURE OF THE ZONING CODE

DESIGN

- PRINCIPLE BUILDING STANDARDS
- ACCESSORY STRUCTURE STANDARDS
- SITE STANDARDS
- SIGNS
## TABLE 295-605-2
### PRINCIPAL BUILDING DESIGN STANDARDS

Design Standards for Non-residential and Multi-family Principal Buildings.

<table>
<thead>
<tr>
<th>NS1</th>
<th>NS2</th>
<th>LB1</th>
<th>LB2</th>
<th>LB3</th>
<th>RB1</th>
<th>RB2</th>
<th>CS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Street</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front setback, minimum (ft.)</td>
<td>average</td>
<td>none</td>
<td>average</td>
<td>none</td>
<td>none</td>
<td>average</td>
<td>none</td>
</tr>
<tr>
<td>Front setback, maximum (ft.)</td>
<td>50</td>
<td>average</td>
<td>70</td>
<td>average</td>
<td>average</td>
<td>none</td>
<td>70</td>
</tr>
<tr>
<td><strong>Secondary Street</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side street setback, min. (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Side street setback max. (ft.)</td>
<td>15</td>
<td>5</td>
<td>25</td>
<td>5</td>
<td>5</td>
<td>none</td>
<td>70</td>
</tr>
<tr>
<td>Rear setback, minimum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Rear setback, maximum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Side setback, minimum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Side setback, maximum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Rear setback, minimum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Rear setback, maximum (ft.)</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Lot area per dwelling unit, minimum (sq. ft.)</td>
<td>2,400</td>
<td>1,200</td>
<td>1,200</td>
<td>600</td>
<td>600</td>
<td>800</td>
<td>1,200</td>
</tr>
<tr>
<td>Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)</td>
<td>1,200; for a unit with 2 or more bedrooms</td>
<td>600; for a unit with 2 or more bedrooms</td>
<td>600; for a unit with 2 or more bedrooms</td>
<td>400; for a unit with 2 or more bedrooms</td>
<td>150; for a unit with 2 or more bedrooms</td>
<td>600; for a unit with 2 or more bedrooms</td>
<td>400; for a unit with 2 or more bedrooms</td>
</tr>
<tr>
<td>Lot area per transitional housing client, minimum (sq. ft.)</td>
<td>1,200</td>
<td>600</td>
<td>600</td>
<td>400</td>
<td>150</td>
<td>600</td>
<td>400</td>
</tr>
<tr>
<td><strong>Height, minimum (ft.)</strong></td>
<td>18</td>
<td>none</td>
<td>18</td>
<td>none</td>
<td>30</td>
<td>none</td>
<td>24</td>
</tr>
<tr>
<td><strong>Height, maximum (ft.)</strong></td>
<td>45</td>
<td>60</td>
<td>45</td>
<td>60</td>
<td>75</td>
<td>85</td>
<td>65</td>
</tr>
<tr>
<td>Minimum glazed area, primary street frontage</td>
<td>40%</td>
<td>60%</td>
<td>30%</td>
<td>60%</td>
<td>60%</td>
<td>30%</td>
<td>20%</td>
</tr>
<tr>
<td>Minimum glazed area, secondary street frontage</td>
<td>10%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>10%</td>
<td>15%</td>
</tr>
<tr>
<td>Minimum build-out, primary street frontage</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>30%</td>
<td>none</td>
<td>75%</td>
<td>none</td>
</tr>
<tr>
<td>Minimum build-out, secondary street frontage</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>none</td>
<td>50%</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Multiple principal buildings permitted?</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
</tbody>
</table>

### Design Standards for Single family and Two-family Dwellings

Refer to design standards in subch. 5 for this residential district.

<table>
<thead>
<tr>
<th>RM1</th>
<th>RM4</th>
<th>RM2</th>
<th>RM2</th>
<th>RM5</th>
<th>RM2</th>
<th>RM5</th>
<th>RM4</th>
</tr>
</thead>
</table>

CITY OF MILWAUKEE ZONING
DESIGN

PRINCIPLE BUILDING STANDARDS
- STREET ORIENTATION
- BUILDING PLACEMENT
- BULK – HEIGHT, ETC.
- ENTRANCES – PED & MV
- GLAZING
- MATERIALS
- GARAGES, SHED, DECKS
- PARKING, DUMPSTERS, FENCES
- PEDESTRIAN ACCESS

ACCESSORY STRUCTURE STANDARDS
- ON PREMISE
- OFF PREMISE (BILLBOARDS)

SITE STANDARDS

SIGNS

CITY OF MILWAUKEE ZONING
Example utilizing zoning standards for LB3 Zoning

Building must be min. 30’ height for at least 70% of building length

Minimum Height of 30’ reqd.
Up to 75’ permitted.

Building must occupy at least 50% of street frontage

Building must occupy at least 75% of street frontage
STRUCTURE OF THE ZONING CODE

ACCESSORY STRUCTURE STANDARDS

SITE STANDARDS

GARAGES, SHED, DECKS

PARKING, DUMPSTERS, FENCES

PEDESTRIAN ACCESS

ON PREMISE SIGNS

Dumpster and Loading Dock Screening

Identifiable Pedestrian Link

Wall Signage
LB2 Zoning
One Building, Multiple Tenants

Wall Signage
Multiple Tenants

Two Adjoining Facade Segments may have a sign Twice as Large as One Segment

(Qualifying Type A Sign)
Individual Letter

(Qualifying Type B Sign)
Box-Type Sign

Corner Drug Store

Mini-Videos

Cleaners

Hair Salon

Wall signage is based on amount allowed per 25 linear feet of building
Building Frontage
# Table 295-605-6
## COMMERCIAL DISTRICT SIGN STANDARDS

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>NS1</th>
<th>NS2</th>
<th>LB1</th>
<th>LB2</th>
<th>LB3</th>
<th>RB1</th>
<th>RB2</th>
<th>CS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding Signs</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>type “A” permitted only</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Maximum number</td>
<td>1 per site</td>
<td>1 per site</td>
<td>1 per street frontage*</td>
<td>1 per site*</td>
<td>1 per site*</td>
<td>1 per street frontage*</td>
<td>1 per site*</td>
<td></td>
</tr>
<tr>
<td>Type “A” max. display area (sq. ft.)</td>
<td>64</td>
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<td>150</td>
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<tr>
<td>Type “B” max. display area (sq. ft.)</td>
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<td>20</td>
<td>50</td>
<td>32</td>
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<td>75</td>
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<td>Maximum height</td>
<td>10</td>
<td>6</td>
<td>14</td>
<td>14</td>
<td>8</td>
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<td>14</td>
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<tr>
<td>Wall Signs</td>
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<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Maximum number</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
</tr>
<tr>
<td>Type “A” max. display area (sq. ft.)</td>
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<td>75</td>
<td>50</td>
<td>100</td>
<td>75</td>
<td>75</td>
<td>50</td>
</tr>
<tr>
<td>Type “B” max. display area (sq. ft.)</td>
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<td>25</td>
<td>32</td>
<td>25</td>
<td>25</td>
<td>32</td>
<td>32</td>
<td>25</td>
</tr>
<tr>
<td>Projecting Signs</td>
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<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Maximum number</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
<td>1 per 25 lineal feet</td>
</tr>
<tr>
<td>Type “A” max. display area (sq. ft.)</td>
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<td>50</td>
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<td>50</td>
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<tr>
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<td>25</td>
<td>30</td>
<td>25</td>
<td>25</td>
<td>50</td>
<td>30</td>
<td>25</td>
</tr>
<tr>
<td>Awning Signs</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
<td>type “A” permitted only</td>
</tr>
</tbody>
</table>
4 – GENERAL PROVISIONS

- Motor Vehicle Parking
- Bicycle Parking
- Landscaping
- Signs (more info in District Subchapters)
- Lighting, Transmission Towers, Small Energy Wind Systems, etc.
- Nonconformities (will talk about that in some upcoming slides)
BICYCLE PARKING HAS BEEN RECENTLY UPDATED

See Presentation at:

http://city.milwaukee.gov/BicycleParkingRequirements

PARKING LOT LANDSCAPING HAS DETAILED INFORMATION
Structure of the Zoning Code

Principle:

Parking lot street edge landscaping serves a number of purposes.

Deeper Dive

Nonconforming Uses

- Nonconforming Uses vs Illegal Use
- Code Changes – How Nonconformity Comes About

- A Permit Record to Verify Previous Use
- Illegal, done without permit or approval
9 - SPECIAL DISTRICTS

- Parks District,
- Institutional Districts,
- Planned Development Districts,
- Redevelopment Districts
Planned Development Districts

- Intended to allow flexibility in land development for unique projects.
- Is site-specific, and encourages development that is compatible with its surroundings and is consistent with the City’s comprehensive plan.
- Custom Fit Zoning
- Approved DPD must be built exactly as approved
EXAMPLES OF PLANNED DEVELOPMENT DISTRICTS

**9 - SPECIAL DISTRICTS**

- Arena Entertainment Block
- Freshwater Apartments
- Urbanite Apartments
- City Place Apartments
LEGISLATIVE REFERENCE BUREAU maintains:

“LEGISTAR”

You can search on address, project, meeting, and so forth

https://milwaukee.legistar.com/Legislation.aspx
Redevelopment Zoning (RED)

- This special zoning district in some redevelopment plans,
- Intended to identify areas of the city that have unique qualities requiring special treatment,
- Special approaches to development may be warranted to protect or regulate the development of unique areas, and/or
- Provide more flexible zoning districts which encourage good design and site layout.
- RED zoned areas rely on form based codes.

  - **Beerline B**
  - Eastern end of [Menomonee Valley Plan](#) area (6th/Canal)
  - **Park East**
Redevelopment Zoning (RED)

Example: RED Park East

Redevelopment Zoning (RED)

Example: RED Park East

Redevelopment Zoning (RED)

Example: RED Beerline

10 - OVERLAY ZONES

• Neighborhood Conservation Overlay Zone
  Example – Harambee, South Shore

• Interim Study Overlay Zone (Rarely use)

• Development Incentive Zone (DIZ)

• Site Plan Review Overlay Zone
  Example - Milwaukee River
Neighborhood Conservation Overlay Zones
Intended to provide a vehicle to initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. Areas Zoned NC:

- Bay View / South Shore Drive Overlay
- Brewers Hill / Harambee Overlay
- Historic Mitchell Street Street Overlay
STRUCTURE OF THE ZONING CODE

The Brewery and Harambee Neighborhood Conservation Overlay District

| DEVELOPMENT AND DESIGN STANDARDS FOR THE BREWERS HILL AND HARAMBEE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT |
|---|---|---|---|---|---|---|---|---|
| Sub Area A (Harambee) | Sub Area B (Brewers Hill) | New Construction | Expansion | Exterior Renovation | New Construction | Expansion | Exterior Renovation | Standards and Guidelines |
| X | n/a | n/a | X | X | X | X | X | X | 1. Height – 40 feet and 2.5 stories maximum - 30 feet and 1.5 stories minimum |
| X | n/a | n/a | X | X | X | X | X | X | 2. Roof pitch - On new construction, the roof pitch must be between 8:12 and 12:12. (A roof's pitch is represented by rise and run. An 8:12 pitch is 8 inches of rise for every 12 inches of run, etc.) On expansions, the pitch of the new roof must be consistent with the existing roof pitches |
| X | n/a | n/a | X | X | X | X | X | X | 3. Rectangular Basements - 2.5 to 3 feet must be exposed at front |
| X | n/a | n/a | X | X | X | X | X | X | 4. Front Porches - required on all building fronts |
| X | n/a | n/a | X | X | X | X | X | X | Minimum Width – 6 feet |
| X | n/a | n/a | X | X | X | X | X | X | Minimum Depth – 6 feet |
| X | n/a | n/a | X | X | X | X | X | X | Columns – Minimum Dimensions: Square – 6 X 6 inches minimum |
| X | n/a | n/a | X | X | X | X | X | X | Round – 8-inch diameter minimum |
| X | n/a | n/a | X | X | X | X | X | X | Hand Rails – minimum 3 inches in height |
| X | n/a | n/a | X | X | X | X | X | X | Bottom Rails – minimum 1.5 inches in height |
| X | n/a | n/a | X | X | X | X | X | X | Baluster spacing – 3.5 inches center to center |
| X | n/a | n/a | X | X | X | X | X | X | Spacing – must be composed of 1 by 4 boards aligned vertically and with a minimum gap of 3/8 inches |
| X | n/a | n/a | X | X | X | X | X | X | Windows – all front facing windows must be oriented vertically and be a minimum of 5.5 feet high except for specialty windows, such as awning windows and gable end windows |
| X | n/a | n/a | X | X | X | X | X | X | Windows and/or doors may not be spaced more than 8 feet apart on a horizontal plane |
| X | n/a | n/a | X | X | X | X | X | X | Front gable ends must have an attic window |
| X | n/a | n/a | X | X | X | X | X | X | Garages – must be located in the rear yard and must use an alley for access if available |

Site Features: Residential Lots: the maximum width of any new parcel of land shall be 40 feet except if the parcel does not have an alley access to the maximum width shall be 60 feet.

Exclusions: The limitations on Site Features, and Residential Building Features shall not apply to buildings located in the following commercial zoning districts: Local Business (LB2), Commercial Service (CS) and Neighborhood Shopping (NS2). In addition, General and Detailed Planned Developments (PD and DPD) are excluded from Overlay District standards by ordinance.
 STRUCTURE OF THE ZONING CODE

Bay View / South Shore Neighborhood Conservation Overlay District

Exhibit C

Bay View/South Shore Neighborhood Conservation Overlay (NC)
Common Council File Number 051036

DEVELOPMENT AND DESIGN STANDARDS FOR THE BAYVIEW SOUTH SHORE DRIVE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The following design standards apply to new construction and building additions for principal and accessory structures. Existing structures do not need to comply:

<table>
<thead>
<tr>
<th>Item</th>
<th>Proposed Conservation Overlay District Provision</th>
<th>Current Zoning Code (RT-2 and RM-1)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>40 feet, maximum No flat roofs</td>
<td>45 feet, maximum</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, maximum</td>
<td>25% Interior lot, 30% Corner lot, 40%</td>
<td>Currently most houses in district are less than 20%</td>
<td></td>
</tr>
</tbody>
</table>
Development Incentive Zones

• Provide opportunities to create new development projects which are more compatible with existing development on adjacent sites;
• Create a pedestrian-friendly environment in both design and scale;
• Encourage creativity, variety and excellence in project design and layout;
• Utilize a development review and approval process that meets these purposes without causing undue delays.

Existing Overlay Districts:
- 5th / Layton
- 938 W Layton
- The Brewery Project
- East End Menomonee Valley
- Holt Plaza
- Towne Corporate Park of Granville

- Loomis Centre
- Midtown Center
- North Ave Commerce Center
- Port of Milwaukee
- Reed Street Yards
- South 27th / Howard
- Towne Corporate Park of Granville
STRUCTURE OF THE ZONING CODE

Example: The Brewery - Development Incentive Zone
Example: Reed Street Yards - Development Incentive Zone
Example: Holt Plaza - Development Incentive Zone
Moving Your Project Forward

- Project is permitted or meets the Limited Use Standards – Move forward
- Project meets the Design Standards – Move Forward

- Prepare the required plans and information, submit to DNS Plan Exam [http://city.milwaukee.gov/permits](http://city.milwaukee.gov/permits)

HOWEVER IF

- Project’s Use is a Special Use or Project’s Design Does not meet Design Standards Process

THEN: (next Slide)
Project’s Use is a Special Use or Project’s Design **Does Not** meet Design Standards Process:

1. **Board of Zoning Appeals (BOZA)**
   - Special Uses
   - Special Use Criteria
   - Department Recommendations
   - Comprehensive Plans
   - Variances

2. **Zoning Change to different district or DPD**

   or

3. **Modify Project**
   Sometimes minor adjustments to a plan of operation or adjustments to a design can bring the project into compliance, thus not adding more steps to the process

**BACKGROUND AND PROCESS**

**CITY OF MILWAUKEE ZONING**

More about BOZA on July 22nd!
My MKE Home. Location to find out a property’s zoning designation. After retrieving address, open Special Interest tab at top.
https://itmdapps.milwaukee.gov/MyMHome/index.jsp

Map Milwaukee. Zoning Maps of the city, as well as complete property information. Scroll down to “Zoning” link.
http://city.milwaukee.gov/mapmilwaukee/applications

Zoning Code On-Line. DCD’s quick links to the codes housed at City Clerk’s Office
http://city.milwaukee.gov/PlanningPermits/DCDzoninglink.htm

Department of Neighborhood Services. A webpage of numerous helpful links.
http://city.milwaukee.gov/permits Phone contact with Zoning questions: 414-286-8211

http://city.milwaukee.gov/Planning

City Clerk’s Resources Page
http://city.milwaukee.gov/cityclerk

Legistar
When searching, it is recommended that you select “All Years” in drop down menu.
https://milwaukee.legistar.com/Legislation.aspx
LUNCH & LEARN
S U M M E R S E R I E S

Monday, June 11, 2018 - 12 p.m. - 1 p.m.

Learn the fundamentals of the zoning code, what uses are allowed and how to better navigate it.

- What is the purpose of zoning
- Structure of zoning code
- Resources for site specific info