



MEMORANDUM

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Date: August 19, 2025

To: City of Wauwatosa, WI
Tamara Szudy, Planning and Zoning Manager

From: Houseal Lavigne Associates
Jackie Berg, AICP, Practice Lead
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SENT VIA EMAIL

Re: Targeted Zoning Ordinance Update Draft

This memo details proposed amendments to the City of Wauwatosa’s Zoning Ordinance. The proposed amendments are derived from the Targeted Chapter Diagnostics and Preliminary Recommendations Report that was presented, reviewed, and refined with City staff and the City Plan Commission in April 2025.

The proposed amendments are presented in track changes.

- Black Text. Existing language that is not proposed to change.
- Highlighted Text. New language that is proposed.
- ~~Highlighted Strikethrough Text~~. Existing language that is proposed to be deleted.

CITY OF WAUWATOSA ZONING



Chapter 24.02. Residential Districts

24.02.010 GENERAL

- A. The Districts. The city's residential zoning districts are listed below. When this zoning ordinance refers to "residential" zoning districts or "R" districts, it is referring to these districts.

Zoning District	Map Symbol	Formerly Known As
Single-unit Residential-15 Garden Residential	R1-15(GR)	Estate, Single-family Residence R1-15, Single-unit Residential-15
Single-unit Residential-9 Suburban Residential	R1-9 (SR)	AAA, Single-family Residence R1-9, Single-unit Residential-9
Single-unit Residential-6 Neighborhood Residential	R1-6 (NR)	AA, Single-family Residence R1-6, Single-unit Residential-6
Two-unit Mixed Residential	R2 (MR)	BB, Two-family Residence R2, Two-unit Residential
Low-Density, Multi-unit Residential	R4(LDM)	CC, Four-family Residence R4, Multi-unit Residential
Medium-Density, Multi-unit Residential	R8(MDM)	DD, Eight-Family Residence R8, Multi-unit Residential

~~B.—District Names and Map Symbols. The proposed district names/map symbols are intended to provide a general indication of what is allowed in the respective district. The first letter, "R," denotes the residential orientation of the district. The numeral immediately following the "R" is a shorthand reference to the allowed housing type, with "1" representing a single dwelling unit, "2" representing a two-unit residential building (e.g., duplex or two-flat) and so on. The R1 single-dwelling districts include a density or lot size indicator following the dash. The R1-9 district, for example, refers to a single-dwelling residential zoning district that generally allows one dwelling unit on a lot with at least 9,000 square feet of lot area.~~

~~G.B.~~ Purposes. Wauwatosa's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and lifestyle opportunities for individual households and to maintain the desired physical character of existing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

1. **GR, MR, and NRR1**, Single-unit Residential Districts. The **R** districts are ~~primarily~~ intended to accommodate detached houses and to preserve the character of low-density residential neighborhoods for low-density neighborhoods characterized by detached houses on individual lots. Two-unit homes may be incorporated in a limited manner when compatible with surrounding development patterns.
2. **R2MR**, Two-unit Residential District. The **R2-MR** district supports a mix of detached, semi-detached, two-unit houses, and three-unit/four-unit houses in walkable, residential neighborhoods. It provides a modest increase in housing density while maintaining a single-unit residential character. ~~is primarily intended to accommodate detached houses, semi-detached houses and two-unit residential buildings and to provide for a mix of low-density housing types within a single neighborhood area.~~
3. **R4LDM**, Multi-unit Residential. The **R4-LDM** district is primarily intended to accommodate detached houses, semi-detached houses, two-unit residential buildings and small ~~(maximum 4-unit)~~ multi-unit residential buildings. The district helps provide a mix of low- and moderate-density housing choices ~~within a walkable, residential context. within a single neighborhood area.~~
4. **R8MDM**, Multi-unit Residential District. The **R8-MDM** district is ~~primarily~~ intended to accommodate detached houses, semi-detached houses, two-unit residential buildings and multi-unit residential buildings a full range of housing types, including larger multi-unit buildings. The district helps provide a mix of low- and moderate-density housing choices ~~within a single neighborhood area in neighborhood areas near corridors.~~

24.02.030 LOT AND BUILDING REGULATIONS

- A. General. This section establishes basic lot and building regulations that apply in **RResidential** districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of floodplains or protected resources, off-street parking, landscaping requirements and other factors may work to further limit actual development potential.
- B. Basic Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in R districts, except as otherwise expressly stated. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	DISTRICTS					
	R1-15GR	R1-9SR	R1-6NR	R2MR	R4LDM	R8MDM
Minimum Lot Area (square feet)						
Minimum Lot Area (square feet) Detached house	15,000	96,000	64,000	64,000	64,000	64,000
Two-unit building	NA	NA	NA	7,200	7,200	7,200
Multi-unit building (min. lot area per unit)[1]	NA	NA	NA	NA	1,600	1,600
Minimum Lot Width (frontage) (feet)						
Corner lot	12585	8560	6050	6050	6050	6050
Interior lot	12575	7550	5040	5040	5040	5040
Minimum Setbacks						

Front (feet)	35[21]	35[21]	30[21]	25[21]	25[21]	25[21]
Side, Street (% of lot width)	20[32]	20[32]	20[32]	20[32]	20[32]	20[32]
Side, Interior one side/both sides combined (feet)	5/10	5/10	3/9	3/9	3/9	3/9
Rear (% of lot depth)	20[43]	20[43]	20[43]	20[43]	20[43]	20[43]
Accessory buildings:						
Rear and interior side (feet)	1.5	1.5	1.5	1.5	1.5	1.5
Alley (feet)	5	5	5	5	5	5
Max. Building Coverage (% of lot area)						
All principal and accessory buildings combined						
Corner lot	35	42	42	42	60 42	60 70
Interior lot	35	37	37	37	40 37	50 60
Accessory buildings[54]	12	12	12	12	12	12
Accessory dwelling units [4]	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Height (feet)						
Principal buildings	35[65]	35[65]	35[65]	35[65]	35[56]	35[56]
Accessory buildings[76]	16	16	16	16	16	16

[1] This minimum lot area per unit standard applies only to multi-unit buildings. The regulation does not apply in districts that do not allow multi-unit buildings.

[21] Setback "averaging" is allowed in some cases, See Section 24.18.030E.1.e.

[32] Not required to exceed 15 feet.

[43] Must be at least 15 feet, but not required to exceed 25 feet.

[54] Accessory Dwelling Units (ADUs) are not included in accessory building lot coverage limits. Size and dimensional standards for ADUs are provided in Section 24.10.075. Square footage not to exceed maximum in Section 15.04.040 C.3.

[56] Public and civic buildings, religious assembly, and schools may be up to 60 feet in height. One additional foot for front, side and rear setback is required for each foot of building height above 35 feet.

[76] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building.



24.02.040 Other Regulations

Uses and development in residential districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

1. Nonconformities. See Chapter 24.15.
2. Accessory Uses and Structures. See Chapter 24.10.
3. Parking and Loading. See Chapter 24.11.
4. Landscaping and Screening. See Chapter 24.12.
5. Temporary Uses. See Section 24.10.080.
- 5-6. Attached and Semi-Detached Building Design Standards. See Section 24.14.060.



Chapter 24.03. Commercial Districts

24.03.010 GENERAL

- A. The Districts. The city's commercial zoning districts are listed below. When this zoning ordinance refers to "commercial" zoning districts or "C" districts, it is referring to these districts.

Zoning District	Abbreviation/Map Symbol	Formerly Known As
Office	CO	AA Professional Office
		AA Medical Clinic
Neighborhood/Village Trade	C1	Trade
		Village Trade
General Commercial	C2	AA Business
		AA Commercial

- B. Purposes. Wauwatosa's commercial zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving business and commercial (e.g., retail, service, office) uses, as well as vertical mixed-use development consisting of nonresidential uses on the ground floor and residential uses on the upper floors of the same building. Encouraging mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.
1. CO, Office Commercial. The CO, Office Commercial district is primarily intended to accommodate office, professional, and medical uses in a low- to moderate- intensity setting. While primarily nonresidential, the district also allows limited residential uses in areas of transition from commercial to residential.
 2. C1, Neighborhood & Village Commercial. The C1, Neighborhood & Village Commercial district is primarily intended to accommodate mixed-use development and small-scale, neighborhood-serving retail and service uses in pedestrian-oriented storefront buildings.
 3. C2, General Commercial. The C2, General Commercial district accommodates a broad range of business and commercial uses. While designed to support regional shopping and commercial activity, the district also allows residential uses in locations consistent with the character of surrounding development., often in the physical form of shopping centers, large-format retail and other destination-oriented uses in which a large percentage of customers will arrive by automobile.

24.03.030 LOT AND BUILDING REGULATIONS

- A. General. This section establishes basic lot and building regulations that apply in C districts. These regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed; they are not to be construed as a guarantee that maximum allowed densities and development yields can be achieved on every lot. Other factors, such as topography, the presence of floodplains or protected resources, off-street parking, landscaping requirements and other factors may work to further limit actual development potential.
- B. Basic Standards. The following lot and building standards apply to all principal and accessory uses allowed in C districts, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	DISTRICTS		
	C0	C1	C2
Minimum Lot Area (square feet)	7,200	None	None
Minimum Lot Width (feet)	60	None	None
Minimum Setbacks (feet)			
Front	10[2]	0	10
Street Side	5	0	5
Interior Side	3[3]	0	3[3][5]
Rear	25	0	10[4][5]
Rear and Interior Side (Accessory Buildings)	1.5	0	3
Rear Alley (Accessory Buildings)	5	5	10
Maximum Height (feet)			
Principal Buildings	35	40	No max.[1]
Accessory Buildings	20	20	20
Maximum Building Coverage (% of lot area)			
Interior Lots	35	No max.	No max.
Corner Lots	40	No max.	No max.

[1] See Section 24.03.040.J.

[2] If abutting a zoning district that requires a greater front setback, the abutting district's (greater) front setback applies.

[3] No side setback is required abutting another C-zoned lot occupied by a building with no side setback along the shared lot line.

[4] No rear setback required on lot abutting railroad right-of-way.

[5] See Section 24.05.020.C. for Mayfair Corridor Overlay regional mall standards.

24.03.040 OTHER REGULATIONS

Uses and development in commercial districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

- A. Drive-through and Drive-in Facilities. Drive-through and drive-in facilities require conditional use approval and must be associated with an otherwise allowed use. They are also subject to the regulations of Section 24.11.100.
- B. Large-format Retail Developments. Individual freestanding buildings and group developments with a cumulative gross floor area of 50,000 square feet or more of retail sales area are subject to the large-format retail development regulations of Section 24.09.090.
- C. Nonconformities. See Chapter 24.15.
- D. Accessory Uses and Structures. See Chapter 24.10.
- E. Parking and Loading.
 - 1. Parking spaces may not be located in front or street side setbacks.
 - 2. Loading docks must be set back at least 10 feet from alleys and 20 feet from all street rights-of-way.
 - 3. See also the general off-street parking and loading regulations of Chapter 24.11.
- F. Landscaping and Screening. See Chapter 24.12.
- G. Temporary Uses. See Section 24.10.080.
- H. Overlay Zoning Districts. See Chapter 24.05.
- I. Outdoor storage activities in the C districts require conditional use approval in accordance with Section 24.16.040.
- J. Building Height for C2 (General Commercial) District: For C2 zoned properties located within 65 feet of a Residential (R) zoned property, the maximum building height is 60 feet. Exceptions to this standard are as follows:
 - 1. The Regional Mall (Mayfair Mall) properties are not subject to these regulations.
 - 2. Additional height of up to 85 feet is allowed for:
 - a. Multi-family-unit and/or mixed-use projects proposing 20% or more affordable housing units at 80% or below the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
 - b. Transit-oriented development projects located along the Bus Rapid Transit (BRT) Corridor.
- K. Attached and Demi-Detached Building Design Standards. See Section 24.14.060.



Chapter 24.05 Overlay Districts



24.05.020 /MAY, MAYFAIR CORRIDOR OVERLAY

- A. Purpose. The /MAY, Mayfair Road Corridor Overlay district is intended to help protect the appearance and operational (transportation) function of the Mayfair Road corridor.
- B. Minimum Building Height. Buildings within the /MAY Overlay district must be at least 2 stories and 24 feet in height.
- C. Regional Mall Standards.
 - 1. Minimum Interior Side Setback and Rear Setback. Parcels associated with a regional mall are allowed 0 feet interior side setback and rear setback for parcel lines not adjacent to R-zoned property. When adjacent to R-zoned property, the minimum interior side setback and rear setback is 15 feet for buildings 50 feet in height and below, 25 feet for buildings 51 feet to 100 feet, and 50 feet for buildings 101 feet and above.
 - 2. Eating & Drinking Establishments. No Conditional Use is required for establishments with no separate entrance or seating.
 - 3. Minimum Lot Area Per Unit (square feet). Does not apply to parcels associated with a regional mall.
 - 4. Multi-unit residential building is a permitted use when part of a regional mall.
- D. Drive-Through or Drive-In Facilities. Drive-through or drive-in facilities for restaurants, car washes, banks and gas stations require a conditional use permit for project sites that meet one or more the following criteria:
 - 1. Parcels with four hundred feet minimum of frontage along Mayfair Road.
 - 2. Corner parcels with two hundred fifty feet minimum of frontage along Mayfair Road and two hundred fifty feet minimum of frontage along the cross street.
 - 3. Parcel entrances with direct access to a traffic signal. Cross-access may be used to meet this criterion.

If the parcel does not meet the criteria listed above, a drive-through facility on Mayfair Road is prohibited.

If the parcel meets the criteria, the facility shall meet all development standards of the zone, unless otherwise specified in this section, and the site shall be designed in accordance with the following:

- 4. Driveway throat lengths and internal cross-access locations must be designed to prevent back-ups onto sidewalks and streets at times of peak usage.
- 5. Access locations must not negatively impact traffic flow, traffic safety, or pedestrian safety.
- 6. A traffic impact analysis must be prepared and the findings accepted by both WisDOT and the city engineer or designee.
- 7. Cross-access is strongly encouraged.

E. Residential Uses.

1. Permitted Uses. The following uses are permitted as of right in the /MAY Overlay:

a. Mixed-Use, Vertical

b. Multi-Unit Building, 5-12 units

a-c. Multi-Unit Building, 13+ units

E-F. Attached and Semi-Detached Building Design Standards. See Section 24.14.060.

F. —



Chapter 24.06 Special Purpose Districts

24.06.050 SP-INS, INSTITUTIONS DISTRICT

- A. Uses. Principal uses are allowed in SP-INS districts in accordance with the use table of Section 24.07.030.
- B. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-INS district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	SP-INS
Minimum Lot Area (square feet)	9,000
Minimum Lot Width (feet)	80
Minimum Setbacks (feet)	
Front	25
Side, Street	15
Side, Interior	10[1]
Rear	24[1]
Maximum Height (feet)	
Principal Buildings	No Max.
Accessory Buildings	20
Maximum Building Coverage (% of lot area)	
Interior Lot	4535
Corner Lot	5040

[1] Plus one foot for each foot of building height above 35 feet.

24.06.060 SP-MED, MEDICAL CENTER DISTRICT

- A. Uses. Principal uses are allowed in SP-MED districts in accordance with the use table of Section 24.07.030.
- B. Lot and Building Standards. The lot and building standards of the following table apply to all principal and accessory uses allowed in the SP-MED district, except as otherwise expressly stated in this zoning ordinance. General exceptions to these standards and rules for measuring compliance can be found in Section 24.18.030.

Lot and Building Standards	SP-MED
Minimum Lot Area (square feet)	10,000
Minimum Lot Width (feet)	100
Minimum Setbacks (feet)	
Front	25
Side, Street	25
Side, Interior	25[1][2]
Rear	25[1][2]
Maximum Height (feet)	
Principal Buildings	No Max.
Accessory Buildings	50
Maximum Building Coverage (% of lot area)	
Interior Lot	35[3]
Corner Lot	40[3]

[1] Plus one foot for each foot of building height above 35 feet.

[2] As to that portion of the current SP-MED district located south of Watertown Plank Road, east of Interstate Highway 45, north of Wisconsin Avenue and west of the eastern boundary of the current SP-MED district (the "MRMC Campus"), the interior side setback and the rear setback shall be zero; provided, however, that where the MRMC Campus abuts a residential district, the interior side setback and rear setback shall be 25 feet plus one foot for each foot of building height above 35 feet.

[3] As to the MRMC Campus, the Maximum Building Coverage (% of lot area) for interior and corner lots shall be 65.

C. Student Housing.

- Student housing buildings within the SP-MED district shall be restricted to east of 92nd Street and south of Watertown Plank Road.
- Student housing shall have a maximum front setback of 25 feet and a minimum building height of four stories or 50 feet.

24.06.070 SP-RP, RESEARCH PARK DISTRICT

- A. Purpose. The SP-RP district is intended to establish and regulate uses in conjunction with the authority of the Milwaukee Regional Innovation Center, Inc., formerly known as the Milwaukee County Research Park Corporation, consisting of research and development facilities, certain specialized manufacturing operations of a non-nuisance type, offices and professional support activities and services and prototype business incubators; all to be located in an aesthetic environment conducive to innovative and technological advancement and new job formation. Development within the research park must be in general conformance with the approved master plan for the site and must respect protective covenants established to promote a quality environment.
- B. Permitted Uses. The following uses are permitted as of right in the SP-RP district:
1. Automatic temperature controls
 2. Biological products
 3. Business and laboratory incubators
 4. Business and management consulting services
 5. Computer programming services
 6. Dental laboratory services
 7. Commercial testing laboratories
 8. Drugs, chemical and allied products
 9. Data processing
 10. Educational and scientific research services
 11. Educational services
 12. Electrical machinery, equipment and supplies
 13. Electrical transmission and distribution equipment
 14. Electric and steam and chilled water generation plants and related facilities
 15. Electrometallurgical products
 16. Electronic components and accessories
 17. Electronic control equipment
 18. Engineering and architectural services
 19. Engineering, laboratory and scientific and research instruments and associated equipment
 20. Exhibition halls
 21. Facilities management services
 22. Fabricated metal products
 23. Finance, insurance and real estate services
 24. Food and kindred products
 25. Forestry activities and related services

- 26. Horticultural services
- 27. Hotels and motels
- 28. Industrial inorganic and organic chemicals
- 29. Instruments for measuring, controlling and indicating physical characteristics
- 30. Mechanical measuring and controlling instruments (except automatic temperature controls)
- 31. Medical and health services
- 32. Medical laboratory services
- 33. Medical research, technology and development
- 34. Medical scientific research facilities
- 35. Medicinal chemicals and botanical products
- ~~36.~~ Miscellaneous plastic products
- ~~37.~~ Mixed-Use Building, Vertical
- ~~36:38.~~ Multi-Unit Buildings, 5-12 units
- ~~37:39.~~ Multi-Unit Buildings, 13+ units
- ~~38:40.~~ Motion picture production
- ~~39:41.~~ Office buildings
- ~~40:42.~~ Office computing and accounting machines
- ~~41:43.~~ Optical instruments and lenses
- ~~42:44.~~ Orthopedic, prosthetic and surgical appliances
- ~~43:45.~~ Pharmaceutical preparations
- ~~44:46.~~ Photographic equipment supplies
- ~~45:47.~~ Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers
- ~~46:48.~~ Printing and publishing
- ~~47:49.~~ Professional, scientific and controlling instruments
- ~~48:50.~~ Research, development and testing services
- ~~49:51.~~ Resources production and extraction
- ~~50:52.~~ Stenographic services and other duplicating and mailing services
- ~~51:53.~~ Surgical, medical and dental instruments
- ~~52.~~ Technical training facilities
- ~~53:54.~~ X-ray apparatus and tubes: medical, industrial, research and control

- C. Conditional Uses. The following uses may be allowed in the SP-RP district if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Such uses must be

accessory to allowed principal uses in each building and may not exceed 30% of the building's gross floor area.

1. Banking services and related functions
2. Barber services
3. Beauty services
4. Day care centers
5. Eating places
6. Groceries
7. Heliport landing/takeoff pads
8. Laundry and dry-cleaning pickup stations only
9. Office supplies and equipment
10. Off-street parking
11. Recreation or fitness centers
12. Telephone relay towers (microwave)
13. Television transmitting stations and relay towers
14. Water storage

D. Additional Conditional Uses. In addition to those conditional uses authorized under subsection C above, the following uses may be allowed in the SP-RP District if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040, except they may be free standing conditional uses and not accessory to any allowed principal uses:

1. Buildings in which any of the commercial uses listed in B and C, above, occupy the ground floor.

~~2. Multi-Unit Residential Buildings containing dwelling units that share common walls and/or common floors/ceilings.~~

~~3.2.~~ Eating places with indoor seating capacity in which sales of prepared foods, meals and non-alcoholic beverages constitute at least 50% of the establishment's gross income and which do not include drive-through or drive-in facilities.

E. Minimum Ground Floor Area. The minimum ground floor area is 8,000 square feet, unless a smaller area is approved by the common council on the final plan.

F. Maximum Lot Coverage. Buildings may not cover more than 50% of the gross site area.

G. Lot Area. Lots must have a minimum area of one acre.

H. Lot Width. Lots must have a minimum width of 100 feet.

I. Setbacks. Minimum building setbacks are as follows:

1. From property line on Mayfair Road, Watertown Plank Road and Wisconsin Avenue: 50 feet
2. From property line at highway 45: 100 feet
3. From shared property line within the park: 25 feet
4. From curblines of internal streets other than main street: 40 feet
5. From curblines of main street: 25 feet

- 6. From creek and water feature: 60 feet
- J. Height. Within 300 feet of the curbline of Mayfair Road and Wisconsin Avenue, building heights may not exceed 100 feet. Other areas of the park have no set maximum height limit.
- K. Design Review. Design review is the responsibility of a special board authorized for this purpose. Design review must occur before final plan review by the common council.
- L. Final Plan Review. Final plan review must be conducted by the common council. Changes and amendments to approved developments prior to or during construction must be reviewed and approved as follows:
 - 1. Changes in the approved final development plan must be reviewed by the special board authorized as a project review board and returned to the common council if 40% or more of the members present consider the change to be a variance to the approved plan and/or that it does not meet the intent of conditions and restrictions placed on the approved plan.
 - 2. Minor changes in the location, siting and height of buildings and structures may be authorized by the development director.

24.06.085 MID, MIDTOWN DISTRICTS

- A. Districts. The MID districts are listed below. When this zoning ordinance refers to "MID" districts it is referring to these districts. After August 28, 2019, the MID zoning classification may be applied only to property with street frontage on North Avenue between Wauwatosa Avenue and Menomonee River Parkway.

TABLE 24-1 MID DISTRICTS	
Zoning District	Map Symbol
Midtown Residential	MID-RES
Midtown Transitional	MID-TRN
Midtown Mixed-Use	MID-MIX

- B. Purpose. The MID, Midtown district regulations are intended to help implement the recommendations of the *Midtown North Avenue Plan*.
 - 1. MID-RES. The MID-RES (Midtown Residential) district regulations are established to help implement the "limited multi-family" subarea recommendations of the *Midtown North Avenue Plan*.
 - 2. MID-TRN. The MID-TRN (Midtown Transitional) district regulations are established to help implement the "transitional" subarea recommendations of the *Midtown North Avenue Plan*.
 - 3. MID-MIX. The MID-MIX (Midtown Mixed-Use) district regulations are established to help implement the "mixed-use" sub-area recommendations of the *Midtown North Avenue Plan*.
- C. Uses. Uses are allowed in MID districts in accordance with the use table of Sec. 24.07.030.
- D. Building Types. Uses are allowed in the MID districts in accordance with Table 24-2. The regulations governing allowed building types are presented in Sec. 24.06.085-F. through Sec. 24.06.085-L.

TABLE 24-2 ALLOWED BUILDING TYPES

Building Types	MID Districts		
	RES	TRN	MIX
P = permitted - = prohibited			
Detached house	P	P	-
Semi-detached house	P	P	-
Two-unit house	P	P	-
<u>Three-unit house / Four-unit house</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cottage Courts</u>	<u>P</u>	<u>P</u>	<u>-</u>
<u>Live-Work</u>		<u>P</u>	<u>P</u>
Attached house	P	P	<u>P</u>
Commercial house	-	P	-
<u>Multi-unit Residential Building, 5-12 units</u>	<u>P</u>	<u>P</u>	<u>P</u>
Multi-unit <u>R</u> esidential <u>B</u> uilding, <u>13+ units</u>	<u>-P</u>	P	<u>-P</u>
Commercial building	-	P	P
Vertical mixed-use building	-	P	P
Public or civic building	P	P	P

E. Other Regulations. Uses and development in MID districts are subject to all other applicable regulations and standards of this zoning ordinance, including the following:

1. Accessory Uses and Structures. See Chapter 24.10.
2. Temporary Uses. See Sec. 24.10.080.
3. Parking and Loading. See Chapter 24.11.
4. Landscaping and Screening. See Chapter 24.12.

5. Nonconformities. See Chapter 24.15.

5-6. Additional Regulations. Additional MID district-specific regulations are presented in Sec. 24.06.085-M through Sec. 24.06.085-U.

F. Detached, -House and Two-Unit, and Three-/Four-Unit House; Cottage Court Regulations. Detached houses and, two-unit houses (as defined in Sec. 24.08.020.A.1 and Sec. 24.08.020.A.3), three-/four-unit

houses, and cottage courts (as defined in Sec. 24.08.020.A.1, Sec. 24.08.020.A.3, Sec. 24.08.020.A.4, and Sec. 24.08.020.A.5), are subject to the regulations of Table 24-3. See also Figure 24-1, which is keyed to the letter symbols in the first column of the table.

TABLE 24-3 DETACHED, HOUSES—& TWO-UNIT-H, THREE-UNIT /FOUR-UNIT HOUSES; COTTAGE COURTS		MID-RES MID-TRN MID-MIX	Supplemental
1. Lot			
A	Minimum Lot Area (square feet)	6,000 6,000	
B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60 50 60	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25 25	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9 3/9	
E	Minimum Street Side Setback (% of lot width)	20[1] 20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2] 20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5 1.5	
	Minimum Alley Setback (feet)	5	

			5	
		4. Uses		
G	Allowed Uses in All Stories			Residential uses allowed by Sec. 24.07.030
		5. Building Coverage		
		Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Corner Lot	Lot	37 42 37 42	
	Maximum Building Coverage of Accessory Buildings (% of lot area)		12[3] 12[3]	
6. Building Height				Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)		0 to 4 0 to 4	
I	Maximum Principal Building Height (feet)		35 35	
I	Maximum Accessory Building Height (feet)		16[4] 16[4]	
		7. Building Facade		
J	Minimum Front Facade Transparency (%)		15 15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)		5 5	
		8. Lot Edges		

K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q
<p>Table 24-3 Notes</p> <p>[1] Not required to exceed 15 feet.</p> <p>[2] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[3] Not to exceed 720 square feet.</p> <p>[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.</p>			

Figure 24-1. Detached ~~and~~, Two-Unit, ~~and~~ Three-Unit/Four-Unit Houses

[INSERT FIGURE]

G. Semi-Detached and Attached House Regulations. Semi-Detached Houses and Attached houses ~~(as defined in Sec. 24.08.020.A.2 and Sec. 24.08.020.A.4)~~ are subject to the regulations of Table 24-4. See also Figure 24-2, which is keyed to the letter symbols in the first column of the table.

TABLE 24-4 SEMI-DETACHED AND ATTACHED HOUSES		MID-RES MID-TRN	Supplemental
1. Lot			
A	Minimum Lot Area (square feet)		
	Semi-Detached Houses	3,000	
	Attached Houses	2,000 3,000 2,000	
B	Minimum Lot Width (feet)		
	Semi-Detached Houses	30	
	Attached Houses	20 30 20	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25 25	
D	Minimum Interior (non-street) Side Setback (feet)	0[1] 0[1]	

E	Minimum Street Side Setback (% of lot width)	20 20	
F	Minimum Rear Setback (% of lot depth)	20[2] 20[2]	
3. Accessory Building Siting			
	Minimum Rear and Interior Side Setback (feet)	1.5 1.5	
	Minimum Alley Setback (feet)	5 5	
4. Uses			
G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50 60 50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3] 12[3]	
6. Building Width			
	Maximum Number of Attached Units	8 8	
7. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.	0 to 4 0 to 4	
I	Maximum Principal Building Height (feet)	35 35	
I	Maximum Accessory Building Height (feet)	16[4] 16[4]	
8. Building Facade			
J	Minimum Front Facade Transparency (%)	15 15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5 5	

9. Lot Edges			
K	Edge Type Required	Landscape	Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop	Sec. 24.06.085-Q
<p>Table 24-4 Notes</p> <p>[1] End units subject to minimum 4.5-foot interior side setback.</p> <p>[2] Minimum 15 feet; not required to exceed 25 feet.</p> <p>[3] Not to exceed 720 square feet.</p> <p>[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.</p>			

Figure 24-2. Semi-detached and Attached Houses

[INSERT DIAGRAM]

- H. Commercial House Regulations. Commercial houses are former detached houses that have been converted for occupancy by nonresidential principal uses, such as offices or retail shops. Commercial houses and live-work units are subject to the regulations of Table 24-5. See also Figure 24-3, which is keyed to the letter symbols in the first column of the table.

TABLE 24-5 COMMERCIAL HOUSES <u>AND LIVE-WORK UNITS</u>		MID-TRN <u>MID-MIX</u>	Supplemental
1. Lot			
A	Minimum Lot Area (square feet)	6,000	
B	Minimum Lot Width (feet)		
	Interior Lot Corner Lot	50 60	
2. Principal Building Siting			
C	Minimum Front Setback (feet)	25	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	
3. Accessory Building Siting			

	Minimum Rear and Interior Side Setback (feet)	1.5	
	Minimum Alley Setback (feet)	5	
4. Uses			
G	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030	
G	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030	
5. Building Coverage			
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)		
	Interior Lot Corner Lot	50 60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	
6. Building Height			Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	
I	Maximum Principal Building Height (feet)	35	
I	Maximum Accessory Building Height (feet)	16[4]	
7. Building Facades			
J	Minimum Front Facade Transparency (%)	15	Sec. 24.06.085-O
J	Minimum Street-Side Facade Transparency (%)	5	
8. Lot Edges			
K	Edge Type Required		Sec. 24.06.085-P
L	Edge Element Required		Sec. 24.06.085-Q

Table 24-5 Notes

[1] Not required to exceed 15 feet.

[2] Minimum 15 feet; not required to exceed 25 feet.

[3] Not to exceed 720 square feet.

[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.

Figure 24-3. Commercial House

[INSERT FIGURE]

- I. Multi-Unit Residential Building Regulations. Multi-unit residential buildings (as defined in Sec. 24.08.020.A.5) are subject to the regulations of Table 24-6. See also Figure 24-4, which is keyed to the letter symbols in the first column of the table.

TABLE 24-6 MULTI-UNIT RESIDENTIAL BUILDINGS		MID-RES	MID-TRN MID-MIX	Supplemental
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)			
	Interior Lot Corner Lot	50 60	50 60	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	25	10	
C	Maximum Front Setback (feet)	30	30	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	75	75	
D	Minimum Interior Side Setback (one side/both sides, feet)	3/9	3/9	
E	Minimum Street Side Setback (% of lot width)	20[1]	20[1]	
F	Minimum Rear Setback (% of lot depth)	20[2]	20[2]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	1.5	1.5	
	Minimum Alley Setback (feet)	5	5	
4. Uses				

G	Allowed Uses in All Stories	Residential uses allowed by Sec. 24.07.030		
5. Building Coverage				
	Maximum Building Coverage of Principal & Accessory Buildings Combined (% of lot area)			
	Interior Lot	50	50	
	Corner Lot	60	60	
	Maximum Building Coverage of Accessory Buildings (% of lot area)	12[3]	12[3]	
6. Building Width				
	Maximum Building Width (feet)	85	No Max.	
7. Building Height				Sec. 24.06.085-M
H	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 4	0 to 4	
I	Maximum Principal Building Height (feet)	3545	3545	
I	Maximum Accessory Building Height (feet)	16[4]	16[4]	
8. Building Façade				
J	Minimum Front Façade Transparency	20	20	Sec. 24.06.085-O
J	Minimum Street-Side Façade Transparency	5	5	
9. Lot Edges				
K	Edge Type Required	Landscape		Sec. 24.06.085-P
L	Edge Element Required	Porch or Stoop		Sec. 24.06.085-Q
Table 24-6 Notes				
[1] Not required to exceed 15 feet.				
[2] Minimum 15 feet; not required to exceed 25 feet.				
[3] Not to exceed 720 square feet.				
[4] Accessory building heights of up to 20 feet may be approved by the zoning administrator if the administrator determines that the additional height is necessary to accommodate a roof pitch consistent with the architectural style of the principal building and that the additional height will not be used to create habitable floor area.				

Figure 24-4 Multi-Unit Residential Building

[INSERT FIGURE]



- K. Vertical Mixed-use Building Regulations. Vertical mixed-use buildings (as defined in Sec. 24.08.020.A.6) are subject to the regulations of Table 24-8. See also Figure 24-6, which is keyed to the letter symbols in the first column of the table.

TABLE 24-8 VERTICAL MIXED-USE BUILDINGS		MID-TRN	MID-MIX	Supplemental
1. Lot				
A	Minimum Lot Area (square feet)	6,000	6,000	
B	Minimum Lot Width (feet)	50	50	
2. Principal Building Siting				
C	Minimum Front Setback (feet)	10	5	
D	Maximum Front Setback (feet)	25	10	
	Minimum Building Coverage at/between Min. and Max. Front Setback (%)	60	80	
E	Minimum Interior (non-street) Side Setback (feet)	3[1]	3[1]	
F	Minimum Street Side Setback (% of lot width)	10[2]	10[2]	
G	Minimum Rear Setback (% of lot depth)	20[3]	20[3]	
3. Accessory Building Siting				
	Minimum Rear and Interior Side Setback (feet)	3	3	
	Minimum Alley Setback (feet)	5	5	
4. Uses				
H	Allowed Uses in Ground Story	Commercial uses allowed by Sec. 24.07.030 [4]		
I	Allowed Uses in Other Stories	Any use allowed by Sec. 24.07.030		
5. Building Coverage				

	Maximum Building Coverage (% of lot area)	75	75	
6. Building Height				Sec. 24.06.085-M
J	First Story Floor Elevation (min/max above sidewalk, ft.)	0 to 1.5	0 to 1.5	
K	Minimum Ground Story Height (floor-to-floor/feet)	14	14	
L	Minimum Principal Building Height (stories)	2	2	
L	Maximum Principal Building Height (stories /feet)	3/4 245	3/4 245	Sec. 24.06.085-N
L	Maximum Accessory Building Height (feet)	20	20	
7. Building Facade				
M	Minimum Front Facade Transparency			Sec. 24.06.085-O
N	Ground Story Upper Stories (above first)	55 20	70 25	
	Minimum Street-Side Facade Transparency All Stories	15	15	
8. Lot Edges				
O	Edge Type Required	Hardscape		Sec. 24.06.085-P
	Edge Element Required	None		
Table 24-8 Notes				
[1] No side setback is required abutting a lot occupied by a nonresidential building with no side setback along the shared lot line.				
[2] Not required to exceed 15 feet.				
[3] Minimum 15 feet; not required to exceed 25 feet.				
[4] Residential dwelling units may be located in the ground-story but not within 20 feet of a North Avenue-facing building facade.				

Figure 24-6. ~~Vertical~~ **Vertical** Mixed-Use Building

[INSERT FIGURE]

Chapter 24.07 Allowed Uses



24.07.020 UNDERSTANDING THE USE TABLE

- A. Use Classification System. For the purpose of this zoning ordinance, uses are classified into use categories and subcategories. These are described and defined in Chapter 24.08. Use categories and subcategories are identified in the first column of the use tables. In some cases, specific use types are listed in addition to the use categories and subcategories.
- B. Permitted Uses. Uses identified with a "P" in the use tables are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this zoning ordinance.
- C. Conditional Uses. Uses identified with a "C" in the use table may be allowed if reviewed and approved in accordance with the conditional use permit procedures of Section 24.16.040. Conditional uses are subject to compliance with any use-specific standards identified in the final column of the table and with all other applicable regulations of this zoning ordinance.
- D. Prohibited Uses. Uses identified with an "-" are expressly prohibited. Uses that are not listed in the use table are also prohibited.
- E. Use Standards. The "standards" column of use table identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
- F. Accessory Uses. Uses classified as accessory uses, such as home occupations, are not included in the use table. Customary accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of Chapter 24.10.
- F.G. Overlay Districts. Some areas may be subject to an overlay district that establishes additional or alternative use standards, as specified in Chapter 24.05.

24.07.030 USE TABLE

The following table identifies principal uses allowed in residential, commercial, and industrial zoning districts. See Section 24.07.020 for information about how to interpret the use table.

USE CATEGORY	DISTRICTS																					
Use Subcategory (See Chapter 24.08)	GR	SR	NR	MR	LDM	MDM	CO[5]	C1[5]	C2[5]	M1[5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
- Specific Use Type (See Ch. 24.08)																						
RESIDENTIAL																						
Household Living																						
- Detached House	P	P	P	P	P	P	-	⊖ P	-	-	-	-	-	-	-	-	=	-	P	⊖ P	-	
- Semi-detached House	-	-	-	P	P	P	-	⊖ P	-	-	-	-	-	-	-	-	=	-	P	⊖ P	-	24.09.020 (A)
- Two-unit House	⊖ P	⊖ P	⊖ P	P	P	P	⊖ P	⊖ P	-	-	-	-	-	-	-	-	=	-	P	⊖ P	-	
- <u>Three-Unit/Four-Unit House</u>	=	=	=	P	P	P	P	⊖ P	=	=	=	=	=	=	=	=	=	=	⊖ P	P	P	24.09.020 (C)
- <u>Cottage Court</u>	=	=	=	P	P	⊖ P	=	=	=	=	=	=	=	=	=	=	=	=	⊖ P	P	=	24.09.020 (D)
- Attached House	⊖ P	⊖ P	⊖ P	⊖ P	P	P	-	⊖ P	-	-	-	-	-	-	-	-	=	-	P	⊖ P	⊖ P	24.09.020 (A)

USE CATEGO RY	DISTRICTS																					
Use Subcate gory (See Chapter 24.08)	GR	SR	NR	MR	LDM	MDM	CO[5]	C1[5]	C2[5]	M1[5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
- Specific Use Type (See Ch. 24.08)																						
-Multi-unit Building	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	=	-	P	P	-	24.09.070
- Multi-unit Resident ial Building, 5-12 units	=	=	=		P	P	P	P	P	=	=	=	=	=		P	=	P	=	P	P	
- Multi-unit Resident ial Building, 13+ units	=	=	=	=	=	=	=		P	P					P	=	P	=	=	P	P	
- Mixed-use Building, Vertical	-	-	-	-	-	-	-P	P	P	-	-	-	-	-	-	-	P	-	-	P	P	
- Mixed-use, Horizontal	=	=	=	=	=	=	=	=		P	=	=	=	=	=	=	=	=	=	=	=	
<u>Student Housing</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	-P	-P	=	=	=	=	=	24.06.060 (C)

USE CATEGORY	DISTRICTS																					
Use Subcategory (See Chapter 24.08)	GR	SR	NR	MR	LDM	MDM	CO[5]	C1[5]	C2[5]	M1[5]	M2	SP-CON	SP-POS	SP-PUB	SP-INS	SP-MED	SP-RP[1]	SP-PKG	MID-RES	MID-TRN	MID-MIX	USE REGULATIONS
- Specific Use Type (See Ch. 24.08)																						
- Live-Work Unit	=	=	=	=	P	P	=P	P	=	=	=	=	=	=	=	=	=	=	=	P	P	24.09.020 (E)
Group Living (except as indicated below)	-	-	-	-	C	C	-	P	C	-	-	-	-	-	C	C	-	C	P	C		
- Adult Family Home	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	P/C	C	-	24.09.010	
- Community Living Arrangement	P/C	P/C	P/C	P/C	P/C	P/C	-	C	-	-	-	-	-	-	C	C	-	P/C	C	-	24.09.040	
- Foster Home/Treatment Foster Home	P	P	P	P	P	P	-	C	-	-	-	-	-	-	C	C	-	P	C	-	24.09.060	



Chapter 24.08 Use Classifications



24.08.020 RESIDENTIAL USE CATEGORY

The residential use category includes uses that provide living accommodations to one or more persons.

- A. Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of lodging. [See 24.18.020 for definitions.](#)
 - 1.—~~Detached House. A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.~~
 - 1.—~~Semi-detached House. A residential building containing 2 dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.~~
 - 1.—~~Two-unit House. A residential building containing 2 dwelling units, both of which are located on the same single lot (also referred to as a "duplex" or "two-flat"). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side.~~
 - 1.—~~Attached House. A residential building containing 3 or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.~~
 - 1.—~~Multi-unit Building. A residential building containing 3 or more dwelling units that share common walls and/or common floors/ceilings.~~
 - 1.—~~Mixed-use Building, Vertical. A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.~~
- A.—~~Group Living. Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.~~
- 1.—~~Adult Family Home. See Section 50.01(1), Wisconsin Statutes.~~
- 1.—~~Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.~~
- 1.—~~Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.~~



Chapter 24.09 Supplementary Use Regulations



24.09.020 ~~ATTACHED AND SEMI-ATTACHED HOUSES~~RESIDENTIAL USES

- A. Attached and Semi-At~~Detached Houses.~~

1. Applicability. Attached and semi-~~attached-detached~~ houses are subject to all applicable regulations of this zoning ordinance except as modified or supplemented by the attached and semi-~~attached detached~~ house building regulations of this section.
2. Side Setbacks. No side setback is required for common or abutting walls. Otherwise, the minimum side setback requirements of the subject zoning district apply.

~~3.—Number of Units. The maximum number of units allowed shall be the lesser of the maximum number of units allowed in the zoning district or 1,600 sf minimum lot area per unit.~~

~~4.3.~~ Parking and Access.

- a. Access to parking spaces and garages must be from the alley for all parcels abutting an alley.
- b. For parcels without alley access, driveways, parking and other vehicular use areas may not be located between the porch or main building entrance and the street.

[INSERT DIAGRAM]

- c. When parking is provided in a garage that faces a street, the following standards must be met:
 - 1) The garage width may not exceed 50% of the street-facing façade of each attached dwelling unit or 13 linear feet, whichever is greater (see diagram).

[INSERT DIAGRAM]

- 2) An attached and semi-~~attached-detached~~ house structure may have no more than 2 individual garage doors or carport entrances in succession on a street-facing façade.
- 3) Garages and carports must be set back at least 20 feet from all property lines that abut a street. Garages and carports must be recessed as least 4 feet from street-facing façade of the building.
- 4) When garages or carports are paired (abutting), driveways must be combined and centered on the property line between dwelling units providing access to the garages or carports. There must be a minimum of 33 feet distance between single or paired driveways, measured along the front property line, unless otherwise approved by the zoning administrator (see diagram).

[INSERT DIAGRAM]

- 5) The width of all driveway approaches must meet city engineering standards.

~~4.—Building Design:~~

~~c.—Entry Treatment:~~

- ~~5)—Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.~~

~~[INSERT DIAGRAM]~~

- ~~5)—Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.~~

- ~~c.—Glazing. Each attached and semi-attached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other~~

~~than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.~~

~~c. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):~~

~~5) Exterior walls may not exceed 32 feet in (horizontal) length without modulation.~~

~~5) The modulation depth must be at least 2 feet.~~

~~5) Modulation may be achieved through such techniques and features as:~~

~~↳ recessed or projecting wall offsets;~~

~~↳ entryways;~~

~~↳ porch or canopy structures including columns or piers;~~

~~↳ balconies;~~

~~↳ dormers; or~~

B. other prominent architectural features that serve to provide dimension and break up large expanses of wall area.: Two-Unit House.

1. All Districts.

a. The primary entrances shall be oriented toward the street frontage.

2. R Districts.

a. Two-unit dwellings shall include a shared front porch or prominent shared entry feature oriented toward the street, designed to reflect the appearance of a detached house.

C. Three-Unit/Four-Unit House

1. The primary entrances shall be oriented toward the street frontages.

D. Cottage Court.

1. Number of Cottage Courts. A maximum of one cottage court shall be allowed per development site.

2. Dwelling Unit Lot Standards.

a. Dwelling Unit Lot Standards. If the cottage court buildings are located on individual lots, the following standards shall apply.

1) Building Area. The minimum size of a cottage court building shall be 1,500 square feet.

b. Size of Dwelling Units.

1) A dwelling-cottage court building utilized as a dwelling shall have a maximum floor area of 1,800 square feet.

1)2) A dwelling-cottage court building utilized as a common amenity space shall have a maximum floor area of 4,000 square feet.

[INSERT HL DIAGRAM]

c. Number of Dwelling Units.

1) A maximum of one dwelling unit shall be allowed per building in a dwelling-cottage/tiny home court.

2) A dwelling-cottage court development site shall have a minimum of four and a maximum of 16 buildings per site.

- 3) One of the allowed dwelling-cottage home court buildings may be utilized for common amenity space.

d. Building Orientation and Design.

- 1) Buildings shall be oriented with their main entrance facing the shared common court open space, except for corner buildings.
- 2) Corner buildings shall be oriented with their main entrance facing either the shared common court open space or the public right of way.
- 3) Buildings shall have a front porch meeting the following standards:
 - (a) Width. Eight feet minimum
 - (b) Depth. Six feet minimum
 - (c) Height. Eight feet minimum

- e. Permanent Foundation Required. Individual cottage home court buildings shall be affixed to the ground with a permanent foundation.

3. Common Court Open Space.

- a. Buildings in a dwelling-cottage/tiny home court shall be arranged around a common court.
- b. The common court shall be open to and visible from the public right of way.
- c. The common court shall have a minimum area of 2,500 square feet.
- d. The common court shall have a minimum width of 30 feet as measured from the interior of the pedestrian walkway.
- e. Required building setbacks do not count as common court open space.
- f. A maximum of 30 percent of a common court open space may be used for stormwater management if designed as a rain garden or bioswale.

4. Pedestrian Access.

- a. A pedestrian walkway with a minimum width of five feet shall connect all buildings to the public right of way, common court open space, and parking areas.
- b. The pedestrian walkway shall be setback a minimum of six feet from building entrances.

5. Vehicle Access and Parking.

- a. Parking and driveways shall be located to the rear of the buildings in a dwelling-cottage/tiny home court.
- b. Parking shall be accessed by an alley if an alley exists.
- c. If no alley exists, parking shall be accessed by a single driveway.
- d. The driveway shall be located either:
 - e. From the secondary street for a corner development site, or
 - f. To the interior side of the buildings on the development site.

- 2-6. Universal Design. A minimum of 5% of units, and no fewer than 2 units per cottage court shall be designed with accessible no-step entries. ~~Vertical only~~ 24.09.070 Multi-Unit Building, 13+ units only

==

~~The maximum number of dwelling units allowed within multi-unit residential buildings is limited in R4 and R8 districts, as follows:~~

~~—R4 District. No more than 4 dwelling units isare allowed in a single building or on a single lot in the R4 district.~~

~~—R8 District. No more than 8 dwelling units is allowed in a single building or on a single lot in the R8 district.~~

E. Live-Work Unit.

1. Live-work units are not considered home occupations. Home occupations are regulated separately under Section 24.10.020.
2. The work area shall occupy a maximum of 50 percent of the total unit.
3. The work area shall be limited to the first or main floor only.
4. A minimum of one person shall reside and be employed in the live work unit.
5. A maximum of five people who are not residents of the live work unit may be employed in the work area at any one time.
6. Allowed nonresidential uses in a live-work unit shall include:
 - a. Artisan Manufacturing.
 - b. General Commercial.
 - c. Office, Administrative, Professional.
 - d. Personal Services, and
 - e. Private Meeting/Recreation/Event Facility.



24.09.070 MULTI-UNIT BUILDING

~~The maximum number of dwelling units allowed within multi-unit residential buildings is limited in R4 and R8 districts, as follows:~~

~~A. R4 District. No more than 4 dwelling units is allowed in a single building or on a single lot in the R4 district.~~

~~A. R8 District. No more than 8 dwelling units is allowed in a single building or on a single lot in the R8 district.~~

Chapter 24.10 Accessory and Temporary Uses



24.10.040 ELECTRIC VEHICLE CHARGING STATIONS

A. General.

1. Private (restricted-access) EV charging stations are permitted as accessory uses in all zoning districts.

2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.

B. Parking.

1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.
2. Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.
3. Multi-unit Residential. Multi-unit developments may qualify for a reduction in the total number of required parking spaces where EV capable spaces are provided. The Zoning Administrator may approve a reduction in required parking proportional to the number of EV capable spaces provided, not to exceed ten percent of the total parking requirement. To qualify for a reduction, the development must meet the following criteria:
 - a. The parking area includes forty or more spaces, and
 - At least five percent of the total provided spaces are EV capable, up to a maximum of six EV capable spaces.

~~D.C.~~ Equipment. Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

~~E.D.~~ Usage Fees. Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station.

~~F.E.~~ Posted Information.

1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
2. Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

~~G.F.~~ Maintenance. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other current contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.



24.10.075 ACCESSORY DWELLING UNITS (ADUS)

A. Purpose.

1. The accessory dwelling unit regulations of this section are intended to help promote the benefits of accessory dwelling units, while also preserving neighborhood character and promoting predictability and certainty for established neighborhoods.
2. Accessory dwelling units ("ADU") help advance the city's housing and land use goals and policies by:
 - a. Accommodating additional housing units while preserving the character of existing neighborhoods;

- b. Allowing efficient use of the city's existing housing stock and infrastructure;
 - c. Providing housing options and choices that respond to varying income levels, changing household sizes and lifestyle needs;
 - d. Providing a means for residents to remain in their homes and neighborhoods, and obtain extra income, security, companionship and assistance; and
 - e. Promoting a broader range of accessible and more affordable housing.
- B. General Regulations for All ADUs. All accessory dwelling units must comply with the regulations of this subsection.
1. Zoning District Regulations. Accessory dwelling units are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this section.
 2. Where Allowed. Accessory dwelling units are allowed only on lots occupied by a detached house, semi-detached house, ~~or~~ attached house, or a two-unit house.
 3. Number. No more than one accessory dwelling unit is allowed per lot.
 4. Methods of Creation. An accessory dwelling unit may be created through any of the following methods:
 - a. Converting existing area within the interior of a principal dwelling unit (e.g., attic or basement) to an ADU;
 - b. Adding floor area to an existing dwelling unit to accommodate an ADU;
 - c. Constructing a detached accessory dwelling unit on a parcel with an existing principal dwelling unit;
 - d. Converting space within a detached accessory building; or
 - e. Constructing a new principal dwelling unit with an internal or detached accessory dwelling unit.

[INSERT DIAGRAM]
 5. Location of Entrances. Only one entrance to a principal dwelling unit containing an accessory dwelling unit may be located on a façade that faces a street, unless the principal dwelling unit contained an additional street-facing entrance before the accessory dwelling unit was created. Detached ADUs are exempt from this regulation.
 6. Size. The floor area of an ADU may not exceed the gross floor area of the principal dwelling unit on the subject lot (excluding any attached garage), or ~~nine hundred~~ 1,000 square feet, whichever is less. For purposes of this provision, the following are excluded from the definition of "gross floor area":
 - a. Garage areas;
 - b. Basement areas where the ceiling height measured from the floor is less than seven feet; and
 - c. Any other areas of the building where the floor-to-ceiling height is either less than five feet or not accessible by a stairway.
 7. Parking. No additional parking is required for an accessory dwelling unit. Existing required parking for the principal dwelling unit must be maintained or replaced on-site.
 8. Building Permit Approval. Before the issuance of a building permit for the construction of any new accessory dwelling unit, plans must be reviewed and approved by the chief building official to determine compliance with all applicable building and life safety codes.

C. Regulations for New Detached ADUs and Building Additions. The regulations of this subsection apply to all detached buildings and building additions proposed to be occupied by ADUs. These provisions apply only to detached buildings and building additions constructed after June 19, 2019.

1. Exterior Finish Materials. The exterior finish material must be ~~compatible with the same or visually match in type, size and placement,~~ the exterior finish material of the principal dwelling unit.
2. Roof Pitch. The roof pitch must be the same as the predominant roof pitch of the principal dwelling unit.
3. Trim. Trim on edges of elements on the building addition to the principal dwelling unit or the accessory structure occupied by the ADU must be ~~the same~~ compatible in type, size and location as the trim used on the principal dwelling.
4. Entrances. Entrances to ADUs occupying detached accessory structures may not face the nearest ~~side or~~ rear property line unless there is an alley abutting that property line. ~~Entrances may face the nearest side property line, provided there is a minimum setback of five feet from the side property line.~~
5. Setbacks. A detached accessory dwelling unit ~~must be located at least 10 feet behind~~ shall not be located in front of the principal dwelling.
- 5.6. Building Separation. ~~This required ten A minimum five-foot separation distance must shall be maintained between the detached ADU and the principal dwelling. This five-foot separation shall be~~ free of structures except that it may include walkways, patios, decks and similar structures that do not exceed thirty inches in height above finished grade.
7. Height. ~~The maximum allowed height of a detached accessory dwelling unit is twenty feet or the height of the principal dwelling building, whichever is less. Detached accessory dwelling units shall not exceed sixteen feet in height unless constructed above a garage, in which case the height shall not exceed twenty-four feet in height. In all cases, the height of the detached accessory dwelling unit shall not exceed the height of the principal dwelling.~~
 - a. ~~The Zoning Administrator may approve a single-story detached accessory dwelling unit with a maximum height of twenty feet, provided the roof pitch matches that of the principal dwelling.~~
- 6:8. Building Coverage. ~~Maximum building coverage limits for the lot do not apply to detached accessory dwelling units.~~



Chapter 24.11 Parking and Loading



24.11.020 MINIMUM PARKING RATIOS

- A. C1, Neighborhood/Village Trade. The following minimum off-street motor vehicle parking requirements are applicable in the C1 district:

Use	Minimum Motor Vehicle Parking Requirement
Eating & Drinking Establishments	1 space per 500 square feet
Theaters/Places of Assembly	1 space per 200 square feet
Groceries	1 space per 200 square feet
All Other Office and Commercial Uses	1 space per 500 square feet
All Other Uses	As required in Section 24.11.020B.

- B. All Other Districts. Except as otherwise expressly stated, off-street motor vehicle parking spaces must be provided in accordance with the following table:

USE CATEGORY	Minimum Motor Vehicle Off-Street Parking Ratio
Use Subcategory -Specific Use Type	
RESIDENTIAL	
Household Living	
-Detached House	21.0 spaces per dwelling unit
-Semi-detached House	1.02.0 spaces per dwelling unit
-Two-unit Building	1.02.0 spaces per dwelling unit
- <u>Three-Unit/Four-Unit House</u>	<u>1.0 space per dwelling unit</u>
- <u>Cottage Court</u>	<u>1.0 space per dwelling unit</u>
-Attached House	21.0 spaces per dwelling unit
-Multi-unit Building	1.0 space per dwelling unit
- <u>Studio</u>	<u>1.0 space per dwelling unit</u>

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—One Bedroom	1.0 space per dwelling unit
—Two Bedroom	1.5 spaces per dwelling unit
—Three or More Bedroom	2.0 spaces per dwelling unit
—Elderly (One or More Bedroom)	1.0 space per dwelling unit
-Mixed-use Building, Vertical <u>and</u> <u>Horizontal</u> [1]	Same as Multi-unit Building, <u>plus 1 space per 500 square feet of commercial</u>
Group Living	As determined by zoning administrator (See Section 24.11.030G)
PUBLIC/CIVIC	
College/University	As determined by zoning administrator (See Section 24.11.030G)
Day Care	2 spaces plus 1 space per nonresident employee
Detention & Correctional Facilities	As determined by zoning administrator (See Section 24.11.030G)
Fraternal, Labor, Membership Organization	As determined by zoning administrator (See Section 24.11.030G)
Hospital	As determined by zoning administrator (See Section 24.11.030G)
Library/Cultural Facility	3 spaces per 1,000 square feet
Park/Recreation/Open Space (except as identified below)	As determined by zoning administrator (See Section 24.11.030G)
Religious Assembly	1 space per 8 seats
Safety Services	As determined by zoning administrator (See Section 24.11.030G)
School	
-Elementary	1 space per employee
-Junior and Senior High School	1.5 spaces per employee
Utilities & Services	
-Minor, Basic	None
-Major	2 spaces plus 1 space per nonresident employee
COMMERCIAL	
Animal Services	

-Sales & Grooming	2.5 spaces per 1,000 square feet
-Shelter or Boarding Kennel	2 spaces per 1,000 square feet
-Veterinary Clinic	4 spaces per 1,000 square feet
Artist Work or Sales Space	2.5 spaces per 1,000 square feet
Building Maintenance Service	1 space per employee
Business Equipment Sales & Service	2.5 spaces per 1,000 square feet
Business Support Service	2.5 spaces per 1,000 square feet
Communication Service Establishments	2.5 spaces per 1,000 square feet
Construction Sales & Service	2 spaces per 1,000 square feet
Drive-in or Drive-through Uses	Spaces required for principal use plus vehicle stacking spaces as required by Section 24.11.100
Eating & Drinking Establishments	
-Carry-out Only	2.5 spaces per 1,000 square feet
-Drive-in or Drive-through	8 spaces per 1,000 square feet plus vehicle stacking spaces as required by Section 24.11.100
-All Other	8 spaces per 1,000 square feet
Entertainment & Spectator Sports	1 space per 6 seats
Financial Services	4 spaces per 1,000 square feet
Food & Beverage Retail Sales	4 spaces per 1,000 square feet
Funeral & Interment Services	1 space per 6 seats in chapel, plus one per vehicle used as part of operation
Lodging	1 space per guest room plus spaces for ancillary uses (e.g., restaurant)
Office, Admin., Professional	3 spaces per 1,000 square feet
Office or Clinic, Medical	6.67 spaces per 1,000 square feet
Parking, Non-Accessory	None
Personal Improvement Service	4 spaces per 1,000 square feet

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Repair or Laundry Service, Consumer	4 spaces per 1,000 square feet
Research Service	3 spaces per 1,000 square feet
Residential Convenience/Support	None
Retail Sales (including regional malls regardless of use mix)	4 spaces per 1,000 square feet
Sports & Recreation, Participant	As determined by zoning administrator (See Section 24.11.030G)
Vehicle Sales & Service	
-Auto Fueling Station	1 space per gas pump (at the pump) plus 1 space per service bay
-Auto Wash/Cleaning Service	Vehicle stacking spaces as required by Section 24.11.100
-Heavy Equipment Sales/Rentals	1 space per employee plus 2 spaces per service stall/bay
-Light Equipment Sales/Rentals	1 space per employee plus 2 spaces per service stall/bay
-Motor Vehicle Repair	2 spaces per service bay/stall
-Vehicle Storage & Towing	4 spaces plus 1 space per employee
INDUSTRIAL	
Manufacturing, Production & Industrial Services	1 space per employee
Recycling Service	1 space per employee
Residential Storage Warehouse	1 space per 10 storage units plus 1 space per employee
Warehousing, Wholesaling & Freight Movement	1 space per employee
Waste-Related Use	1 space per employee
AGRICULTURAL	
Community Garden	None
Farmer's Market	None
Nurseries & Greenhouses	2.5 spaces per 1,000 square feet of customer-accessible sales area
OTHER	

Wireless Communication Facilities	None
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[1] A 25% reduction in the minimum off-street parking requirements in Section 24.11.020B may apply to mixed-use developments located in the C1, C2, MID-TRN, CO, and MID-MIX districts.

C. Parking Exemptions near Connect BRT Stations. The minimum off-street parking requirements as detailed in Section 24.11.020B shall not apply to new development located within ¼ mile of a Connect BRT station in the /MAY overlay district, or the CO, C2, SP-MED, or SP-RP districts.

24.11.050 SHARED PARKING

- A. Description. Shared parking represents an arrangement in which 2 or more ~~nonresidential~~ uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their minimum off-street parking requirements. Shared parking may apply to nonresidential uses, or to mixed-use developments where residential and nonresidential components have offset peak demand periods.
- B. Authorization and Criteria.
 1. The zoning administrator is authorized to approve shared parking arrangements for:
 - a. ~~N~~nonresidential uses with different hours of operation; and
 - a-b. Mixed-use developments where residential and nonresidential uses have offset peak parking demands;
 2. The zoning administrator may permit parking required for one use to be supplied by the off-street parking spaces provided for another use if the zoning administrator determines that the uses or activities will have peak parking demands at different periods of the day or week.
 3. In order to approve an alternative compliance parking plan for shared parking, the zoning administrator must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 4. A request for approval of a shared parking arrangement must be accompanied by such information determined by the zoning administrator to be necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a site plan and a parking study that justifies the reduction in parking requested, as prepared by a licensed professional traffic engineer or other qualified professional.
- C. Location of Shared Parking. Shared parking arrangements are subject to the location standards of Section 24.11.060.
- D. Shared Parking Agreement.
 1. An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the zoning administrator in a form approved by the city attorney and recorded with the register of deeds.
 2. Shared parking agreements are binding upon applicants, their successors and assigns. Amendments to parking agreements require zoning administrator approval, based on whether the proposed amendment complies with all applicable zoning ordinance provisions.
 3. Shared parking privileges remain in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this chapter.

24.11.080 BICYCLE PARKING

A. General. This section establishes regulations governing bicycle parking facilities.

B. Short-term Bicycle Parking.

1. Purpose. Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.
2. Spaces Required. Short-term bicycle parking spaces are required in accordance with the following minimum ratios:

Short-term Bicycle Parking Spaces Req'd	
Multi-unit Residential	1 space per 205 dwelling units; 1 space min.
Multi-unit Residential (elderly)	1 space per 20 dwelling units; 1 space min.
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 1 space min.
Industrial	1 per 20 motor vehicle spaces; 1 space min.

3. Design and Location.

a. General. Required bicycle parking spaces must:

- 1) consist of bike racks or lockers that are anchored so that they cannot be easily removed;
- 2) be of solid construction, resistant to rust, corrosion, hammers and saws;
- 3) allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
- 4) be designed so as not to cause damage to the bicycle;
- 5) facilitate easy locking without interference from or to adjacent bicycles; and
- 6) be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

b. Location. At least 50% of required bicycle parking spaces must be located within 50 feet of a customer entrance, and the remainder must be located within 100 feet of any entrance. If required bicycle parking spaces are not visible from the abutting street or the main customer entrance, signs must be posted indicating their location.

c. Size. All required bicycle parking spaces must have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.

C. Long-term Bicycle Parking.

1. Purpose. Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including overnight and all day parking, generally serving the needs of employees and residents.

2. Long-term Spaces Required. Long-term bicycle parking spaces are required in accordance with the following ratios:

Long-term bicycle parking spaces required	
Multi-Unit Residential	1 space per 4 dwelling units; 2 space min.
Multi-unit residential (age-restricted)	1 space per 10 dwelling units; 2 space min.
Commercial, Public and Civic	1 space per 6,000 sq. ft. gross floor area; 2 space min.
Industrial	1 space per 24,000 sq. ft. gross floor area; 2 space min.

~~2.3.~~ The board of public works is authorized to approve a reduction in vehicle parking requirements for projects that provide additional long-term bicycle parking spaces.

~~3.4.~~ Standards for long-term bicycle parking spaces. Long-term bicycle parking spaces must meet the following criteria:

- a. All required long-term bicycle parking spaces shall be located indoors, or in a location otherwise protected from weather and access by unauthorized persons, except at educational facilities or as otherwise approved by the Board of Public Works or Common Council;
- b. Indoor bicycle parking spaces must be located on the ground floor or in a location otherwise served by an elevator or ramp capable of transporting the bicycle(s) being stored;
- c. Long-term bicycle parking must provide bike racks or lockers anchored so that they cannot be easily removed or damaged, must allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position, be designed so as not to cause damage to the bicycle, and facilitate easy locking without interference from or access to adjacent bicycles.

24.11.110 DESIGN

Parking areas must be designed and constructed in accordance with Chapter 8.44 (Parking Lots and Vehicle Storage Lots) and with applicable city engineering and board of public works standards.



Chapter 24.14 General Development Regulations



24.14.060 ATTACHED AND SEMI-DEATTACHED BUILDING DESIGN STANDARDS

A. General Provisions

1. Purpose. The purpose of the attached and semi-detached building design standards is to:
 - a. Ensure that the physical characteristics of proposed development are compatible with the context of surrounding areas.
 - b. Preserve the unique visual character and streetscapes of Wauwatosa.

- c. Create unique and inspiring places that support the pedestrian experience and promote economic vitality, and
- d. Encourage creativity and innovation while avoiding obtrusive, incongruous structures.

B. and semi-detachedEntry Treatment

- 1. Each dwelling unit must have a separate ground-floor entrance that is clearly defined and highly visible on the building façade that faces a public street or a right-of-way other than an alley. The front door must be within 8 feet of the building's front façade. The door may be at any angle to the street as long as the other entrance standards are met.

[INSERT DIAGRAM]

- 2. Each front entrance must include a porch or covered entry. A pedestrian walkway must connect each front entrance to the street. A door that leads directly into a garage does not qualify as a front entrance.

C. Glazing. Each attached and semi-detached house dwelling unit must provide windows or glazed area equal to at least 15% of the building façade that faces a public street or a right-of-way other than an alley. Glazing in (vehicle) garage doors do not count towards meeting these glazing requirements.

D. Building Modulation. The following façade modulation requirements apply to the front façade of all attached house structures when the buildings directly face a public street (other than an alley):

- 1. Exterior walls may not exceed 32 feet in (horizontal) length without modulation.
- 2. The modulation depth must be at least 2 feet.
- 3. Modulation may be achieved through such techniques and features as:
 - a. recessed or projecting wall offsets;
 - b. entryways;
 - c. porch or canopy structures including columns or piers;
 - d. balconies;
 - e. dormers; or
 - f. other prominent architectural features that serve to provide dimension and break up large expanses of wall area.

Chapter 24.17 Administration and Enforcement



24.17.030 AFFORDABLE HOUSING INCENTIVES

A. Purpose and Applicability

- 1. Purpose. The purpose of the affordable housing incentives is to support and promote the development of dwelling units that are affordable to households making 80 percent or less and 60 percent or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
- 2. Applicability. The affordable housing incentives may be utilized per residential use type or district, as detailed in Section 24.17.030D, where a specified number of dwelling units are deed restricted affordable to households making 80% or less or 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).

B. Affordable Unit Standards. Dwelling units designated as affordable shall be comparable in finishes and size and have access to the same services and amenities as market rate dwelling units on the same development site.

C. Type of Affordability Requirements

1. Affordability Requirement Type 1. 30% of dwelling units in the development site shall be deed restricted affordable to households making 80% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
2. Affordability Requirement Type 2. 20% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.
3. Affordability Requirement Type 2. 10% of dwelling units in the development site shall be deed restricted affordable to households making 60% or less than the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD) for a minimum of 30 years.

A.D. Types of Affordable Housing Incentives

1. Projects providing affordable housing in accordance with the standards of this section may utilize up to two of the following affordable housing incentives. Projects providing 50% or more of the dwelling units at the specified affordability levels may utilize up to three of the following affordable housing incentives.

Types of Affordable Housing Incentives			
Use	District(s)	Incentive	Applicable Affordability Requirement Type(s)
<u>Cottage Court</u>	<u>R-2; R-4; R-8; MID-RES; MID-TRN</u>	<u>Option 1: A minimum of four and maximum of 20 dwelling units may be allowed per cottage court. The maximum allowed square footage per building may be increased to 2,700 square feet.</u>	<u>2; 3</u>
		<u>Option 2: Maximum height of a cottage home building may be 35 feet to accommodate a full second story. The maximum allowed square footage per building may be increased to 2,700 square feet.</u>	<u>2; 3</u>

Types of Affordable Housing Incentives			
Use	District(s)	Incentive	Applicable Affordability Requirement Type(s)
		<u>Option 3: The minimum allowed square footage of a cottage court building may be reduced to 1,000 square feet.</u>	1
<u>Multi-unit Building</u>	<u>CO; C2; SP-MED</u>	<u>Minimum parking spaces may be reduced to 0.5 spaces per unit.</u>	1
<u>Mixed-Use, Vertical only</u>	<u>C1; C2; SP-RP; MID-TRN; MID-MIX</u>	<u>Minimum parking spaces for the residential portion of the development may be reduced to 0.5 spaces per unit.</u>	1

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Chapter 24.18 Terminology and Measurements

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24.18.020 DEFINITIONS

The following definitions are proposed be revised, added, or relocated to Section 24.18.020 Definitions.

"Accessory Dwelling Unit." A separate dwelling unit within a detached house, semi-detached house or attached house or a separate dwelling unit that occupies an accessory building that shares a lot with a detached house, semi-~~at~~detached house, ~~or~~ attached house, or two-unit house. As the name implies, accessory dwelling units are an accessory use to the principal use of the property (i.e., the principal dwelling unit). (See also the Accessory Dwelling Unit regulations of Sec. 24.10.075)

"Artisan Manufacturing." A fully indoor small-scale business that produces goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of

such products. This land use does not include uses producing noise, odor, vibration, or similar impacts perceivable by the natural senses outside of the structure or portion of the structure where the use is located.

“Attached House.” A residential building containing three or more dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

“Cottage Court.” A residential development of small-scale, detached dwelling units located on a single lot or individual lots and arranged around a shared court visible from the street.

“Detached House.” A principal residential building containing one dwelling unit located on a single lot with private yards on all sides.

“General Commercial.” A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods, including prepared foods and catering service, available for immediate purchase and removal from the premises by the purchaser.

“Group Living.” Residential occupancy of a dwelling by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries and nursing homes.

1. Adult Family Home. See Section 50.01(1), Wisconsin Statutes.
2. Community Living Arrangement. See Section 46.03(22), Wisconsin Statutes.
3. Foster Home/Treatment Foster Home. See Sections 48.02(6) and 48.02(17q), Wisconsin Statutes.

“Personal Services.” An establishment primarily engaged in providing individual services generally related to personal needs or cosmetic services, such as hair and nail salons, barber shops, clothing alterations, shoe repair, tattoo shops, weight loss centers, makeup services, gyms, dance studios, music and/or art studios, and laundry services.

“Meeting/Recreation/Event Facility.” A building for the: hosting of parties, meetings, banquets, and conferences, other events; viewing, partaking in, and/or experiencing an amusement, including but not limited to movie theaters, arenas, athletic facilities, and performing arts venues; and programming, production, presentation, exhibition of any of the arts and cultural disciplines, including auditoriums, galleries, museums, and libraries. This use excludes explicit establishments.

“Semi-Detached House.” A residential building containing two dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance.

“Student Housing.” A residential building or group of buildings used to provide residential accommodation for students enrolled at a college, university, or other institution of higher education.

“Three-/ Four-unit House.” A residential building containing three or four dwelling units, all located on the same single lot (also referred to as a “triplex” or a “quadplex”). The dwelling units are attached and may be arranged vertically (on separate floors), horizontally (side-by-side), or a combination of both.

“Two-unit House.” A residential building containing two dwelling units, both of which are located on the same single lot (also referred to as a “duplex” or “two-flat”). The dwelling units within a two-unit building are attached and may be located on separate floors or side-by-side.

“Live-Work Unit.” An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces.

“Multi-unit Residential Building.” A residential building containing 5 or more dwelling units that share common walls and/or common floors/ceilings.

“Mixed-use Building, Vertical.” A building in which commercial uses occupy the ground floor and dwelling units occupy at one or more upper floors.

“Mixed-use Building, Horizontal.” A development in which commercial and residential uses are located in separate buildings on the same site or within a cohesive development plan. Uses may be arranged side-by-side, in adjacent structures, or across a unified site design.

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