

South Milwaukee Zoning Lot and Building Regulations Table

updated 8/25/2025

Adopted May 6, 2025

ZONING DISTRICTS

Z-1 Natural Zone	Open space and recreation	M-1 Manufacturing Zone
Z-2 Sub-Urban Zone	Larger lots, 1-2 dwellings	PDD Planned Development
Z-3 General Urban Zone	Historical neighborhoods w/ commercial along arterials	W-O Wetland Overlay
Z-4 Urban Center Zone	Higher density development	EC-O Environmental Corridor Overlay

ZONING DISTRICTS

	Z-1	Z-2	Z-3	Z-4	M-1
Lot Occupation					
Lot Width (ft.)	Not applicable	60 min, 110 max	30 min, 90 max	180 max	900 max
Maximum Building Impervious Coverage (%)	Not applicable	50%	60%	90%	90%

****TERM Utility and Accessory Uses** allowed with lawfully established principal uses.

****TERM Accessory Building.** A structure incidental to that of the main structure located on the same lot (i.e., garage, shed). Accessory buildings attached to the principal building by a breezeway, passageway, or similar means are part of the primary structure. They are subject to the regulations that apply to the principal building. Accessory buildings attached by structures less than 30 inches in height (e.g., patios, walks, pools, decks without railing) are not part of the primary structure and are subject to accessory building and structure regulations. The total impervious coverage of accessory buildings per lot shall not exceed the impervious coverage of the primary structure.

Setbacks – Principal Building

Street Setback (Principal) [ft.]	Regulations of most restrictive abutting district	24 min	6 min, 18 max	2 min, 12 max	24 min
Street Setback (Secondary) [ft.]		8 min	6 min, 18 max	2 min, 12 max	12 min
Side Setback (ft.)		8 min	3 min, Arterial streets: 0	0 min, 24 max	12 min
Rear Setback (ft.)		8 min	3 min	3 min	12 min
Minimum Frontage Buildout (%)		40%	60%	80%	40%

Compliance. In no case shall there be more than one principal building on one lot except where specifically allowed.

Contextual Street-Yard Building Setbacks: If a primary structure exists on any immediately adjacent parcel, not including parcels separated by a public right-of-way, the street-yard setback for the subject parcel shall be the average of the minimum street-yard setback of the subject zone and the setback of the adjacent primary structure(s). In no circumstance shall the street-yard setback exceed the maximum street-yard setback of the subject zone.

ZONING DISTRICTS

	Z-1	Z-2	Z-3	Z-4	M-1
Setbacks – Accessory Building					
Street Setback (ft.)	Regulations of most restrictive abutting district	20 min. + principal building setback	20 min. + principal building setback	40 max. from rear property line	20 min. + principal building setback
Side Setback (ft.)		6	3	3	6
Rear Setback (ft.)		6	3	3	6

Height Regulations

When multiple ratios apply to a property, the city shall limit the building height to the lowest height at any given point on the property for the given ratios. All buildings may increase in height by one foot for every foot into the property perpendicular to the property line.

Right-of-way type	Building Height	Accessory Building Height	Street Width	Example
Major Arterial street	1	0.3	1	75-foot height allowance at property line: 75-foot ROW
Minor Arterial street	0.7	0.3	1	52-foot height allowance at property line: 75-foot ROW
Collector street	0.5	0.25	1	52-foot height allowance at property line: 75-foot ROW
Local street	0.33	0.15	1	22-foot height allowance at property line: 66-foot ROW
Alleys, pedestrian connections, and multi-use pathways	1	1	1	52-foot height allowance at property line: 75-foot ROW

*Accessory building heights may not exceed principal structure heights. Maximum height 24-ft.

Contextual building heights

If a primary structure exists on any immediately adjacent parcel, not including parcels separated by a public right-of-way, the maximum building height shall not exceed the following multipliers:

Adjacent Zone	Increase in stories above structure on adjacent parcel				
	Z-1	Z-2	Z-3	Z-4	M-1
	No limit	1.50x	2.0x	4.0x	No limit

The Zoning Administrator may modify a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure by up to 10% if adjoining property owners do not object. Application required.

Street Type Classification

Major/Minor Arterials	Collector	Local	
N/S. Chicago Ave College Ave 5th Ave 15th Ave- College to Drexel Marquette Ave - 10th to Nicholson	Milwaukee Ave Lake Drive Rawson Ave Drexel Ave - Nicholson to S. Chicago Hawthorne Ave- N. Chicago to LakeDr	Nicholson Ave Columbia Ave 9th Avenue 15th Ave- Drexel to Forest Home Marquette Ave- 5th to 10th 12th Ave- Milwaukee to Marquette	All streets not listed