

## City of South Milwaukee

# New Residential Lot & Land Use Regulations

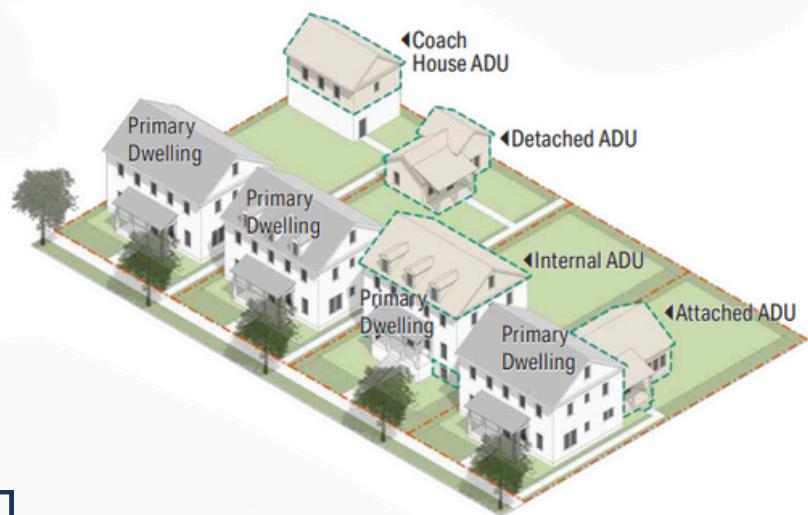
The city's updated zoning regulations allow context-sensitive density increases, permitting two-family dwellings in residential neighborhoods and supporting smaller lots for new residential development.

Single-family property owners may add a second dwelling unit in Z-2 and Z-3 Zoning Districts

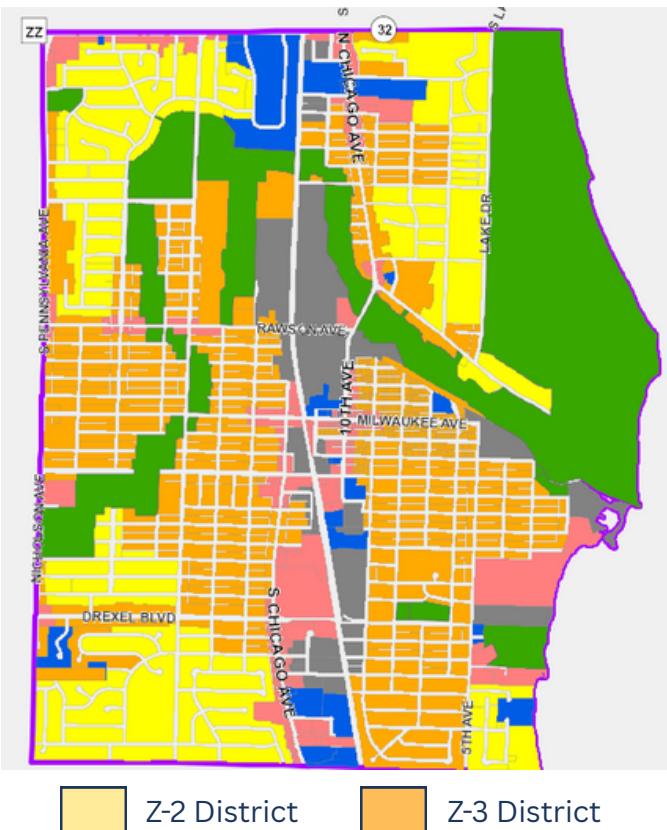
### Two-Dwelling Housing Types

- Detached backyard cottage
- Above detached garage unit
- Attached addition
- Conversion to duplex, with no addition
- Internal ADU

*Accessory Dwelling Unit ("ADU") - A small 1-unit home that may be detached or attached to a primary residence on the same property, also known as a back house, in-law unit, or carriage house.*



### City Zoning Map



### Lot Division Option

Some properties may be split in Z-3 and Z-4 zoning districts. In Z-3 zones, the minimum lot width is 30-feet. In Z-4 zones there isn't a minimum lot width, allowing for townhome-style housing.

### South Milwaukee Housing Units

9,062	Total Housing Units
5,802	Single-Family
904	Duplex

With over 80% of the city's land made up of single-family homes—more than half on lots 60 feet or wider—adding new housing offers a valuable opportunity to address the housing shortage while also creating a path to build personal wealth.

## FAQS New Residential Lot & Land Use Regulations

### **Q. I own a single-family home, may I add a second unit?**

Yes, all residential properties in the Z-2 and Z-3 zones may develop a second dwelling unit, either attached or detached from the principal structure.

### **Q. Can I build an apartment above my detached garage?**

Yes, on residential properties in the Z-2 and Z-3 zones.

### **Q. How much of my property can I build on?**

In Z-2 zones, no more than 50% of your lot may be impervious, which includes all concrete/hard surfaces. In Z-3 zones, 60% is the maximum impervious coverage allowed.

### **Q. Can I add a third story to my house?**

Building heights in all zoning districts depends on the street width, how far the building is set back from the property line, and how tall the adjacent buildings are. In general, the further back from the property line, the taller a principal building may be. In all areas, accessory buildings may not exceed the height of the principal building.

### **Q. I have a 1 - 2 family home in the Z-4 district, can I add another unit?**

Z-4 zones are areas for higher-density development, permitting 3-or-more dwelling units on a property. In most districts, only a single principal structure is allowed. A property owner may convert a single-family or duplex into a triplex or multifamily and also have a detached accessory dwelling unit.

### **Q. Can I add a front porch?**

Front yard setbacks were reduced in residential zones, allowing for porch additions on most homes.

### **Q. Can I divide my lot?**

Yes, depending on how wide your lot is and what zoning district your property is in. The new code removed minimum lot sizes and reduced most minimum lot widths. 60-feet is the minimum lot width in Z-2 zones and 30-feet minimum in Z-3 zones.

### **Q. Can I increase my detached garage size or add another accessory structure?**

The number of accessory structures is not limited. The aggregate impervious area of all accessory structures may not exceed the impervious coverage of the principal structure. Heights may not exceed the principal structure and the max height in any zone is 24 feet. Other factors also apply to heights.

### **Q. Anything else a 1 - 2 family property owner should know about the zoning code changes?**

- *Siding materials* - When replacing portions of your home's siding, materials must be consistent with the existing materials. Siding on an accessory structure must match the style and major building materials of the principal building.
- *Fences* - vinyl, composite material, and chain link fence materials are allowed in rear yards only.
- *In home business* - the area devoted to a business is limited within the home and not allowed to operate out of garages. No more than a single customer or nonresident employee is allowed on the site at a time. Customer visits may only take place between 7 AM - 7 PM. A list of prohibited uses is available in Zoning Sect 15.5H.
- *Temporary signage* - Private property owners (not including businesses) may put temporary signs in yards up to 30 days twice a year, not exceeding 6-sqft. Signs placed in front of properties in the public way require permission from the city engineer and the property owners approval.