

**CITY OF SOUTH MILWAUKEE**  
**SUMMARY OF ZONING REQUIREMENTS**

ZONING DISTRICT	MIN. LOT AREA (SF)	LOT AREA PER FAMILY	MIN. LOT WIDTH	FRONT YARD SETBACK	MIN. SIDE YARD	MIN. CORNER SIDE YARD	MIN. REAR YARD	MIN. BLDG. SIZE
<b>R-A: RESIDENTIAL SINGLE FAMILY</b>	7,200	7,200	60 ft.	30 ft.	6 ft. 1 Story 8 ft. 2 Story	15ft. Total 20 ft. Total	20 ft.	2 BR 1000 SF 1 sty 3 BR 1125 SF 1 sty 1400 SF 2 sty
<b>R-B: RESIDENTIAL MULTIPLE FAMILY (2-4)</b>	7,200 per Family	7,200 SF 1 Fam. 3,600 SF 2 Fam. 3,000 SF 3 Fam. 2,700 SF 4 Fam.	60 ft. 60 ft. 75 ft. 90 ft.	25 ft.	6 ft. 1 Story 8 ft. 2 Story 10 ft. 3 Fam. 12 ft. 4 Fam.	12-½ ft.	20 ft.	675 SF per family 500 SF per family 500 SF per family
<b>R-C: APARTMENTS</b>	1 sty: 1,000 SF/fam 2 sty: 800 SF/fam. 3 sty: 700 SF/fam. 4 sty: 600 SF/fam.			10 ft.	10 ft.		20 ft.	400 SF per family
<b>C-1: NEIGHBORHOOD SHOPPING ZONE</b>	No minimum <sup>2</sup>	See code <sup>3</sup>	None <sup>2</sup>	None <sup>4</sup>	6 ft.		20 ft.	None <sup>2,6</sup>
<b>C-2: COMMERCIAL ZONE</b>	No minimum <sup>2</sup>		None <sup>2</sup>	None	None <sup>5</sup>		20 ft.	None <sup>2,6</sup>
<b>C-3: CENTRAL BUSINESS ZONE</b>			None	None	None		None	None <sup>2,6</sup>
<b>M-1: MANUFACTURING ZONE</b>	None	NA		25 ft.	None <sup>7</sup>	10 ft.	20 ft.	None
<b>M-2: INDUSTRIAL ZONE</b>	None			10 ft.	None <sup>7</sup>		20 ft.	None

1. Not intended as a substitute for reference to the complete Zoning Code Amended 9-1-92
2. Plan Commission determination for lots less than 30 ft. in width
3. Code Sec. 15.11 (G) Min. lot area for dwelling units above Commercial use: Lodging (1BR) 600 SF/rm; Efficiency Apts (1BR) 1200 SF/unit; Apartments (2+BR's) 1800 SF/unit
4. Residential Zone requirements apply if parts of frontage are designated in both Residential and Commercial Zones
5. Side yard if provided shall be 6 ft. min.
6. When dwelling or lodging units are constructed above Commercial use, minimum unit sizes are specified : Code Sec. 15.11 (H)
7. Side yard if provided shall be 6 ft. min.