

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
R-A: RESIDENTIAL SINGLE FAMILY	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
R-B: RESIDENTIAL MULTIPLE FAMILY (2-4)	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
R-C: APARTMENTS	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
C-1: NEIGHBORHOOD SHOPPING ZONE	No minimum ²	See code ³	None ²	None ⁴	6 ft.		20 ft.	None ^{2,6}
C-2: COMMERCIAL ZONE	No minimum ²		None ²	None	None ⁵		20 ft.	None ^{2,6}
C-3: CENTRAL BUSINESS ZONE			None	None	None		None	None ^{2,6}
M-1: MANUFACTURING ZONE	None	NA		25 ft.	None ⁷	10 ft.	20 ft.	None
M-2: INDUSTRIAL ZONE	None			10 ft.	None ⁷		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.