

Memo

To: Village Board

Fr: Tracy Flucke, Administrator

Re: Discussion on High Density Zoning

Date: October 30, 2013

Village ordinance 11.07 regulates our High Density District. (The ordinance is attached – FYI) Th ordinance addresses the following development items:

- 1) Uses allowed
- 2) Height regulations
- 3) Area regulations
- 4) Minimum dwelling size
- 5) Off street parking
- 6) Signs

The development of a new project in a High Density District also is required to go thru the Planned District Development Process (PDD). Ordinance section 11.25 spells out our PDD process. I have not attached this section of the ordinance but have provided the information sheets Trevor and I put together.

I believe between the regulations in the High Density District and the PDD process the Village has lots of protections in place to guide redevelopment in a high density district adequately. But if the Board would like to change the High Density District ordinance I would suggest we contract with someone to do that work – our staff does not include someone with this knowledge and expertise.

This is an information discussion item only, although the board is asked to provide direction and suggestions to staff.

(a) A building together with any accessory building shall not occupy in excess of 50% of a corner lot, or in excess of 40% of an interior lot. Public and semi-public buildings such as churches, schools and hospitals in existence at the time of the original passage of these zoning regulations which may be hereafter destroyed wholly or partially by fire or otherwise, are permitted to rebuild on the original area and to the original set-back lines within the said district.

(b) A detached accessory building may not occupy more than 30% of the area of a required rear yard.

D. Off-Street Parking.

Off-street parking shall be regulated as set forth in Section 11.13, Off-Street Parking Requirements.

E. Signs.

Signs shall be regulated as set forth in Section 11.28, Signs.

F. Building Design and Construction Regulations.

The minimum size of two-family dwelling units, exclusive of porches, garages, and other outbuildings, shall be as follows:

- (1) One and two bedroom units: 750 sq. ft.
- (2) Three bedroom units: 1000 sq. ft.
- (3) Four or more bedrooms: 1400 sq. ft. plus 400 sq. ft. for each bedroom in excess of four.

G. Exceptions.

For additional exceptions, see Section 11.15.

11.07 HIGH DENSITY DISTRICT.

A. Use Regulations.

In a High Density District no building or land shall be used and no building shall hereafter be erected or structurally altered, except for one or more of the following uses:

- (1) Apartment buildings.
- (2) Multiple dwellings, boarding houses, and lodging houses.
- (3) Accessory uses and buildings, which are limited to private garages, private parking areas, and private non-commercial swimming pools and tennis courts.
- (4) Village of Allouez municipal facilities.

- (5) Child day care centers for more than 8 children.
- (6) Family day care homes, licensed.
- (7) Community based residential facilities as defined in 11.01 of the Village Code and the Wisconsin Statutes shall be permitted.
- (8) Public utility distribution/transmission lines.

B. Height Regulations.

- (1) In a High Density District, no principal building shall be hereafter erected or structurally altered to exceed 40 feet or 3 stories in height; except that public and semi-public buildings may be erected to a height not exceeding 75 feet, provided that the side yards are increased one-half foot for each foot such building exceeds the height limit above specified.
- (2) No detached accessory building shall exceed 15 feet in height.

C. Area Regulations.

- (1) Front Yards. Every lot in a High Density District shall have a front yard having a depth of not less than 30 feet; provided, however, as follows:
 - (a) Where lots comprising 30 percent or more of the frontage on one side of a block are developed with buildings having an average front yard depth with a variation of not more than 6 feet from such average, no building erected or structurally altered after December 27, 1968, shall project beyond the average front yard line so established; and provided further that this regulation shall not be interpreted so as to require a front yard depth of more than 50 feet.
- (2) Side Yards. Every lot in a High Density District shall have two side yards, one on each side of the building as follows:
 - (a) All Lots Except Corner Lots. Each side yard shall have a width of no less than 20 feet.
 - (b) Corner Lots. Except as provided in paragraph (c) below, the side yard regulations in sub-paragraph (a) above shall apply to all corner lots, except that the side yard on the street side of each corner lot shall have a width equal to the front yard depth of either the adjoining inside lot facing such street or, if no inside lot adjoins, the nearest inside lot facing such street; but in no event shall the side yard on the street side be less than that required for front yards under subsection C (1).

- (c) Reversed Corner Lots. The side yard regulations in paragraph (a) above, shall apply to all reversed corner lots, except that the side yard on the street side of such corner lot shall have a width equal to the front yard depth of either the adjoining inside lot facing such street, or if no inside lot adjoins, the nearest inside lot facing such street; but in no event shall the side yard on the street side be less than that required for front yards under subsection C (1).
- (3) Rear Yards. Every lot in a High Density District shall have a rear yard having a depth of not less than 20 percent of the depth of the lot; except that such rear yard is not required to exceed 50 feet in depth, and shall not be less than 30 feet in depth.
- (4) Lot Area and Minimum Lot Dimensions.
 - (a) There shall be at least 2,000 square feet of lot area for each dwelling unit in an apartment building or a multiple dwelling.
 - (b) The total area above grade occupied by the building, accessory buildings, and car stalls or parking places, shall not exceed 50% of the total area of the lot on which they are located.
 - (c) Frontage. Every lot in a High Density District shall have a frontage of not less than 100 feet and a mean width of not less than 100 feet.
 - (d) Depth. Every lot in a High Density District shall have a depth of not less than 125 feet and a mean depth of not less than 125 feet.
- (5) Accessory Buildings.

All accessory buildings permitted in Section 11.07 A.(3) above shall conform to all applicable area regulations set forth in this subsection.
- (6) Exterior Storage.

No exterior trash or garbage disposal area or storage of garbage or refuse, is permitted in a High Density District. Any storage of trash, garbage or refuse shall be within an area which is completely enclosed by walls and a roof.

D. Minimum Dwelling Unit Size.

The minimum size of dwelling units in a High Density District residence building shall be 700 square feet for one-bedroom units, and 1,000 square feet for units with two or more bedrooms. No dwelling units without a bedroom are permitted.

E. Off-Street Parking.

Off-street parking shall be regulated as set forth in Section 11.13, Off-Street Parking Requirements.

F. Signs.

Signs shall be regulated as set forth in Section 11.28, Signs.

11.08 "C" PROFESSIONAL OFFICE AND RESIDENCE DISTRICT.

A. Use Regulations.

In a "C" Professional Office and Residence District, no structure or land shall be used, and no structure shall be hereafter erected or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:

- (1) A professional office building which does not have therein an accessory use specified in S11.08A (5) (d).
- (2) An administrative office building which does not have therein an accessory use specified in S11.08A (5) (d).
- (3) A telephone exchange building.
- (4) A child day care center serving 9 or more children, as provided under Chapter ILHR 60, Part III of the Wisconsin Administrative Code.
- (5) The following if approved as a "Special Use" under the provisions of S11.08 H.:
 - (a) An apartment building.
 - (b) A hotel.
 - (c) A motel.
 - (d) A professional office building, hotel, motel, or an administrative office building, or a combination thereof, in which there is located one or more of the following accessory uses: a beauty parlor, a barber shop, a retail outlet for the sale of fermented malt beverages and/or intoxicating liquors, a restaurant, a health club, or a pharmacy which is operated in conjunction with a medical office.
 - (e) In conjunction with a permitted principal use, such accessory use as approved under the provisions of S11.08 H.
 - (f) A hospital.
 - (g) A clinic.