

"Cracking the Code" for Milwaukee's Residential Zoning Districts

Milwaukee's zoning ordinance promotes land use and development that are consistent with the city's comprehensive plan. The zoning ordinance specifies which land uses are permitted in each zoning district. A series of letters and numbers (such as R/D/40, L/B/60, R0/C/60, etc.) is used to identify zoning districts. Here are clues to help you "crack the code" for zoning districts in which single, two, and multi family dwellings are allowed.

What do the first letters stand for?

C	Central Business
CS	Commercial Service
FP	Flood Plain
I	Industrial
L	Local Business
LF	Lakefront
M	Manufacturing
O	Restricted Office
P	Parking
R	Residential
RO	Residential and Office
RS	Regional Shopping
S	Neighborhood Shopping
T	Institutional

Single family, two family, and multi family residential dwellings are permitted in zoning districts that begin with R, RO, L, S, O, and C. In single family and two family districts, the minimum lot size is 3,600 square feet. Only one house may be built per lot.

What does the letter in the middle stand for?

The letter in the middle (A, B, C, D, E, F) designates the lot area requirements. Check the Lot Area Requirement Tables below to determine minimum lot sizes in those districts that allow single, two, and multi family residential use.

What does the number at the end stand for?

The number (40, 60, 85 or 125) indicates the maximum height of buildings in the district.

Lot Area Requirement Tables

Single Family Residence Districts

District	Lot Area (square feet)
R/F-1/40	6,000
R/F-2/40	7,200
R/F-3/40	9,000
R/F-4/40	12,000
R/F-5/40 and R/F-6/40	20,000

Two Family Residence Districts

District	Lot Area - Single Family Dwellings (square feet)	Lot Area - Two Family Dwellings (square feet)
R/C-1/40	3,600	4,800
R/D-1/40	3,600	7,200
R/E/40	4,800	7,200

Multi Family Residence Districts

District	Lot Area Per Family (square feet)
R/A/85 and R/A/125	150
R/B/40	800
R/B/60	400
R/C/40 to R/C/125	1,200
R/D/40 to R/D/85	2,400
R/D-2/40	3,600

Residential and Office Districts

District	Lot Area Per Family (square feet)
RO/A/85	150
RO/C/60	1,200
RO/D/40	2,400

Local Business Districts

District	Lot Area Per Family (square feet)
L/A/85 and L/A/125	150
L/B/40	800
L/B/60	400
L/C/40 to L/C/85	1,200
L/D/40 to L/D/85	2,400
L/E/40	3,600
L/F-1/40	6,000
L/F-3/40	9,000
L/F-4/40	12,000

Neighborhood Shopping Districts

District	Lot Area Per Family (square feet)
S/A/85	150

S/B/40	800
S/B/60	400
S/C/40	1,200
S/D/40	2,400
S/E/40	3,600
S/F-1/40	6,000
S/F-3/40	9,000

Restricted Office Districts

District	Lot Area Per Family (square feet)
O/B/40	400
O/C/40	1,200
O/D/40	2,400
O/E/40 Single Family Dwelling	4,800
O/E/40 Two Family Dwelling	3,600
O/F-3/40	9,000
O/F-4/40	12,000

Central Business Districts

District	Lot Area Per Family
C9A and C9B	No lot area requirements