

GENERAL ORDINANCE NO. 16-21

AN ORDINANCE
AMENDING SECTION 44-554, TABLE 44-2,
GREEN BAY MUNICIPAL CODE,
RELATING TO MINIMUM BUILDING WIDTH
(TA 21-04)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 44-554, Table 44-2, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-554. Lot dimension and building bulk requirements.

Lot area and setback requirements shall be as specified in Table 44-2, Lot Dimension and Setback Requirements.

Table 44-2. Lot Dimension and Setback Requirements, Residential Districts

	RR	R-1	R-2	R-3
Minimum Lot Area (sq. ft.)				
Single-family detached dwelling	10,000 ^a	7,500	5,000	5,000
Duplex (per building)		7,500	5,000	5,000
Semi-detached dwelling (per lot)	—	6,000	4,000	4,000
Single-family attached	—	—	2,500 or 15/ac (the lesser) ^d	2,500 or 15/ac (the lesser) ^d
Multifamily dwelling (per unit)	—	—	See Section 44-557	See Section 44-557
All other uses (per lot):		10,000	10,000	10,000
Minimum Lot Width (feet)				
Single-family detached dwelling	75	75	45	45
Duplex (per building)		75	45	45
Semi-detached dwelling (per lot)	—	40	30	30
Single-family attached	—		25	20
Multifamily dwelling (per building)	—		40	40
Minimum Building Width (feet)		See note ^b		
Maximum Height (feet/stories)	35/2.5 ^g	35/2.5 ^g	35/3 ^g	45/4 ^g
Building Setback Requirements (feet)				
Front yard	20 ^{c, h}	15 ^{c, h}	15 ^{c, h}	15 ^{c, h}
Side yard ^{e, f, i}	6/8 ea. ^j	6/8 ea. ^j	6 ea.	10 ea. ^j
Rear yard	25	25	25	25
Garages (attached)	25	20	20	20

Notes to Table 44-2:

^a For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in Table 44-2. See Section 44-555.

- ^b The minimum building width on any side shall be at least ~~25~~ **twenty-two (22)** feet, not including any entryways or other structures that do not run the full length of the building.
- ^c Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.
- ^d If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually-described lot and all other land constitutes common properties, the density requirement rather than the minimum lot size shall apply to the entire parcel.
- ^e Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.
- ^f Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.
- ^g Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.
- ^h Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.
- ⁱ Lots containing less than 60 feet of public street frontage may have a side yard reduction to six feet for primary buildings.
- ^j For single and two-family uses, six feet for a single story, eight feet for 1½ stories or greater.

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2021.

APPROVED:

Mayor

ATTEST:

Clerk

db

06/29/21