

GENERAL ORDINANCE NO. 26-25

**AN ORDINANCE
CREATING SECTION 36-41,
GREEN BAY MUNICIPAL CODE,
RELATING TO ZERO LOT LINE DWELLINGS**

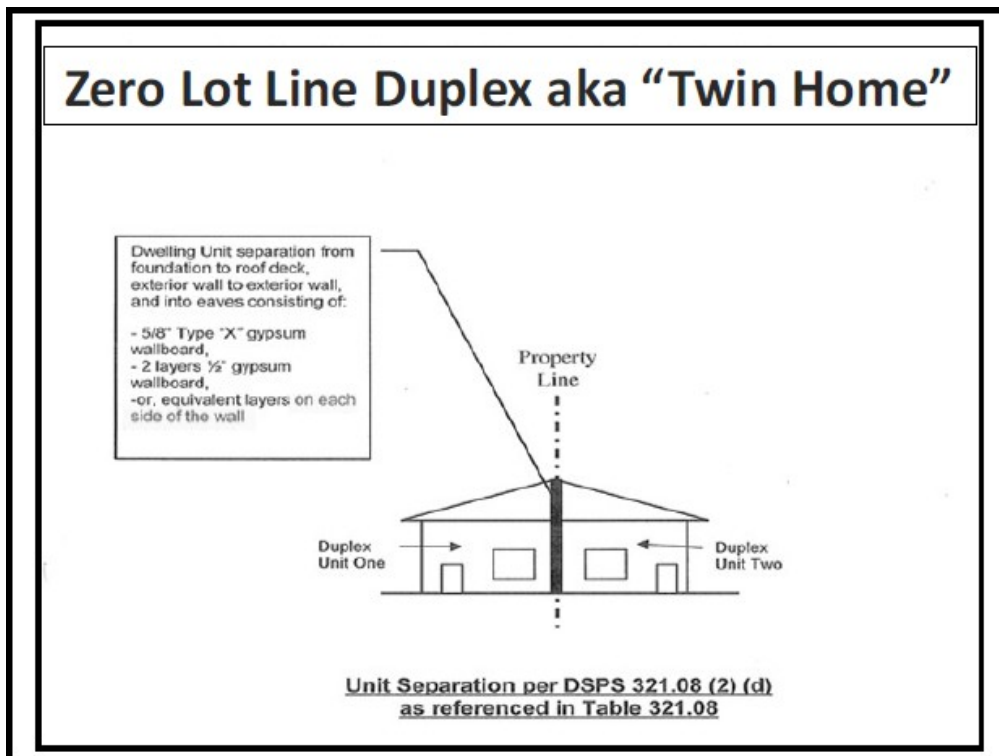
THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 36-41, Green Bay Municipal Code, is hereby created to read:

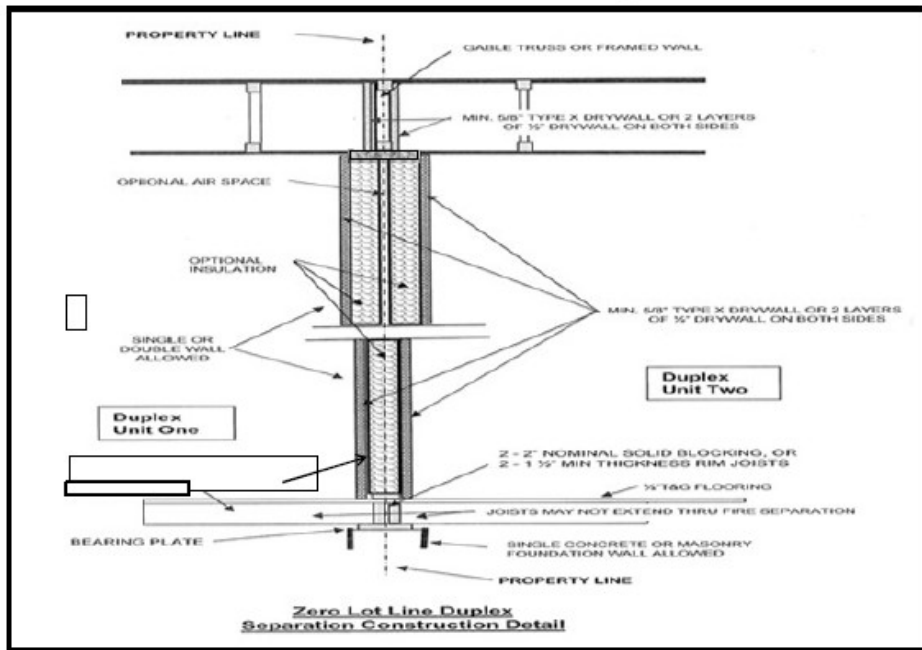
DIVISION 1. GENERAL PROVISIONS

Sec. 36-41. Zero Lot Line Dwellings. A Zero Lot Line Dwelling is a structure in which each unit within a two-family –semi-detached dwelling will be its own independent unit via ownership. This is typically accomplished through a Certified Survey Map (CSM) or Condominium Plat but can be done through other land division processes. While land use and building code are not typically involved in the land division review process, Zero Lot Line dwellings are unique in that the land use and ownership structure (as determined by the land division) impacts directly if a structure can comply with Zoning Code, Uniform Dwelling Code (UDC) requirements, SPS-321.08(2) fire separation and utility separation.

- (1) Existing structures may apply for a land division to become a zero lot line dwelling, but shall adhere to the following:
 - a. A plan indicating building compliance with current building code is required. If the building is not in compliance with current building code, a building modification plan must be submitted.
 - b. SPS-321.08(2) requires fire separation for zero lot line building. Fire separation for a zero lot line building ownership must be in compliance with one of the two design method options as noted below (XXX).



Zero Lot Line Duplex



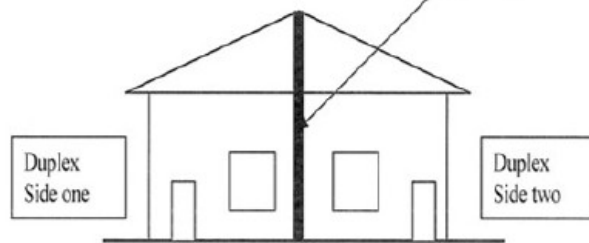
Duplex Party Wall Separation

Single or Dual Ownership

321.08(2)(b) Dwelling Unit Attic Separation

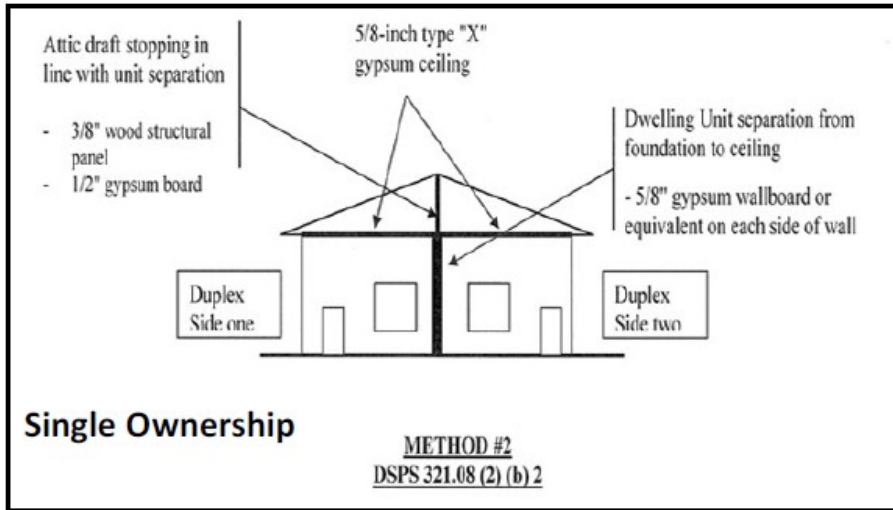
Dwelling Unit separation from
foundation to roof deck

5/8" gypsum wallboard or
equivalent on each side of the wall



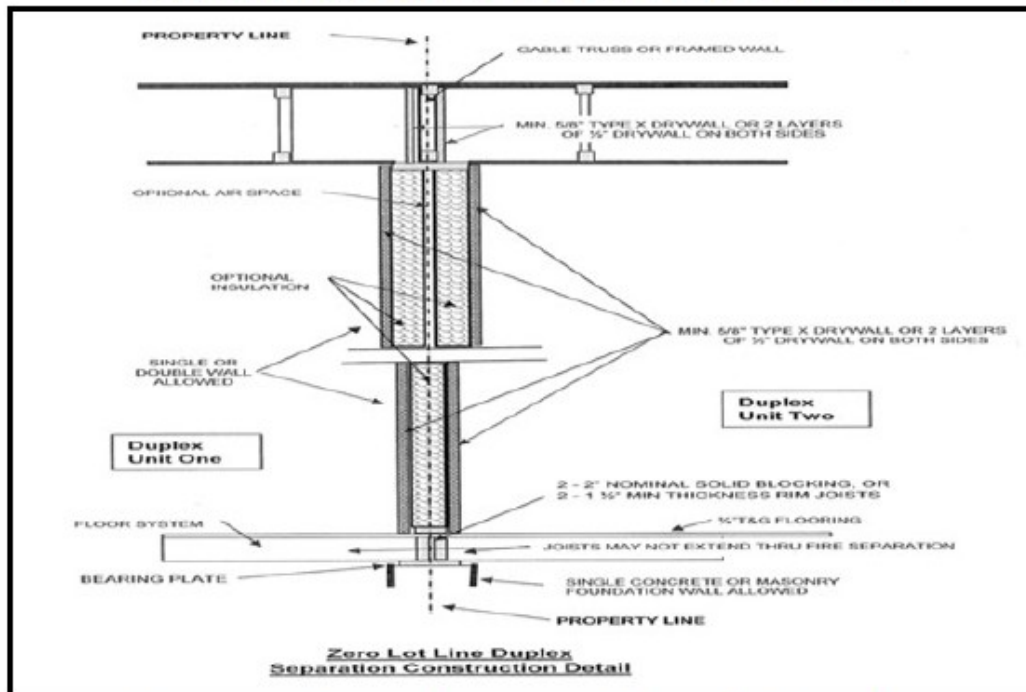
METHOD #1
DPS 321.08 (2) (b) 1.

Duplex Party Wall Separation



**Change From Single Ownership To
Zero Lot Line = Change of Use**

Show Wall Detail On Plans



From Footing to Roof Deck

- c. Separate utility lines (water, storm sewer, and sanitary sewer) are also required for each lot. Utility separation must be demonstrated via a plan. If not, a plumbing modification plans must be submitted. The Inspection Department manages this review process.
 - d. If the building plans are approved, the land division will be accepted by the Planning Department and follow the standard process as defined by Green Bay Municipal Code.
 - e. If the building plans are denied, the Planning Department cannot accept the application due to noncompliance with the Zoning Code, UDC requirements, and/or SPS-231.08(2).
- (2) Land divisions that include new structures that will become zero lot line dwelling units shall follow the standard process as defined by Green Bay Municipal Code, with the following exception:
- a. The Zoning Administrator shall also review the land division application to confirm the property has the correct Zoning district designation and/or Conditional Use Permit on file. If the property does not, a Rezoning or CUP (and potentially other related actions) will be a condition of approval from the Planning Department during the Preliminary review of the land division. No land division shall be approved until the proper Zoning and/or Conditional Use Permit is in place.
 - b. Construction of the new building will follow the regular process through the Inspection Division as defined by Green Bay Municipal Code.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2025.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

law

10/21/2025