



Legislation Text

File #: 44255, Version: 1

**Fiscal Note**

No fiscal impact.

**Title**

Amending Section 28.151 of the Madison General Ordinances to allow the plan commission to modify entrance orientation requirements in certain buildings located in residential building complexes as part of the conditional use approval.

**Body**

DRAFTER'S ANALYSIS: In residential building complexes with multiple buildings, it is not uncommon for certain buildings in the complex to be located such that they do not front a public street. Nevertheless, the zoning code requires these to orient entrances toward the public street, even when an alternative orientation, perhaps toward a courtyard, open space, or other common amenity, might provide for better overall design. This amendment will allow the plan commission to approve alternative entrance orientations for certain buildings in a residential building complex as long as any modification results in orientation to a courtyard, open space, or other common amenity. Importantly, by stating that this is only allowed for buildings that do not front a public street and are located behind buildings that do front a public street, this amendment ensures that the buildings in a residential building complex that are located nearest the street will still be oriented toward the street.

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The Common Council of the City of Madison do hereby ordain as follows:

Subsection entitled "Residential Building Complex" of Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by creating therein the following:

"(j) Entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex."