



Legislation Text

File #: 30723, Version: 1

**Fiscal Note**

No appropriation is required.

**Title**

Amending Sections 28.151, 28.211, 31.14, and 33.24 of the Madison General Ordinances to change the name of “Multi-Family Complex” to “Residential Building Complex” and to allow single family dwellings in such complexes.

**Body**

DRAFTER'S ANALYSIS: Previously, the use of land described in the zoning code as “Multi-Family Building Complex” required each individual building in the complex be a multi-family building. This amendment allows such a complex to include single-family dwellings. In addition, the name is changed to “Residential Building Complex” to more accurately summarize the use. The City Attorney will make corresponding changes to other City ordinances to reflect this updated reference.

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

1. Subsection entitled “Multi-Family Building Complex” of Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended to read as follows:

“Multi-Family Residential Building Complex.

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (e) In the TE District, new residential uses, whether in new or existing buildings, shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic.
- (f) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.”

2. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended by amending herein the following:

“Multi-Family Residential Building Complex. A group of two (2) or more ~~multi-family residential~~ buildings on a single parcel or tract of land, developed under single ownership and common management.”

3. The title of Subdivision (e) entitled “Church, Hospital, School and Multi-Family Building Complex -Dwelling Signs” of Subsection (3) of Section 31.14 entitled “Regulation of Signs in Group 1 Districts” of the Madison General Ordinances is amended as follows:

“(e) Church, Hospital, School and Multi-Family Residential Building Complex-Dwelling Signs.

4. Subdivision (c) entitled “Multi-Family Building Complexes” of Subsection (4) entitled “Powers and Duties” of Section 33.24 entitled “Urban Design Commission” of the Madison General Ordinances is

amended to read as follows:

“(c) ~~Multi-Family Residential Building Complexes~~. The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed ~~multi-family residential~~ building complexes. It shall report its findings and recommendations to the City Plan Commission.”

5. The City Attorney is directed to make corresponding changes to other City ordinances to reflect this updated reference to Residential Building Complex.