

Legistar File No. 93404 Body

DRAFTER’S ANALYSIS: This proposed change amends several sections of the zoning code, MGO Chapter 28, to increase the maximum height allowed for nonresidential buildings in the SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2, TR-R, and TR-P districts. In those districts, buildings may be allowed to exceed the maximum listed district height up to fifty (50) feet through a conditional use.

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

1. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C1				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	8,000
Lot Width	55	55	27/d.u.	60
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35 <u>See (c) below</u>
Maximum lot coverage	50%	50%	50%	60%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.”

2. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C2				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	5,000	5,000	2,500/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35 <u>See (c) below</u>
Maximum lot coverage	50%	50%	50%	60%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.”

3. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C3				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	5,000	5,000	2,500/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	25	25	25	25
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35 <u>See (c) below</u>
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

4. Table entitled “SR-V1 District: Conditional and Nonresidential Uses” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.039 entitled “SR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

“SR-V1 District: Conditional and Nonresidential Uses		
	Single-family attached (5—8 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	6,000
Lot Width	20/d.u.	50
Front Yard Setback	25	25
Side Yard Setback	Exterior end walls: 6	6
Reversed Corner Side Yard Setback	12	25
Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3	Equal to building height but at least 30

	See (a) below	
Maximum height	3 stories/40	40 <u>See (b) below</u>
Maximum lot coverage	90%	60%
Maximum building coverage	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

5. Table entitled “SR-V2 District: Conditional and Nonresidential Uses” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.040 entitled “SR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

SR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	Exterior end walls: 6	10	6
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or 25	Equal to building height but at least 25
Maximum height	3 stories/40	4 stories/52	35 <u>See (b) below</u>
Maximum lot coverage	90%	60%	60%
Maximum building coverage	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

6. Table entitled “TR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” of the Madison General Ordinances is amended by amending therein the following:

TR-C1 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	5,000	5,000	2,500/d.u.	6,000

Lot Width	45	45	22/d.u.	50
Front Yard Setback	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	6	6	6	10
Reversed Corner Side Yard Setback	15	15	15	15
Rear Yard Setback	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35 <u>See (c) below</u>
Maximum lot coverage	50%	50%	50%	65%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

7. Table entitled “TR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

TR-C2 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,800
Lot Width	40	40	20/d.u.	40
Front Yard Setback	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a

Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	35 <u>See (b) below</u>
Maximum lot coverage	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.”

8. Table entitled “TR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.044 entitled “TR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

TR-C3 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	4,000
Lot Width	30	30	15/d.u.	40
Front Yard Setback	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5
Reversed Corner Side Yard Setback	15	15	15	15
Rear Yard	Lesser of 20% lot depth or 20 alley-accessed: 3 See (a) below	Lesser of 20% lot depth or 20 alley-accessed: 3 See (a) below	Lesser of 20% lot depth or 20 alley-accessed: 3 See (a) below	Equal to building height but at least 20
Maximum height	2 stories/35	2 stories/35	2 stories/35	35

				<u>See (b) below</u>
Maximum lot coverage	75%	75%	75%	75%
Maximum building coverage	n/a	n/a	n/a	65%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

9. Table entitled “TR-C4 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is amended by amending therein the following:

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,000	4,800
Lot Width	40	40	20/d.u.	40	40
Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5
Reversed Corner Side Yard Setback	12	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35		35 <u>See (b) below</u>
Maximum lot coverage	65%	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

10. Table entitled “TR-V1: Nonresidential (permitted or conditional)” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.047 entitled “TR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

“TR-V1: Nonresidential (permitted or conditional)”	
	Nonresidential
Lot Area (sq. ft.)	6,000
Lot Width	50
Front Yard Setback	20
Side Yard Setback	5
Reversed Corner Side Yard Setback	20
Rear Yard	Equal to building height but at least 30
Maximum Height	35 <u>See (a) below</u>
Maximum Lot Coverage	65%
Maximum Building Coverage	50%
Lot Area (sq. ft.)	6,000

(a) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

11. Table entitled “TR-V2 District: Conditional and Nonresidential Uses” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.048 entitled “TR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

TR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>12 units)	Nonresidential
Lot Area (sq. ft.)	1,000/d.u.	1,000/d.u.	6,000
Lot Width	15/d.u.	60	50
Front Yard Setback	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	Exterior end walls: 5	10	6
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3 <u>See (a) below</u>	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40 <u>See (b) below</u>
Maximum lot coverage	90%	70%	65%

Maximum building coverage	n/a	n/a	50%
---------------------------	-----	-----	-----

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.”

12. Table entitled “TR-U1 District: Conditional and Nonresidential Uses” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.050 entitled “TR-U1 District” of the Madison General Ordinances is amended by amending therein the following:

TR-U1 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,000/d.u.	750/d.u.	6,000
Lot Width	15/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5	10	5
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	Lesser of 20% lot depth or 20 Alley accessed: 3	Lesser of 20% lot depth or 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	5 stories/65 See (b) below	40 <u>See (b) below</u>
Maximum lot coverage	90%	75%	70%
Maximum building coverage	n/a	n/a	50%”

13. Subdivision (b) of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.050 entitled “TR-U1 District” of the Madison General Ordinances is amended by amending therein the following:

- “(b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet.”

14. Table entitled “TR-U2 District: Conditional and Nonresidential Uses” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.051 entitled “TR-U2 District” of the Madison General Ordinances is amended by amending therein the following:

TR-U2 District: Conditional and Nonresidential Uses						
	Single-family attached (>8 units)	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (>36 units)	Nonresidential
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Lot Width	15/d.u.	30	30	15/d.u.	50	50
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	Exterior end	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	10	5
Reversed Corner Side Yard Setback	12	12	12	12	12	15
Rear Yard	Lesser of 20% lot depth or 20 Alley accessed: 3	Lesser of 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of 20% lot depth or 20	Equal to building height but at least 30
Maximum Height	3 stories/40 See (b) below	3 stories/40 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	6 stories/78 See (b) below	40 <u>See (b) below</u>
Maximum lot coverage	90%	75%	75%	75%	80%	75%
Maximum building coverage	n/a	n/a	n/a	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet.

15. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District” of the Madison General Ordinances is amended by amending therein the following:

“TR-R District: Permitted and Conditional Uses				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	10,000	10,000	5,000/d.u.	10,000
Lot Width	65	65	32/d.u.	65
Front Yard Setback	50	50	50	50
Side Yard Setback	30	30	30	30
Reversed Corner Side Yard Setback	30	30	30	30
Rear Yard	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below
Maximum height	3 stories/40	3 stories/40	3 stories/40	40 <u>See (b) below</u>
Maximum lot coverage	40%	40%	40%	40%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

16. Table entitled “TR-P District: Conditional and Nonresidential Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” of the Madison General Ordinances is amended by amending therein the following:

TR-P District: Conditional and Nonresidential Uses		
	Residential building complex	Nonresidential
Lot Area (sq. ft.)	600/d.u. + 300 per bedroom >2	5,000
Lot Width	50	50
Front Yard Setback	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	10	5
Reversed Corner Side Yard Setback	12 (10 for garage)	15
Rear Yard	Street-accessed: 20 Alley-accessed: 3 See (a) below	equal <u>Equal</u> to building height but at least 20
Maximum Height	4 stories/52	3 stories/40

	See (b) below	<u>See (b) below</u>
Maximum lot coverage	75%	70%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet.