

LEGISTAR # 39497 - Body

DRAFTER'S ANALYSIS: In the specified districts, the current maximum front yard setback is 30 feet. This amendment will allow front yard setbacks of greater than 30 feet by allowing a setback of 20% greater than the block average. This is particularly applicable in areas with deep narrow lots where the homeowner may wish to push the home toward the rear of the lot. By relating the maximum setback to the block average, this amendment ensures that the homes on the block have similar setbacks.

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

1. The 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	Nonresidential
Maximum Front Yard Setback	No more than 20% greater than block average, up to 30 max. <u>30 ft. or up to 20% greater than block average</u>	n/a

2. The 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	Nonresidential
Maximum Front Yard Setback	No more than 20% greater than block average, up to 30 max. <u>30 ft. or up to 20% greater than block average</u>	n/a

3. The 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	Nonresidential
Maximum Front Yard Setback	No more than 20% greater than block average, up to 30 max. <u>30 ft. or up to 20% greater than block average</u>	n/a

4. The 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
Maximum Front Yard Setback	<u>No more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>No more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>No more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>No more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	n/a

5. The Table entitled “TR-V1 District” 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 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three unit	Four-unit
Maximum Front Yard Setback	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>

6. The Table entitled “TR-V2 District: Permitted 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: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-unit	Four-unit
Maximum Front Yard Setback	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>	<u>no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average</u>

7. The Table entitled “TR-V2 District: Conditional and Nonresidential Uses” of Subdivision (a) entitled “Side Yard Setback” 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 max.)	Multi-family	Nonresidential
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average”</u>

8. The Table entitled “TR-U1 District: Permitted 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: Permitted Uses						
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5 - 8 units)
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average”</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average”</u>

9. The Table entitled “TR-U1 District: Conditional and Nonresidential Uses” of Subdivision (b) entitled “Usable Open Space” 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 (> 8 units)	Nonresidential
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	n/a”

10. The Table entitled “TR-U2 District: Permitted 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: Permitted Uses			
	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5 - 8 units)
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to <u>20% greater than block average”</u>

11. The Table entitled “TR-U2 District: Conditional and Nonresidential Uses” of Subdivision (b) entitled “Usable Open Space” 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 (>8 units)	Nonresidential
Lot Area (sq. ft.)	800/d.u.	3,000	4,000	4,000	500/d.u. + 250 per bedroom >2	6,000
Lot Width	20/d.u.	30	40	40	50	50
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% <u>greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% <u>greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% <u>greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% <u>greater than block average</u>	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% <u>greater than block average</u>	n/a”

12. The Table entitled “TR-P District: Permitted Uses” of Subsection (4) 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: Permitted Uses						
	Single-family detached	Single-family attached	Two-family Two unit	Two-family - Twin	Single-family accessory dwelling unit	Multi-family, except residential building complex
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average”

13. The Table entitled “TR-P District: Conditional and Nonresidential Uses” of Subdivision (a) of Subsection (4) 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
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average	no more than 20% greater than block average, up to 30 max. 30 ft. or up to 20% greater than block average”