

**BODY – LEGISTAR 33150**

DRAFTER'S ANALYSIS: These ordinance amendments allow for the Urban Design Commission to consider granting flexibility in the building setback and upper level building stepback requirements in Urban Design District 8.

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

1. Subsubparagraph i. of Subparagraph a. entitled “Requirements” of Paragraph 2. entitled “Building Location and Orientation” of Subdivision (e) entitled “Basis for Design Review” of Subsection (15) entitled “Urban Design District No. 8” of Section 33.24 entitled “Urban Design Commission” of the Madison General Ordinances is amended to read as follows:

“i. The setback for new buildings shall be as shown in 3. below. The Urban Design Commission, however, may allow greater setbacks to allow for the articulation of long building facades or for the development of additional usable public open spaces, such as pedestrian plazas, as long as design elements are included to maintain a uniform character in the District.”

2. Paragraph 3. of Subdivision (e) entitled “Basis for Design Review” of Subsection (15) entitled “Urban Design District No. 8” of Section 33.24 entitled “Urban Design Commission” of the Madison General Ordinances is amended to read as follows:

“3. Building Height, Location (Distance from Property Line) and Stepback.

Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories) <sup>2</sup>	Minimum Stepback East-West Streets (feet or angle) <sup>23</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>34</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>45</sup>
1.a.	3 + 30*	2-3	30°	15	5-20	5-10
1.b.	8	3-5	15	15	15	5-10
2.a.	3 + 30*	2-3	30°	15	5-20	5-10
2.b.	8**	3-5	15	15	15	5-10
2.c.	10**	3-5	15	15	15	5-10
3.a.	3 + 30*	2-3	30°	15	5-20	5-10
3.b.	8**	3-5	15	15	15	5-10
4.a.	3 + 30*	2-3	30°	15	5-20	5-10
4.b.	8**	3-5	15	15	15	5-10
5.a.	3	2-3	-	-	5-20	5-10
5.b.	3	2-3	-	-	15	5-10
6.a.	3	2-3	-	-	5-20	5-10
6.b.	3	2-3	-	-	15	5-10
7.a.	3	2-3	-	-	5-20	5-10
7.b.	8	3-5	15	15	15	5-10
7.c.	3	2-3	-	-	5-20	5-10
7.d.	8	3-5	15	15	15	5-10
8.a.	8	3-5	45°	15	15	5-10
8.b.	4	2-3	15	15	15	5-10
9	8	3-5	15	15	15	5-10
10.a.	12**	3-5	15	15	15	0-10
10.b.	12**	3-5	15	15	15	0-10
11.a.	12**	3-5	15	15	15	0-10
11.b.	12**	3-5	15	15	15	0-10
12.a.	12**	3-5	15	15	15	0-10
12.b.	8**	3-5	15	15	15	0-10
13.a.	12**	3-5	15	15	15	0-10
13.b.	8**	3-5	15	15	15	0-10

Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories) <sup>2</sup>	Minimum Stepback East-West Streets (feet or angle) <sup>23</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>34</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>45</sup>
14.a.	8**	3-5	15	15	15	0-10
14.b.	6**	3-5	15	15	15	0-10
15	8**	3-5	15	15	15	0-10
16	8**	3-5	15	15	15	0-10
17.a.	4	3-4	-	-	15	0-10
17.b.	4	2-4	-	-	15	0-10
17.c.	6**	3-5	15	15	15	0-10
18.a.	4	2-4			15	0-10
18.b.	4	2-3			15	0-10
18.c.	6**	3-5	15	-	15	0-10

<sup>1</sup> Height is based on an average story height of 9-12' (11-15' for the ground floor). Buildings with greater floor heights shall have fewer stories accordingly.

“\*” – represents the required setback angle

“\*\*” – represents the maximum height in stories allowed without any bonus stories. Bonus stories require the provision of elements in (e)12.

<sup>2</sup> In cases of exceptional design, the Urban Design Commission may waive the minimum street level facade height requirement for elements comprising up to twenty percent (20%) of a building's length along a street.

<sup>23</sup> The angle is measured at a point at the top of the face of the street level facade wall between a horizontal line (0°) and a line (stepback height line) that is extended until the maximum permitted building height on the block is reached. Between the street level facade wall and the point at which the maximum building height is reached, buildings may be built up to the stepback height of the 30° line but may not exceed it.

<sup>34</sup> Fifteen (15) feet on East Washington Ave.; Between five (5) and twenty (20) feet on other frontages.

<sup>45</sup> Includes the eastern and western boundaries of the Yahara River Parkway and Burr Jones Field.”