

**LEGISTAR #58009 - Body**

DRAFTER'S ANALYSIS: This ordinance creates a section of mapping specific setbacks in the downtown and urban districts. This ordinance also creates a Downtown Setback Map, which designates specific setbacks on certain portions of Langdon Street. Staff anticipates adding additional setback maps over time for other streets in the downtown area.

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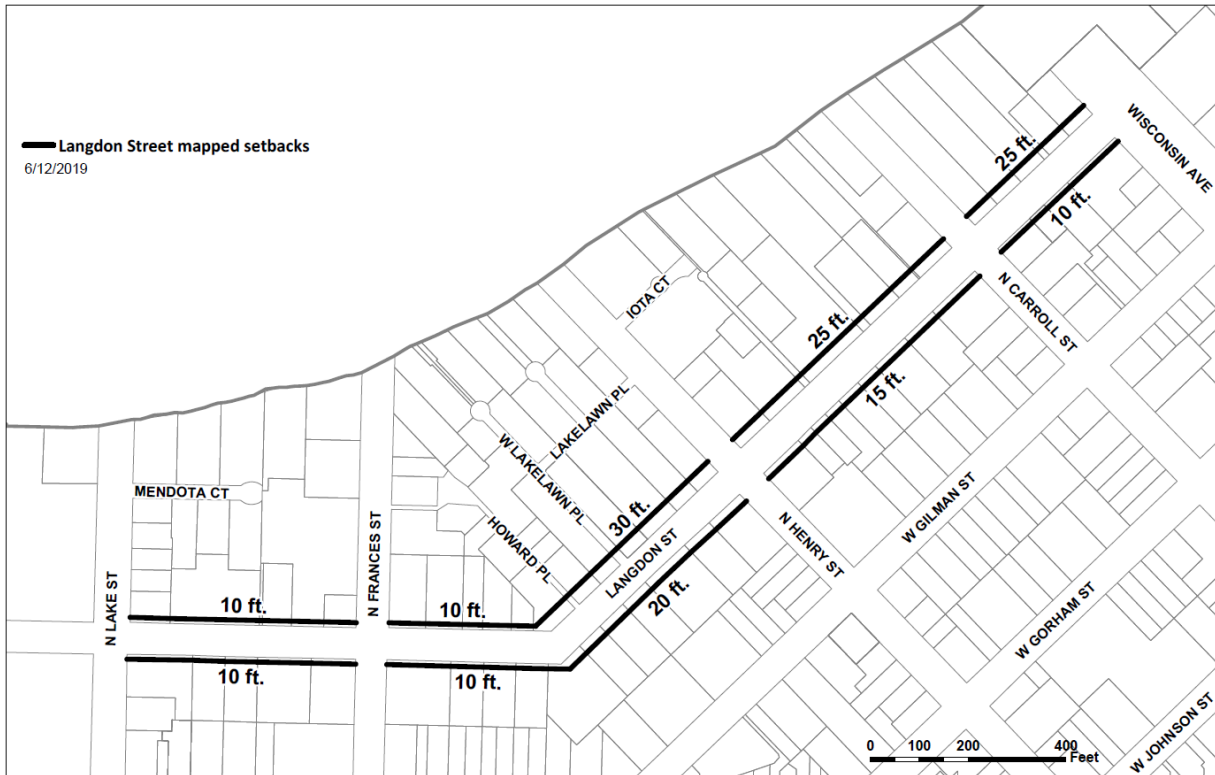
The Common Council of the City of Madison do hereby ordain as follows:

1. The title and introductory paragraph of Subsection (2) entitled "Downtown Height and Stepback Requirements" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is amended to read as follows:

"(2) Downtown Height, and Stepback, and Setback Requirements.  
Building height within the Downtown, as defined, is established by the Downtown Height Map and the Downtown Stepback Map, which establish maximum building heights and stepback requirements. Building setbacks within the Downtown, as defined, are established by the Zoning Code as supplemented by the Downtown Setback Map."

2. Subdivision (d) entitled "Downtown Setback Maps" of Subsection (2) entitled "Downtown Height and Stepback Requirements" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is created to read as follows:

"(d) Downtown Setback Map.



3. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.074 entitled “Downtown Core District” of the Madison General Ordinances is amended to read as follows:

<b>“Downtown Core District</b>	
Lot area (sq. ft.)	No minimum
Minimum front yard setback	0 See (a) below and <u>Downtown Setback Map</u>
Maximum front yard setback	Buildings facing State Street, King Street or Capitol Square: 5 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	The first two (2) stories of one side of all buildings: 0 See (a) below and <u>Downtown Setback Map</u>
Rear yard setback	0
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map”

4. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.075 entitled “Urban Office-Residential (UOR) District” of the Madison General Ordinances is amended to read as follows:

<b>“Urban Office-Residential District</b>	
Lot area (sq. ft.)	8,000
Lot width	65
Front yard setback	15 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	10 <u>See Downtown Setback Map</u>
Rear yard setback	20% of lot depth, but at least 30 See (b) below
Maximum lot coverage	75%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below”

5. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended to read as follows:

<b>Urban Mixed-Use District</b>	
Lot area (sq. ft.)	3,000
Lot width	30
Minimum front yard setback	Nonresidential or mixed-use buildings: 0 Residential buildings: 5 See (a) below and <u>Downtown Setback Map</u>
Maximum front yard setback	10 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	0 <u>See Downtown Setback Map</u>
Rear yard setback	10 See (b) below
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	See Downtown Height Map

<b>Urban Mixed-Use District</b>	
Stepback	See Downtown Stepback Map
Usable open space	10 sq. ft. per bedroom See (c) below"

6. The table of Subsection (2) entitled "Dimensional Standards" of Section 28.078 entitled "Downtown Residential 1 District" of the Madison General Ordinances is amended to read as follows:

<b>"Downtown Residential 1 District</b>	
Lot area (sq. ft.)	3,000
Lot width	1, 2, and 3-unit dwellings: 30 >3-unit dwellings, and non-residential and mixed-use buildings: 40
Front yard setback	15 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% lot width <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below
Maximum lot coverage	75%
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	40 sq. ft. per bedroom See (c) below"

7. The table of Subsection (2) entitled "Dimensional Standards" of Section 28.079 entitled "Downtown Residential 2 District" of the Madison General Ordinances is amended to read as follows:

<b>"Downtown Residential 2 District</b>	
Lot area	3,000 sq. ft.
Lot width	30 for 1, 2, and 3-unit buildings 40 for 4-unit buildings and higher, and for non-residential and mixed-use buildings
Front yard setback	10 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepbacks	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below"