

LEGISTAR #61871 – Body

DRAFTER’S ANALYSIS: This ordinance amends the Dimensional Requirements in the Traditional Residential – Planned District to reduce certain lot area, lot width, and useable open space requirements.

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

1. Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential – Planned (TR-P) District” is hereby amended to read as follows:

"(4) Dimensional Requirements, Permitted and Conditional Uses.
Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

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
Lot Area (sq. ft.)	3,500 <u>2,900</u>	2,000/d.u.	2,500/d.u.	2,500 <u>1,800</u> /d.u.	5,000 (per lot)	600/d.u. + 300 per bedroom >2
Lot Width	37 <u>30</u>	20	40	25/d.u.	50	50
Front Yard Setback	15	15	15	15	n/a	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	30 ft. or up to 20% greater than block average
Side Yard Setback	5	Exterior end walls: 6	5	5	5	10
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	12 (10 for garage)
Rear Yard	Street-accessed: 20 Alley-accessed: 2	20	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	2 stories, no greater than height of principal structure	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	80% (per lot)	75%”
Usable open space (sq. ft. per d.u.)	500	400	500	500	800 (per lot)	140

2. Subdivision (a) of Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential – Planned (TR-P) District” is hereby amended to read as follows:

“(a) Heights exceeding the maximum may be allowed with conditional use approval.

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: 2	equal to building height but at least 20
Maximum height	4 stories/52 See (b) below	3 stories/40
Maximum lot coverage	75%	70%”
Usable open space (sq. ft. per d.u.)	140	n/a