

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

Amending Sec. 28.04(19)(b)1. and 28.04(19)(c) of the Madison General Ordinances to limit the application of the existing development pattern setback calculation to property whose principal use is residential.

PRESENTED	<u>January 19, 2010</u>
REFERRED	<u>Plan Commission</u>
PUBLIC HEARING	<u>P.C. 2/08/10</u>
	<u>C.C. 2/23/10</u>

Drafted by: Katherine C. Noonan

Date: December 12, 2009

SPONSOR: Alder Clear

DRAFTER'S ANALYSIS: This amendment makes the existing development pattern method for determining waterfront setback applicable only to property whose principal use is residential. This amendment is consistent with language in the proposed new zoning code.

1. Paragraph 1. of Subdivision (b) entitled "General Regulations" of Subsection (19) entitled "Waterfront Development" of Section 28.04 entitled "General Provisions" of the Madison General Ordinances is amended to read as follows:

"1. For purposes of this section, the existing development pattern shall mean the average setback of the five (5) developed zoning lots to each side of the proposed development lot. For all zoning lots where the principal use is residential use, the principal building setback shall be not less than the existing development pattern."

2. Subdivision (c) entitled "Waterfront Development Less than 500 Square Feet" of Subsection (19) entitled "Waterfront Development" of Section 28.04 entitled "General Provisions" of the Madison General Ordinances is amended to read as follows:

"(c) Waterfront Development Less than 500 Square Feet. All development less than 500 square feet in floor area on lots where the principal use is residential use on the water side of an existing building, including additions to an existing building, shall conform to the setback requirements in Sec. 28.04(19)(b)1. above."

Approved as to form: