

**BODY – LEGISTAR 32705**

DRAFTER'S ANALYSIS: This amendment adds a “two-family -- twin” dwelling, also known as a side-by-side duplex, as a permitted building form in the TR-C4 district. It also creates a supplemental regulation prohibiting attached garages with doors facing a street in such buildings in TR-C4, and a requires two-family-twin dwellings to be 300 feet from other two-family twin dwellings, similar to the rule in the SR-C3, SR-V1, and TR-V1 districts.

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

1. Table 28C-1 of Subsection (1) of Section 28.032 entitled “Residential District Uses” of the Madison General Ordinances is amended by amending therein the following:

"Residential Districts"														Supplemental Regulations	
SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R		TR-P
<b>Residential – Family Living</b>															
Two-family dwelling - twin			P	P	P			P	P	C	P	C		P	Y

2. Section 28.033 entitled “Residential District Building Forms” of the Madison General Ordinances is amended by amending therein the following:

"Building Form"	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P
Two-Family – Twin			✓	✓	✓				✓	✓	✓	✓	✓		✓

3. The table 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 to read as follows:

"TR-C4 District"					
	Single-family detached	Two-family Two unit	<u>Two-family Twin</u>	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	<u>4,000</u>	6,000	4,800
Lot Width	40	40	<u>40</u>	40	40
Front Yard Setback	20	20	<u>20</u>	20	20
Maximum Front Yard Setback	No more than 20% greater than	No more than 20% greater than	<u>No more than 20% greater than</u>	No more than 20% greater than block	n/a

<b>TR-C4 District</b>					
	Single-family detached	Two-family Two unit	<u>Two-family Twin</u>	Three-unit	Nonresidential
	block average, up to 30 max.	block average, up to 30 max.	<u>block average, up to 30 max.</u>	average, up to 30 max.	
Side Yard Setback	One-story: 5 Two-story: 6 See (a) below	Two-story: 6 See (a) below	<u>Two-story: 6 See (a) below</u>	6 See (a) below	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	<u>12</u>	12	20
Rear Yard	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	<u>Lesser of 30% lot depth or 30</u>	Lesser of 30% lot depth or 30	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	<u>2 stories/35</u>	2 stories/35	35
Maximum lot coverage	65%	65%	<u>65%</u>	65%	65%
Maximum building coverage	n/a	n/a	<u>n/a</u>	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	<u>750</u>	750	n/a”

4. Subdivision (b) entitled “Dispersion of Dwellings” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is created to read as follows:

“(b) Dispersion of Dwellings. No two-family twin dwelling shall be constructed or converted within three hundred (300) feet of a zoning lot containing another two-family twin building, as measured from the perimeter of each zoning lot, unless approved by conditional use.”

5. Subsection entitled “Two-Family Dwelling - Twin” of Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended by amending herein the following:

“Two-Family Dwelling - Twin.

- (a) Each unit shall be separated from the abutting unit by a minimum fire separation complying with Wis. Admin. Code § SPS 321.08, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof.
- (b) The common wall between dwellings shall be approximately perpendicular to the street right-of-way line.
- (c) Dwellings shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters.
- (d) Dwellings shall have separate sanitary sewer service laterals and lines, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage.
- (e) Dwellings shall have separate gas and electric meters.
- (f) Dwellings shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.
- (g) In the NMX, TSS, and CC-T Districts, Two Family Dwellings – Twin constructed after the effective date of this ordinance require conditional use approval.
- (h) In the TR-C4 district, a Two-Family – Twin shall not have an attached garage with a door facing any street.”