

BODY – LEGISTAR #35040

DRAFTER'S ANALYSIS: Currently, the zoning ordinance allows only mixed-use buildings in the TSS district. In some cases, this has resulted in underutilized ground floors. This amendment will allow for purely residential buildings in the TSS district, provided that such buildings meet the prescribed usable open space and lot area requirements.

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

1. The table of Subsection (3) entitled "Dimensional Requirements" of Section 28.065 entitled "Traditional Shopping Street District" of the Madison General Ordinances is amended by amending and creating therein the following:

"Traditional Shopping Street District"	
Usable open space	None required <u>40 sq. ft./unit</u>
<u>Lot area (for exclusive residential use)</u>	<u>500 sq. ft./unit"</u>

2. Subdivision (b) entitled "Exclusive Residential Use" of Subsection (3) entitled "Dimensional Requirements" of Section 28.065 entitled "Traditional Shopping Street District" of the Madison General Ordinances is hereby repealed.

3. Subdivisions (c) and (d) of Subsection (3) entitled "Dimensional Requirements" of Section 28.065 entitled "Traditional Shopping Street District" of the Madison General Ordinances are renumbered to Subdivisions (b) and (c), respectively.

4. Subdivision (e) of Subsection (1) of Section 28.140 entitled "Usable Open Space" of the Madison General Ordinances is created to read as follows:

"(e) Within the TSS District, roof decks and balconies may be used to meet up to one hundred percent (100%) of the minimum open space requirements, provided that the dimensions set forth in sub. (d) 1. and 2 are met."

EDITOR'S NOTE:

Section 28.065(3)(b) currently reads as follows:

"(b) Exclusive Residential Use. Buildings with exclusively residential uses shall meet the lot area, lot width, and side yard setback requirements in the TR-V2 District, Sec. 28.047."