

Legistar File No. 84329 Body

DRAFTER’S ANALYSIS: This proposed ordinance change amends the minimum setback, lot area and lot width requirements for two-family twin and three-unit buildings in the TR-C4 District. This change is similar to Legistar File 78690 which made similar changes to TR-V1, TR-V2, TR-U1, TR-U2, Downtown Residential 1 and Downtown Residential 2 Districts that was adopted by the Common Council on 8/1/2023. Like 78690, this proposed set of changes would create consistency for permissible residential uses and align bulk standards with the existing built environment.

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

1. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family Twin	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	3,000 2,000/d.u.	6,000 4,000	4,800
Lot Width	40	40	25 20/d.u.	40	40
Front Yard Setback	20	20	20	20	20
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	n/a
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	Two-story: 6 Lot width <50: 10% lot width	One-story: <u>5</u> Two-story: 6 Lot width <50: 10% lot width	One-story: <u>5</u> Two-story: <u>6</u> Lot width <50: 10% lot width	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	750	750	n/a”

