Legistar File No. 88736 Body Version 2

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

The SUBSTITUTE makes a technical change updating the front-yard setback in the SR-C3 district to 25' to align with an ordinance change (Legistar file No. 88001) that was passed by Common Council at their June 17, 2025 meeting. The change is in the table in Section 28.037(2).

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

1. Table 28C-1 entitled "Residential Districts" of Chapter 28.032 entitled "Residential District Uses" is amended as follows:

					Resi	denti	al Di	strict	s							
	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	Supplemental Regulations Sec.28.151
Residential - Family Living	l															
Three-family dwelling - three-unit				Р	Р				Р	Р	Р	Р	Р		Р	
Two-family dwelling - twin	<u>P</u>	<u>P</u>	Р	Р	Р	<u>P</u>	<u>P</u>	<u>P</u>	Р	Р	Р	Р	С	<u>P</u>	Р	Y
Two-family dwelling - two-unit	<u>P</u>	<u>P</u>	Р	Р	Р	<u>P</u>	<u>P</u>	<u>P</u>	Р	Р	Р	Р	С	<u>P</u>	Р	
Residential - Group Living																

2. Table entitled "Building Form" of Chapter 28.033 entitled "Residential District Building Forms" is amended as follows:

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, Two-Unit	<u> </u>	<u> </u>	✓	✓	✓	<u> </u>	<u>√</u>	<u>√</u>	✓	√	√	√	✓	<u> </u>	√

Two-Family,	<u>✓</u>	<u>✓</u>	✓	✓	✓	<u>✓</u>	<u>√</u>	<u>√</u>	✓	✓	✓	✓	✓	<u>✓</u>	✓
Twin															

3. Table entitled "SR-C1 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.035 entitled "SR-C1 District" is amended as follows:

SR-C1 District				
	Single-family detached	Two-family Two	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	8,000	8,000	4,000/d.u.	8,000
Lot Width	60	<u>60</u>	<u>30/d.u.</u>	60
Front Yard Setback	30	<u>30</u>	<u>30</u>	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	<u>50%</u>	50%	35
Maximum building coverage	n/a	n/a	<u>n/a</u>	n/a

4. Table entitled "SR-C2 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.036 entitled "SR-C2 District" is amended as follows:

SR-C2 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	6,000
Lot Width	50	<u>50</u>	<u>25/d.u.</u>	50
Front Yard Setback	30	30	30	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35

				See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot	50%	<u>50%</u>	<u>50%</u>	60%
coverage				
Maximum	n/a	<u>n/a</u>	<u>n/a</u>	50%
building				
coverage				

5. Table entitled "SR-C3 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.037 entitled "SR-C3 District" is amended as follows:

SR-C3 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000	8,000 <u>6,000</u>	4,000 <u>3,000</u> /d.u.	6,000
Lot Width	50	50	50 <u>25/d.u.</u>	50
Front Yard Setback	30 <u>25</u>	30 <u>25</u>	30 <u>25</u>	30 <u>25</u>
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

6. Table entitled "TR-C1 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.042 entitled "TR-C1 District" is amended as follows:

TR-C1 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	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	n/a

Side Yard Setback	6	<u>6</u>	<u>6</u>	10
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	15
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	65%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%

7. Table entitled "TR-C2 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.043 entitled "TR-C2 District" is amended as follows:

TR-C2 District				
	Single-family detached	Two-family Two unit	<u>Two-family -</u> <u>Twin</u>	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,800
Lot Width	40	<u>40</u>	20/d.u.	40
Front Yard Setback	20	<u>20</u>	<u>20</u>	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	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	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	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	<u>65%</u>	65%	65%
Maximum building coverage	n/a	n/a	<u>n/a</u>	50%

8. Table entitled "TR-C3 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.044 entitled "TR-C3 District" is amended as follows:

TR-C3 District				
	Single-family	Two-family Two	Two-family -	Nonresidential
	detached	<u>unit</u>	<u>Twin</u>	
Lot Area (sq. ft.)	3,000	<u>3,000</u>	<u>1,500/d.u.</u>	4,000
Lot Width	30	<u>30</u>	<u>15/d.u.</u>	40
Front Yard	15	<u>15</u>	<u>15</u>	15
Setback				
Maximum Front	30 ft. or up to	30 ft. or up to	30 ft. or up to	n/a
Yard Setback	20% greater	20% greater	20% greater	
	than block	than block	than block	
	average	<u>average</u>	<u>average</u>	
Side Yard	5	<u>5</u>	<u>5</u>	5
Setback	Lot width <50:	Lot width <50:	Lot width <50:	
	10% lot width	10% lot width	10% lot width	
Reversed	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	15
Corner Side				
Yard Setback				
Rear Yard	20	<u>20</u>	<u>20</u>	Equal to building
	alley-accessed:	alley-accessed:	alley-accessed:	height but at
	2	<u>2</u>	<u>2</u>	least 20
	See (a) below	See (a) below	See (a) below	
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot	75%	<u>75%</u>	<u>75%</u>	75%
coverage				
Maximum	n/a	<u>n/a</u>	<u>n/a</u>	65%
building				
coverage				

9. Table entitled "TR-R District: Permitted and Conditional Uses" of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.052 entitled "Traditional Residential - Rustic (TR-R) District)" of the Madison General Ordinances is amended as follows:

TR-R District: Pe	rmitted and Cond	itional Uses		
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	0.6 acres (26,136 sq. ft.)	0.6 acres (26,136 sq. ft.)	13,086 sq. ft./d.u.	0.6 acres (26,136 sq. ft.)
Lot Width	65	<u>65</u>	32/d.u.	65
Front Yard Setback	50	<u>50</u>	<u>50</u>	50
Side Yard Setback	30	<u>30</u>	<u>30</u>	30
Reversed Corner Side Yard Setback	30	30	30	30
Rear Yard	40	<u>40</u>	<u>40</u>	40

Maximum height	3 stories/40	3 stories/40	3 stories/40	40
Maximum lot	15%	<u>15%</u>	<u>15%</u>	15%
coverage				
Maximum size	800 sq. ft.	800 sq. ft.	800 sq. ft.	as determined
accessory	See (a) below	See (a) below	See (a) below	by conditional
building				use

10. Table entitled "TR-P District: Permitted Uses" of Subsection (4) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential - Planned (TR-P) District" of the Madison General Ordinances is amended by amending therein the following:

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.)	2,900	2,000/d.u.	2,500/d.u. <u>2,900</u>	1,800/d.u.	5,000 (per lot)	600/d.u. + 300 per bedroom >2
Lot Width	30	20	40 <u>30</u>	25 <u>15</u> /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				
Side Yard Setback	5	Exterior end walls: 6	5	5	5	10
Reversed Corner Side Yard Setback	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%

11. Table 28E-2 entitled "Downtown and Urban Districts" of Subsection (1) of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Table 28E-2.

Downtown and Urban Districts						
	DC	UOR	NMO	DR1	DR2	Supplemental Regulations Sec. 28.151
Residential - Family Living						
Single-family detached dwellings				Р	Р	
Two-family dwelling - two unit				Р	Р	
Two-family dwelling - twin				<u>P</u>	<u>P</u>	
Three-family dwelling - three unit				Р	P"	

12. Subsection (2) entitled "Dimensional Standards" of Section 28.078 entitled "Downtown Residential 1 District" of the Madison General Ordinances is amended as follows:

"(2) <u>Dimensional Standards</u>.

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

Downtown Residential 1 District				
	All Other Uses	Two-family - Twin		
Lot area (sq. ft.)	3,000	<u>1,500/d.u.</u>		
Lot width	Residential buildings: 30 Non-residential and mixed- use buildings: 40	<u>15/d.u.</u>		
Front yard setback	15 See (a) below and Downtown Setback Map	15 See (a) below and Downtown Setback Map		
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map	5 Lot width <40: 10% lot width See Downtown Setback Map		
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below	Lesser of 20% lot depth or 30 See (b) below		

Maximum lot coverage	75%	<u>75%</u>
Maximum height	See Downtown Height Map	See Downtown Height Map
Stepback	See Downtown Stepback Map	See Downtown Stepback Map

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved."
- 13. Subsection (2) entitled "Dimensional Standards" of Section 28.079 entitled "Downtown Residential 2 District" of the Madison General Ordinances is amended as follows:

"(2) <u>Dimensional Standards</u>.

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

Downtown Residential 2 District				
	All Other Uses	Two-family – Twin		
Lot area (sq.ft.)	3,000 sq. ft.	<u>1,500/d.u.</u>		
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	<u>15/d.u</u>		
Front yard setback	10 See (a) below and Downtown Setback Map	10 See (a) below and Downtown Setback Map		
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map	5 Lot width <40: 10% See Downtown Setback Map		
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below	Lesser of 20% lot depth or 20 See (b) below		
Maximum lot coverage	80%	80%		
Minimum height	2 stories	2 stories		
Maximum height	See Downtown Height Map	See Downtown Height Map		
Stepbacks	See Downtown Stepback Map	See Downtown Stepback Map		

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved."

- 14. Subdivision (a) entitled "Lots of Record" of Subsection (1) of Section 28.193 entitled "Nonconforming Lots" of the Madison General Ordinances is amended as follows:
 - "(a) <u>Lots of Record</u>. In any district where residential uses are allowed, a single-family <u>or two-family</u> dwelling may be established on a lot of record existing on the effective date of this ordinance, regardless of the size of the lot, provided that all other requirements of the applicable zoning district are complied with."