

Zoning Text – Bethel Lutheran Expansion

Bethel Lutheran Church Expansion
312 Wisconsin Avenue
Block Bound by N. Carroll, W. Gorham, Wisconsin & W. Johnson

Legal Description: The lands subject to this planned unit development are Lots 1-10, Block 81 in the City of Madison

A. *Statement of Purpose:* This zoning district is established to allow for the construction of an expansion of the Bethel Lutheran Church Downtown Campus.

B. *Permitted Uses:*

1. Permitted uses are those that are stated as permitted uses and conditional uses in the R5 (including R1-R4), R6, C1, and O2 zoning districts with FAR and Building Height limits as amended and identified herein.
2. Uses accessory to permitted uses listed above as identified in the zoning code.
3. Other uses listed here:
 - Recreational and Sports related Uses
 - Assembly Uses associated with Church activities
 - Catering and Restaurant Uses
 - Community Center Uses

C. *Lot Area:* As stated in Exhibit A, attached hereto.

D. *Floor Area Ratio:*

1. Maximum floor area ratio permitted is 5 or as shown on approved plans whichever is greater.
2. Maximum building height shall be 5 stories or as shown on approved plans whichever is greater.

E. *Yard Requirements:* Yard areas will be provided as shown on approved plans.

F. *Landscaping and Useable Open Space Requirements:* Site landscaping and useable open space will be provided as shown on the approved plans.

G. *Accessory Off-Street Parking & Loading:* Accessory off-street parking, bike parking, loading and refuse storage areas will be provided as shown on approved PUD-SIP plans.

H. *Lighting:* Site lighting will be provided as shown on approved PUD-SIP plans.

I. *Signage:* Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as identified in the R6 & C4 districts, or as identified on approved PUD-SIP.

J. *Family Definition:* The family definition of this PUD-GDP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances.

K. *Alterations and Revisions:* No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson