

Legistar File No. 86650 Body

DRAFTER'S ANALYSIS: This proposed ordinance changes several sections throughout MGO Chapter 28, the Zoning Code. In general, these changes aim to bring more flexibility for homeowners seeking to build or modify single-family homes and Accessory Dwelling Units (ADUs) and facilitate small residential infill projects where already allowed. More specifically, these amendments:

- Allow more flexibility for the placement of attached garages in residential districts.
- Allow open porches on the side of homes to be located within a portion of the required side yard setback.
- Require the same side yard setback for one- and two-story buildings.
- Increase the allowable size and remove the maximum number of bedrooms for Accessory Dwelling Units (ADUs).
- Allow more flexibility for how units are arranged within two- and three-unit buildings.
- Remove the requirement for Usable Open Space where it is still required, while maintaining stormwater, maximum impervious surface, and landscaping requirements.

Many of these amendments emerged from staff's day-to-day work with applicants and observations about ways the code could be improved to help facilitate small residential development types that are already allowed within these zoning districts.

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

1. Subsection (3) entitled "Attached Garage Setback" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is repealed and recreated as follows:

"(3) Attached Garage Design. In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, the following standards must be met. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.

- (a) For any street-facing façade containing an attached garage door, the total width of all garage doors on that façade may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.
- (b) Any portions of a street-facing façade that contain an attached garage door may be no more than four (4) feet forward of at least fifty percent (50%) of the width of the remainder of that building façade, measured at grade."

2. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

Accessory Dwelling Unit in Districts.

- (a) The principal ~~dwelling~~ building shall not contain more than eight (8) dwelling units.
- (b) No more than one (1) accessory dwelling unit may be located on a lot.

- (c) The number of occupants of the accessory dwelling unit shall not exceed one (1) family.
- (d) The accessory dwelling unit shall not be sold separately from the principal dwelling.
- (e) The maximum height of a detached building containing an accessory dwelling unit, including one built above a garage or similar space, shall be twenty-five (25) feet. Height shall be measured as a principal building pursuant to Sec. 28.134(1)(b).
- (f) The maximum size of an accessory dwelling unit contained within a principal building shall be ~~nine hundred (900) square feet~~ one thousand (1,000) square feet.
- (g) ~~An accessory dwelling unit shall contain no more than two (2) bedrooms~~ The footprint of an accessory building which includes an accessory dwelling unit shall not exceed one thousand (1,000) square feet.
- (h) The minimum setback requirements shall be those for accessory building or structures of the underlying zoning district.
- (i) Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.
- (j) For accessory dwelling units constructed within the principal building, the appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of a single-family dwelling.

3. Table 28I-1 of Section (1) entitled “Permitted Setback Encroachments” of Section 28.132 entitled “Encroachments into Setback Areas” of the Madison General Ordinances is amended by amending therein the following:

Structure or Feature	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lakefront Yard Setback
Open porches	7	<u>3 from prop. line</u>		

4. Subsection (3) entitled “Two-Unit and Three-Unit Buildings” of Section 28.172 entitled “Residential Building Forms” of the Madison General Ordinances is amended as follows:

“(3) Two-Unit and Three-Unit Buildings.

(a) Building Types.

- 1. Two-Unit. A building containing two dwelling units, other than a two-family twin, that are vertically stacked one above the other, with a separate entrance to each unit and with yards on all sides.
- 2. Three-Unit. A building containing three dwelling units ~~that are vertically stacked one above the other~~, with a separate entrance to each unit and with yards on all sides.

(b) Access and Entry. At least one of the dwellings shall have direct access from a common porch or stoop facing the front lot line and street. Parking, loading and trash disposal may be accessed from an alley or driveway. Each building shall include a stoop, porch or terrace serving at least one of the dwelling units, oriented toward the primary street.

- (c) Building Width. Buildings facing a public street shall not exceed a width of forty (40) feet along a single plane on the axis facing the street. Additional building wings facing the street shall be set back at least five (5) feet behind the front plane of the building.

5. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended as follows:

“Dwelling Types.

- (a) Dwelling, Single-Family Detached. A building designed exclusively for and occupied exclusively by one (1) family in one (1) dwelling unit, with yards on all sides.
- (b) Dwelling, Two-Family - Two-Unit. A building containing two dwelling units, ~~other than a two-family twin that generally are vertically stacked one above the other,~~ with a separate entrance to each unit and with yards on all sides.
- (c) Dwelling, Two-Family - Twin. A single-family dwelling which is attached on one side to another single-family dwelling with a common side wall, each of which may be located on an individual lot.
- (d) Dwelling, Three-Family, or "Three-Unit". A building containing three (3) dwelling units ~~that are vertically stacked one above the other,~~ with a separate entrance to each unit and with yards on all sides.
- (e) Dwelling, Single-Family Attached. A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having totally exposed front and rear walls to be used for access, light and ventilation.
- (f) Dwelling, Multi-Family. A building, or portion of a building, designed exclusively for occupancy by four (4) or more families living independently of each other in individual dwelling units. (See also "Residential Building Complex")

6. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

SR-C1 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	8,000	8,000
Lot Width	60	60
Front Yard Setback	30	30
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6
Reversed Corner Side Yard Setback	15	30

Rear Yard Setback	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	35
Maximum lot coverage	50%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

7. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

SR-C2 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	30	30
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6/Two-story: 7
Reversed Corner Side Yard Setback	15	30
Rear Yard Setback	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	35
Maximum lot coverage	50%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

8. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

SR-C3 District				
	Single-family detached	Two-family Two-unit	Two-family—Twin	Nonresidential
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	30	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 5	One-story: 5 Two-story or more: 6 (one side only)	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser or 30% lot depth or 35 See (a) below	Lesser or 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%
Usable open space (sq. ft. per d.u.)	750	750	750	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

9. Subdivision (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.039 entitled “SR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

SR-V1 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3-8 units)	Single-family attached,

					three-four unit
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	60	20 d.u.
Front Yard Setback	25	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 5	One-story: 5 Two-story: 6	6/15 total	Exterior end walls: 6 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	60%	90%
Usable open space (sq. ft. per d.u.)	750	500	500	460/one bedroom 320/2+ bedrooms	400

SR-V1 District: Conditional and Nonresidential Uses		
	Single-family attached (5-8 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	6,000
Lot Width	20/d.u.	50
Front Yard Setback	25	25
Side Yard Setback	Exterior end walls: 6 5	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	25
Rear Yard	Lesser of 25% lot depth or 30	Equal to building height but at least 30
Maximum height	3 stories/40	40
Maximum lot coverage	90%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	400	n/a

10. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.040 entitled “SR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

SR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Single-family attached (8 units max.)	Multi-family (3-24 units max)
Lot Area (sq. ft)	6,000	6,000	3,000/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 <u>5</u>	One-story: 5 Two-story: 6	Exterior end walls: 6 <u>5</u>	10
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	90%	60%
Usable open space (sq. ft. per d.u.)	500	500	500	400	160/one bedroom 320/2+ bedrooms

SR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	Exterior end walls: 6	10	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Equal to building height but at least 30
Maximum height	3 stories/40	4 stories/52	35
Maximum lot coverage	90%	60%	60%
Maximum building coverage	n/a	n/a	50%

Usable open space (sq. ft. per d.u.)	100	160/one bedroom 320/2+ bedrooms	n/a
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11. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-C1 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	One-story: 6 Two-story: 7	10
Reversed Corner Side Yard Setback	15	15
Rear Yard Setback	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	35
Maximum lot coverage	50%	65%
Usable open space (sq. ft. per d.u.)	1,000	n/a
Maximum building coverage	n/a	50%

(a) Rear Yard Setback. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

12. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-C2 District

	Single-family detached	Nonresidential
Lot Area (sq.ft.)	4,000	4,800
Lot Width	40	40
Front Yard Setback	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	One-story: 5 Two-story or more: 6 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	12	20
Rear Yard	Lesser of 30% lot depth or 30	Equal to building height but at least 30
Maximum height	2 stories/35	35
Maximum lot coverage	65%	65%
Usable open space (sq. ft. per d.u.)	700	n/a
Maximum building coverage	n/a	50%”

13. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-C3 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	3,000	4,000
Lot Width	30	40
Front Yard Setback	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	8 (10 for garage)	15
Rear Yard	20 alley-accessed: 2 See (a) below	Equal to building height but at least 20
Maximum height	2 stories/35	35
Maximum lot coverage	75%	75%

Maximum building coverage	n/a	65%
Usable open space (sq. ft. per d.u.)	500	n/a

14. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is amended by amending therein the following:

“(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	2,000/d.u.	4,000	4,800
Lot Width	40	40	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: 5 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 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

15. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.047 entitled “TR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-V1 District: Conditional and Nonresidential Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached, three-four unit
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
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	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 6 5 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story: 6
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Usable open space (sq. ft. per d.u.)	500	500	500	160/one bedroom, 320/2+ bedrooms	400

TR-V1: Nonresidential (permitted or conditional)	
	Nonresidential
Lot Area (sq. ft.)	6,000
Lot Width	50
Front Yard Setback	20

Side Yard Setback	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	20
Rear Yard	Equal to building height but at least 30
Maximum Height	35
Maximum Lot Coverage	65%
Maximum Building Coverage	50%

16. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.048 entitled “TR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>12 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	15/d.u.	60	50
Front Yard Setback	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
Side Yard Setback	Exterior end walls: One-story: 5 Two-story: 6	10	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40
Maximum lot coverage	90%	70%	65%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	100	160/one bedroom, 320/2+ bedrooms	n/a

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

TR-V2 District: Permitted Uses

	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3—12 units)	Single-family attached (8 units max.)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
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	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 6 <u>5</u> Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	One-story: 5 Two-story or more: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Usable open space (sq. ft. per d.u.)	500	500	500	160/one bedroom, 320/2+ bedrooms	400

17. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.050 entitled “TR-U1 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-U1 District: Conditional and Nonresidential Uses			
	Single-family attached (> 8 units)	Multi-family (> 24 units)	Nonresidential

Lot Area (sq. ft.)	1,000/d.u.	750/d.u.	6,000
Lot Width	15/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	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	Exterior end walls: One-story: 5 Two-story: 6	10	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	Lesser of 25% lot depth or 20 Alley accessed: 2	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	5 stories/65 See (b) below	40
Maximum lot coverage	90%	75%	70%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	400	460	n/a

TR-U1 District: Permitted Uses						
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—24 units)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	3,000	1,000/d.u.	750/d.u.
Lot Width	30	30	15/d.u.	30	15/d.u.	30
Front Yard Setback	15	15	15	15	15	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	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
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10%	Two-story: 6 5 Lot width <50: 10%	One-story: 5 Two-story: 6 Lot width <50: 10%	One-story: 5 Two-story: 6 Lot width	Exterior end walls: One-story: 5	One-story: 5 Two-story: 6 Lot Width <50: 10%

	of lot width	of lot width	of lot width	<50: 10% of lot width	Two-story: 6	of lot width
Reversed Corner Side Yard Setback	12	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20
Maximum height	2 stories/35 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 ft. See (b) below
Maximum lot coverage	75%	75%	75%	75%	90%	75%
Usable open space (sq. ft. per d.u.)	320	320	320	160	100	160

18. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.051 entitled “TR-U2 District” of the Madison General Ordinances is amended by amending therein the following:

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

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

TR-U2 District: Permitted Uses			
	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—36 units)
Lot Area (sq. ft.)	3,000	800/d.u.	350/d.u.
Lot Width	30	15/d.u.	30
Front Yard Setback	15	15	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	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story: 6	One-story: 5 Two-story: 6 Lot Width <50: 10% of lot width
Reversed Corner Side Yard Setback	12	12	12
Rear Yard	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20

Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 See (b) below
Maximum lot coverage	75%	90%	75%
Usable open space (sq. ft. per d.u.)	40	100	40

TR-U2 District: Conditional and Nonresidential Uses						
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Lot Width	15/d.u.	30	30	15/d.u.	50	50
Front Yard Setback	15	15	15	15	15	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	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	Exterior end walls: One-story: 5 Two-story: 6	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 6 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	10	One-story: 5 Two-story: 6
Reversed Corner Side Yard Setback	12	12	12	12	12	15
Rear Yard	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	6 stories/78 See (b) below	40
Maximum lot coverage	90%	75%	75%	75%	80%	75%
Maximum building coverage	n/a	n/a	n/a	n/a	n/a	50%
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Usable open	100	320	320	320	40/d.u.	n/a

space (sq. ft. per d.u.)						
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19. Subsection (3) entitled “Dimensional Requirements” of Section 28.063 entitled “Limited Mixed-Use District” of the Madison General Ordinances is amended by amending therein the following:

“(3) Dimensional Requirements.

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

Limited Mixed-Use District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'.
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Same as for non-residential buildings in the adjacent residential district.
Side yard setback: other cases	No minimum
Rear yard setback	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 20
Maximum lot coverage	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 75%
Maximum height	2 stories/35
Maximum building size (sq. ft.)	5,000
Usable open space (sq. ft.)	160 for one-bedroom dwelling unit, 320 for dwelling units with 2 or more bedrooms

20. Subsection (3) entitled “Dimensional Requirements” of Section 28.064 entitled “Neighborhood Mixed-Use District” of the Madison General Ordinances is amended by amending therein the following:

“(3) Dimensional Requirements.

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

Neighborhood Mixed-Use District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback (for exclusive residential use)	One-story: 5 Two-story or higher: 6
Side yard setback: other cases (i.e., infill between party wall storefront buildings).	None unless needed for access
Lot area (for exclusive residential use)	500 sq. ft./unit
Rear yard setback.	20
Maximum lot coverage.	75%
Maximum height.	3 stories/40 See (d) below
Usable open space – residential only.	40 sq. ft./unit

21. Subsection (3) entitled “Dimensional Requirements” of Section 28.065 entitled “Traditional Shopping Street (TSS) District” of the Madison General Ordinances is amended by amending therein the following:

“(3) Dimensional Requirements.

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

Traditional Shopping Street District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	85%
Maximum height	3 stories/40 See (c) below
Usable open space	40 sq. ft./unit
Lot area (for exclusive residential use)	350 sq. ft./unit

22. Subsection (5) entitled “Dimensional Requirements” of Section 28.066 entitled “Mixed-Use Center (MXC) District” of the Madison General Ordinances is amended as follows:

“(5) Dimensional Requirements.

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

Mixed-Use Center District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard	Approved as part of the master plan
Rear yard setback	Approved as part of the master plan
Maximum lot coverage	85%
Maximum height	The maximum height of any building in the MXC district shall be established on the approved master plan. Any building exceeding 5 stories/78 feet shall require approval as a conditional use.
Usable open space	40 sq. ft./unit

23. Subsection (3) entitled “Dimensional Requirements” of Section 28.067 entitled “Commercial Corridor - Transitional District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Requirements.

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

Commercial Corridor - Transitional District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and

	property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback (for exclusive residential use)	10
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	500 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories/78 See (d) below
Usable open space	40 sq. ft./unit

24. Subsection (3) entitled “Dimensional Requirements” of Section 28.068 entitled “Commercial Center District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Requirements.

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

Commercial Center District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and

	property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: For exclusive residential use	10
Side yard setback: Other cases	One-story: 5 Two-story or higher: 6
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	750 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories/78 See (d) below
Usable open space -- residential only	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units

25. Subsection (3) entitled “Dimensional Standards” of Section 28.069 entitled “Regional Mixed-Use (RMX) District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

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

Regional Mixed-Use District	
Front Yard Setback	See (a) below
<u>Side Yard Setback</u>	<u>0' or 5'</u> <u>0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</u> <u>5' if the distance between the curb and property line is less than 15'.</u> <u>See (a) below and Downtown Setback Map and Setback Exceptions Map.</u>

Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	6 Lot width <40: 10% lot width
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	None unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	5 stories/78 feet See (c) below
Usable open space	None
Lot area (for exclusive residential use)	None

26. Subsection (3) entitled “Dimensional Standards” of Section 28.075 entitled “Urban Office-Residential (UOR) District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

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

Urban Office-Residential District	
Lot area (sq. ft.)	8,000
Lot width	65
Front yard setback	15 See (a) below and Downtown Setback Map
Side yard setback	10 See Downtown Setback Map
Rear yard setback	20% of lot depth, but at least 30 See (b) below
Maximum lot coverage	75%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below

- (a) Specific front yard setbacks may be designated on the zoning map and may be designated 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) Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.

27. Subsection (3) entitled “Dimensional Standards” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

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

Urban Mixed-Use District	
Lot area (sq. ft.)	3,000
Lot width	30
Minimum front yard setback	<p>Nonresidential or mixed-use buildings: 0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</p> <p>5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.</p> <p>Residential buildings: 5' See (a) below and Downtown Setback Map</p>
Maximum front yard setback	<p>10 See (a) below and Downtown Setback Map</p>
Side yard setback	<p>0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</p> <p>5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.</p>
Rear yard setback	<p>10 See (b) below</p>
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	<p>40 sq. ft. per bedroom See (c) below</p>

- (a) Specific front yard setbacks may be designated on the zoning map and may be designated as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if it is located completely below pre-construction existing grade or under a slope of no greater than one (1) to three (3) feet to the lot line and is completely covered by landscape.

- (c) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

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

“(2) Dimensional Standards.

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

Downtown Residential 1 District	
Lot area (sq. ft.)	3,000
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40
Front yard setback	15 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below
Maximum lot coverage	75%
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	40 sq. ft. per bedroom See (c) below

- (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) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

29. Subsection (2) entitled “Dimensional Standards” of Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

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

Downtown Residential 2 District	
Lot area	3,000 sq. ft.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40

Front yard setback	10 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepbacks	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below

- (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) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

30. Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.084 entitled “Traditional Employment District” of the Madison General Ordinances is amended as follows:

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

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

Traditional Employment District	
Lot area (sq. ft.)	6,000
Lot area (for exclusive residential use)	2,000 sq. ft./unit
Lot width	50
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. (see frontage requirements)
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the

	15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: for exclusive residential use	5 ft.: 1-story 6 ft.: 2 or more stories
Side yard setback: other cases (i.e. infill between party wall storefront buildings)	None unless needed for access
Rear yard setback	Lesser of 20% lot depth or 20
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	85%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68 See (c) below
Usable open space – residential only	20 sq. ft. per bedroom

31. Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.085 entitled “Suburban Employment District” of the Madison General Ordinances is amended as follows:

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

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

Suburban Employment District	
Lot area (sq. ft.)	20,000
Lot area (for exclusive residential use)	2000 sq. ft./unit
Lot width	65
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.

	5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback	15 or 20% building height
Side yard setback (for exclusive residential use)	15 or 20% of building height
Rear yard setback	30
Maximum lot coverage	75%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68 Residential uses: 4 stories/55 See (d) below
Usable open space – residential only	20 sq. ft. per bedroom

32. Subsection (4) entitled “Dimensional Requirements” of Section 28.097 entitled “Campus-Institutional District” of the Madison General Ordinances is amended as follows:

“(4) Dimensional Requirements.

In CI districts, with an approved Master Plan, dimensional requirements will be determined by the Master Plan. In CI Districts with no Master Plan, the dimensional requirements follow. Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Campus-Institutional District	
Lot area sq. ft.	6,000
Lot width	50
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'.
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Rear yard setback	0
Maximum lot coverage	85%
Maximum height	3 stories/68 See Sub. (a) below
Usable open space	0

33. Subsection (6) entitled “Usable Open Space” of Section 28.104 entitled “Transit Oriented Development Overlay District” of the Madison General Ordinances is repealed.

34. Subsection (7) entitled “Site Standards for Buildings” through (8) entitled “Site Standards of Automobile Infrastructure” of Section of Section 28.104 entitled “Transit Oriented Development Overlay District” of the Madison General Ordinances are hereby renumbered to (6) through (7), respectively.

35. Section 28.140 entitled “Usable Open Space” of the Madison General Ordinances is repealed.

36. Subdivision (b) entitled “General Requirements” of Subsection (3) entitled “Development of Deep Residential Lots” of Section 28.135 entitled “Lot Division, Creation and Access” of the Madison General Ordinances is amended as follows:

- (b) General Regulations. The Plan Commission may allow, after a public hearing and notice as set forth in Sec. 28.183 and consideration of the standards set forth in Sec. 28.183(6), the development of a deep residential zoning lot into not more than four (4) zoning lots, provided that:
1. The front lot(s) shall have a width not less than that required in the district in which it is located.
 2. The rear lot shall have frontage onto an improved public street for a width not less than thirty (30) feet.
 3. The strip of land of land between the improved public street and the remainder of the rear lot shall not contain any buildings or structures and said strip of land shall not be used to satisfy any area, or yard, ~~or usable open space~~ requirement for the rear lot.
 4. All of the lots proposed shall have the minimum required lot area.
 5. The house numbers for all lots shall be on a sign visible from the public street.

37. Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended by amending therein the following:

“Assisted Living Facility. Congregate Care Facility. Skilled Nursing Facility.

- (a) The yard requirements for multi-family use in the district apply.
- (b) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- (c) ~~The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.~~

~~(d)~~(c) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

~~(e)~~(d) The owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

“Cohousing Community.

- (a) Any housing type that is a conditional use within the zoning district may be located in a cohousing community with conditional use approval.
- (b) Any use allowed within the zoning district may be located in a cohousing community.
- (c) Lot area requirements may be combined and shared among cohousing units with conditional use approval provided that the overall density remains consistent with minimum lot area standards.
- ~~(d) Usable open space may be combined and shared among cohousing units.”~~

“Convent, Monastery, Similar Residential Group.

- (a) The use shall be accessory to a place of worship. The use may be located on a separate zoning lot where separated by a public right-of-way from the primary use.
- (b) The yard requirements for multi-family use in the district apply.
- (c) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- ~~(d) The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.~~
- ~~(e)~~(d) Where the principal use is a conditional use, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.”

“Lease of Off-Street Parking Facilities Accessory to a Residential Use to Non-Tenants.

- (a) The lessee shall reside within a block, all or a portion of which is within fifteen hundred (1500) feet of the parking facility.
- ~~(b) Adequate useable open space shall be provided for any residential use located on the same zoning lot, except for lots in the Central Area.~~
- ~~(e)~~(b) Occupants of the principal use shall have first right of refusal for the parking facilities.
- ~~(d)~~(c) The lessee shall provide the owner of the facility documentation establishing their place of residence.
- ~~(e)~~(d) All new parking facilities shall comply with City standards for design, paving, and screening.”

“Residential Building Complex.

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, ~~provided that equivalent open space areas are provided.~~
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (e) In the TE District, new residential uses, whether in new or existing buildings, shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic.
- (f) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.
- (j) Entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex.”

“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 dwelling units shall be approximately perpendicular to the street right-of-way line. When a parcel containing a Two Family Dwelling - Twin is divided by Certified Survey Map, the lot line shall run continuously from the front lot line to the rear lot line through the common wall.
- (c) Each unit 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) Each unit shall have separate sanitary sewer service laterals and lines.
- (e) Each unit shall have separate gas and electric meters.
- (f) A Two Family Dwelling - Twin divided by Certified Survey Map 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 Dwelling - Twin constructed after the effective date of this ordinance require conditional use approval. The lot area, and lot width ~~and usable open space~~ required shall be the same as in the

TR-C4 district. Any Two-Family Dwelling - Twin shall not have an attached garage with a door facing any street.

- (h) In the TR-C4 district, a Two-Family Dwelling - Twin shall not have an attached garage with a door facing any street.”

38. Subsection (1) entitled “Statement of Purpose” of Section 28.098 entitled “Planned Development District” of the Madison General Ordinances is amended as follows:

“(1) Statement of Purpose.

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

Because substantial flexibility is permitted in the base zoning districts, the PD option should rarely be used. It is intended that applicants use the PD option only for situations where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting.

Approval of a Planned Development District requires a zoning map amendment, which shall result in the creation of a new site-specific zoning district, with specific requirements that are unique to that planned development. In the Planned Development District, there shall be no predetermined requirements for lot area, lot width, height, floor area ratio, yards, ~~usable open space~~, signage, or off-street parking and loading, but such requirements may be made a part of a planned development during its approval and recorded against the PD-zoned property as regulations to be enforced as a part of this ordinance.”

39. Section 28.192 entitled “Nonconforming Buildings or Structures” of the Madison General Ordinances is amended as follows:

“28.192 NONCONFORMING BUILDINGS OR STRUCTURES

A lawful nonconforming building or structure existing on the effective date of this ordinance may be continued although it does not conform to the provisions of this ordinance with respect to bulk characteristics including, but not limited to, setback, ~~open space~~, floor area ratio, height, density, parking facilities, amount of parking, and style, provided that any additions or enlargements shall conform to the provisions of the ordinance.”

40. Section 28.206 entitled “Fees” of the Madison General Ordinances is amended by amending therein the following:

“Type of Action	Fee
Conditional use application for the following conditional uses:	No Fee
<ul style="list-style-type: none"> • Day care centers [includes adult day care] 	
<ul style="list-style-type: none"> • Adaptive reuse of former public school or municipal buildings 	
<ul style="list-style-type: none"> • Accessory greenhouses and swimming pool roofs or domes which infringe on required usable open space 	
<ul style="list-style-type: none"> • Community service organizations; day treatment facilities 	
<ul style="list-style-type: none"> • Development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the zoning district in which the property is located” 	

41. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended as follows:

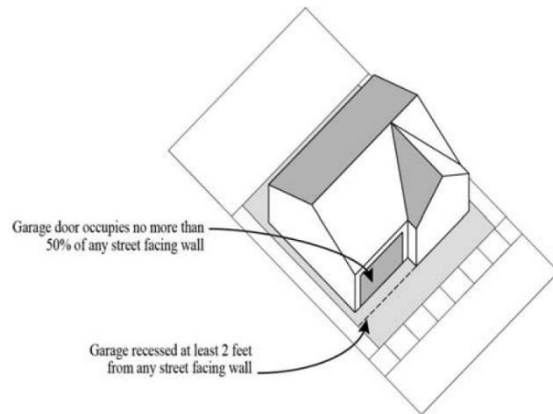
“Lodging Room. A room rented as sleeping and living quarters, but without kitchen facilities, and with or without an individual bathroom. In a suite of rooms without kitchen facilities, each room which provides sleeping accommodations shall be counted as one lodging room for the purpose of this ordinance. A lodging room designed for more than two (2) people shall be counted as one lodging room for each two (2) persons of total occupancy, for ~~open space~~, park impact fee and parking requirements.”

~~“Usable Open Space. That portion of a zoning lot, outside of a required front or corner side yard, as extended to the rear lot line, that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included in usable open space. Usable open space may include balconies and roof decks where specified in this ordinance.”~~

EDITOR'S NOTES:

Subsection (3) entitled "Attached Garage Setback" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances currently reads as follows:

- "(3) Attached Garage Setback. In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade. That portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the facade. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible."



Subsection (6) entitled "Usable Open Space" of Section 28.104 entitled "Transit Oriented Development Overlay District" of the Madison General Ordinances currently reads as follows:

- "(6) Usable Open Space. Usable open space shall not be required."

Section 28.140 entitled "Usable Open Space" of the Madison General Ordinances currently reads as follows:

"28.140 USABLE OPEN SPACE.

- (1) Usable open space shall be provided on each lot used in whole or in part for residential purposes, as set forth in each district.
- (a) Usable open space at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%).
1. Where lot width is less than forty (40) feet, the minimum dimension of usable open space may be reduced to six (6) feet.
- (b) Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement designed for outdoor recreation only may be included as usable open space.

- (c) Within the Central Area, as defined, where usable open space requirements cannot be met due to limited existing lot area, or building/parking placement, required landscaped areas may be used to meet the usable open space requirement, provided that said landscaped areas are a minimum of five (5) feet in width.
- (d) Within the TR-U1 and TR-U2 Districts and within all Mixed-Use, Employment, Downtown and Urban Districts:
 - 1. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirements, provided that:
 - a. Roof decks shall have a minimum dimension of fifteen (15) feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 - b. Porches shall have a minimum width of fifteen (15) feet and minimum depth of six (6) feet and shall be free of any obstructions, improved, and available and be available to all occupants as a source of ingress and egress to the building.
 - c. Balconies shall have a minimum dimension of six (6) feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 - d. Private balconies and private porches shall have a minimum dimension of four and one-half (4½) feet.
- (e) Within the TSS and MXC Districts, 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.
- (f) For all single-family attached homes, porches 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.d. are met.