

LEGISTAR #52688 - Body

DRAFTER'S ANALYSIS: This ordinance is necessary to correct inadvertent errors made when Sec. 28.053(4) was amended to allow single-family attached homes in the TR-P District. Since those changes were made, staff also recognized that the rear-yard garage projection requirement previously applicable to all housing forms could not work for single-family attached homes without creating a situation where a parked vehicle might project into the alleyway. This ordinance clarifies and clears up these errors.

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

1. Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “TR-P District” of the Madison General Ordinances is amended to read as follows:

“(4) Dimensional Requirements, Permitted and Conditional Uses.
Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

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.)	3,500	2,000/d.u.	2,500/d.u.	2,500/d.u.	5,000 (per lot)	600/d.u. + 300 per bedroom >2
Lot Width	37	20	40	25/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	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	Exterior end walls: 6 5	8 (end units) Exterior end walls: 6	5	5	5	10
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	12 (10 for garage)
Rear Yard	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 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	4 stories/52 See (a) below

					principal structure	
Maximum lot coverage	90% 75%	75% 90%	75%	75%	80% (per lot)	75%
Usable open space (sq. ft. per d.u.)	400 See (b) below 500	320 100	500	500	800 (per lot)	140"

2. Subdivision (g) entitled "Rear Yard" of Subsection (2) entitled "Other Encroachment Requirements" of Section 28.132 entitled "Encroachments into Setback Areas" of the Madison General Ordinances is amended to read as follows:

"(g) Rear Yard. Except for single-family attached, A one-story garage projection for garage purposes only may project thirty percent (30%) of the least depth into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward."