

**LEGISTAR #53216 - Body**

DRAFTER'S ANALYSIS: This amendment removes as an exception to the side yard setback rule single-family detached dwellings that existed on the date the new zoning code was adopted. It also makes the side yard setback requirement in the TR-C2, TR-C3, and TR-C4 districts consistent with the side yard setback requirements in the TR-V districts. Finally, these changes make for a more manageable and reasonable building envelope.

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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 28.043 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.

<b>"TR-C2 District</b>		
	<b>Single-family detached</b>	<b>Nonresidential</b>
Side Yard Setback	One-story: 5 Two-story: 6 <u>See (a) below</u> <u>Lot width &lt;50: 10% lot width</u>	10

~~(a) Side Yard Setback. Lots with single family detached dwellings that are existing on the effective date of this ordinance and have a lot width less than fifty (50) feet shall have a minimum side yard setback of ten percent (10%) of the lot width."~~

2. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.044 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.

<b>"TR-C3 District</b>		
	<b>Single-family detached</b>	<b>Nonresidential</b>
Rear Yard	20 alley-accessed: 2 <u>See (ba) below</u>	Equal to building height but at least 20

~~(a) Side Yard Setback. Lots with residential buildings that are existing on the effective date of this ordinance and have a lot width less than fifty (50) feet shall have a minimum side yard setback of ten percent (10%) of the lot width.~~

~~(ba) Rear Yard Setback. Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of two (2) feet."~~

3. 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
Side Yard Setback	One-story: 5 Two-story: 6 <del>See (a) below</del> <u>Lot width &lt;50:</u> <u>10% lot width</u>	Two-story: 6 <del>See (a) below</del> <u>Lot width &lt;50:</u> <u>10% lot width</u>	Two-story: 6 <del>See (a) below</del> <u>Lot width &lt;50:</u> <u>10% lot width</u>	6 <del>See (a) below</del> <u>Lot width &lt;50:</u> <u>10% lot width</u>	One-story: 5 Two-story or more: 6

- ~~(a) Side Yard Setback. Lots with residential buildings that are existing on the effective date of this ordinance and have a lot width less than fifty (50) feet shall have a side yard setback of ten percent (10%) of the lot width.~~
- ~~(b) Dispersion of Dwellings. No two-family twin dwelling shall be constructed or converted within three hundred (300) feet of a zoning lot containing another two-family twin building, as measured from the perimeter of each zoning lot, unless approved by conditional use."~~