

Zoning Text
306 S. Baldwin Street
June 12, 2018

Legal Description for 306 S. Baldwin Street: Original Plat, aka Farwells Replat, Block 201, NW 1/2 of NE 1/2 of Lot 8 & NW 1/2 of Lot 9.

- A. **Statement of Purpose:** The purpose of this Planned Development district is to create a regulatory framework to allow for the subdivision of the subject lot, construction of a detached single-family dwelling on the new lot, and continued use of the existing structure as a two-family – two-unit dwelling.
- B. **Allowed Principal Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District, and specifically a two-family – two-unit dwelling on the proposed lot at 306 S. Baldwin Street.
- C. **Allowed Accessory Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District.
- D. **Lot Area, Building Setback, Lot Coverage and Usable Open Space Requirements, Landscaping, Lighting, Parking and Loading:** As shown on approved plans.
- E. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the TR-C4 district.
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- F. **Family Definition:** The definition of family for this PD district shall coincide with the definition in Chapter 28.211 of the Madison General Ordinances for the TR-C4 zoning district.
- G. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved per Sec 28.098(6).