

Legistar File No. 75855 Body

DRAFTER'S ANALYSIS: This proposed ordinance change eliminates MGO subsections 28.078(3) and 28.079(3), the Residential Point System for Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts. The Residential Point System was designed to implement recommendations by the Downtown Plan to encourage larger units. The system has not been effective in creating family housing units, but instead is an obstruction to providing more housing in the DR1 and DR2 districts.

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

1. Section 28.078 entitled "Downtown Residential 1 District" of the Madison General Ordinances is amended as follows:

"28.078 DOWNTOWN RESIDENTIAL 1 DISTRICT

- (1) Permitted and Conditional Uses.
See Table 28E-2 for a complete list of allowed uses within the downtown and urban districts.
- (2) Dimensional Standards.
Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District	
Lot area (sq. ft.)	3,000 sq. ft.
Lot width	1, 2, and 3-unit dwellings: 30 >3-unit dwellings, and 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.

~~(3) Residential Point System.~~
To ensure a variety of housing types in the downtown area, the following point values are established:

Type of Dwelling Unit	Point Value
Studio/efficiency unit	0.75
One-bedroom unit	1
Two-bedroom unit	2
Three or more bedroom unit	3

~~In any building except for the Residential – Group Living category (see Table 28E-2) the average point value for all dwelling units must be at least 1.25.~~

(43) Building Standards.

The following standards are applicable to new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area.

- (a) Maximum Building Width. The maximum width of any building fronting the primary abutting street shall not exceed sixty (60) feet.
- (b) Through-lot Development. Development of through lots shall be designed with buildings oriented to each street and with a minimum distance of sixty (60) feet between rear facades of above-ground building elements. Underground parking may extend into this shared rear yard area if located completely below grade.

(54) Site Standards.

For residential buildings, surface parking shall be located behind or beside each building. For existing residential buildings with parking located between the building and any street, surface parking may only be located behind or beside the building if the parking located between the building and the street is eliminated.

2. Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended as follows:

“28.079 DOWNTOWN RESIDENTIAL 2 DISTRICT

(1) Permitted and Conditional Uses.

See Table 28E-2 for a complete list of allowed uses within the downtown and urban districts.

(2) Dimensional Standards.

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

Downtown Residential 2 District	
Lot area (sq. ft.)	3,000 sq. ft.
Lot width	30 for 1, 2, and 3-unit buildings 40 for 4-unit buildings and higher, and for non-residential and mixed-use buildings
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
Stepback	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.

~~(3) Residential Point System.~~

~~To ensure a variety of housing types in the downtown area, the following point values are established:~~

Type of Dwelling Unit	Point Value
Studio/efficiency unit	0.75
One-bedroom unit	1
Two-bedroom unit	2
Three or more bedroom unit	3

~~In any building except for the Residential – Group Living category (see Table 28E-2) the average point value for all dwelling units must be at least 1.25.~~

(43) Site Standards .

For residential buildings, surface parking shall be located behind or beside each building. For existing residential buildings with parking located between the building and any street, surface parking may only be located behind or beside the building if the parking located between the building and the street is eliminated.