

28.004 INTERPRETATION.

This ordinance applies to all land and land development within the jurisdictional limits of the City of Madison, Wisconsin.

- (1) This ordinance should be interpreted as a permissive zoning ordinance, which means that the ordinance permits only those principal and accessory uses and structures that are specifically enumerated in the ordinance. In the absence of a variance or special exception, any uses or structures not specifically permitted by the ordinance are prohibited.

Sec. 28.211, DEFINITIONS

Dwelling Types.

- (b) Dwelling, Two-Family – Two-Unit. A building containing two dwelling units 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.

SUBCHAPTER 28K: BUILDING FORM STANDARDS

28.171 GENERAL PROVISIONS.

(1) Statement of Purpose.

A variety of building forms are defined here in order to identify and establish basic design parameters for those buildings that may be appropriate in one or more zoning districts. The purposes of design standards are:

- (a) To ensure compatibility between different land uses and building forms.
- (b) To encourage building forms that respect their context.
- (c) To encourage pedestrian movement by encouraging building forms that present an active face to the street.

(2) Applicability.

The design standards in this Subchapter shall apply to new buildings or building additions that exceed the floor area occupied by a given use by more than fifty percent (50%), with the exceptions listed below. Building additions shall comply with the design standards to the extent feasible, given the placement of the existing building. In all cases, design standards shall apply only to the portion of the building or site that is undergoing alteration. (Am. by ORD-15-00033, 4-8-15)

Some design standards are closely linked to a specific building form (for example, a parking building). Other design standards vary by district, and are listed in those district subchapters.

Building types that are not listed in this Subchapter may be allowed if they meet the intent and other design standards of the district where they would be located.

(3) Conflict with District Standards.

Where there is a conflict between the design standards in this section and the standards within a particular district, the district standards shall prevail.

Sec. 28.172(3), RESIDENTIAL BUILDING FORMS

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

(a) Building Types.

1. Two-Unit. A building containing two dwelling units 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.

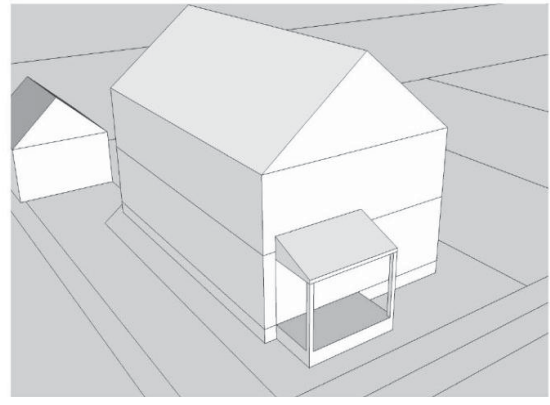


Figure K2: Typical Two-Flat Building

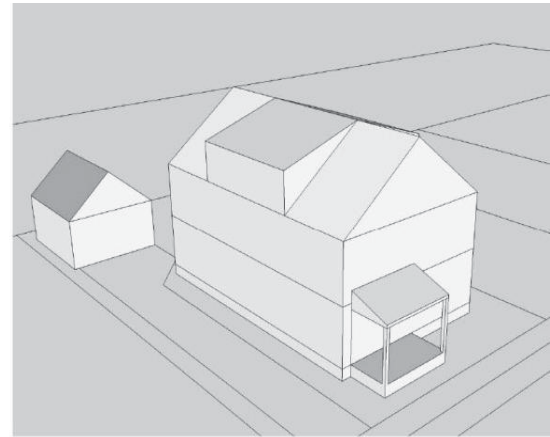


Figure K3: Typical Three-Flat Building

Sec. 28.172(4), RESIDENTIAL BUILDING FORMS

(4) Two-Family Building, Twin.

(a) Building Type. A building containing two attached dwelling units that share a common side wall and that are usually on separate lots, with the common wall at the lot line. If the dwellings are on separate lots, the common wall must be located on the side lot line. The dwellings can also be treated as condominiums, with a third ownership area consisting of the remainder of the lots.

(b) Access and Entry. Each dwelling shall have direct access from a common or separate porch or stoop; at least one entrance shall face the front lot line. Each building shall include a stoop, porch or terrace serving at least one of the dwelling units, oriented toward the primary street. Parking, loading and trash disposal may be accessed from an alley or driveway. Both units may, (and are encouraged to) share a common driveway.

(c) Building Width. Buildings facing a public street shall not be wider than fifty (50) 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.

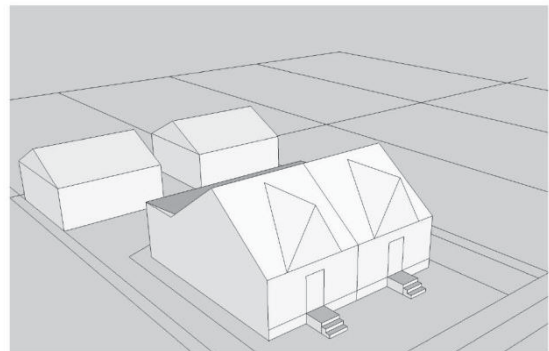


Figure K4: Typical Two-Family- Twin Building