

Madison General Ordinance

Section 28.04 (26)(c.)(9)(d.)

6. Density Bonus. The density used to calculate the density bonus shall be based on the existing zoning as shown below in a. However, if the existing zoning is agricultural or for lands to be annexed to the City of Madison and a Neighborhood Plan exists for the area, the density used to calculate the density bonus shall be as shown in b. If development is located in the Downtown Districts, as shown on Maps 2-3 of Vol. 2, City of Madison Comprehensive Plan, the density used to calculate the density bonus will be determined by the Director of the Department of Planning Development, based on consideration of the existing zoning designation, Historic or Urban Design District designation, and in a manner consistent with the intent and integrity of existing Neighborhood or Special Area Plans, and the existing ~~development~~ neighborhood pattern.

a. Existing Zoning Density to Use as Basis for Density Bonus

R1 5.44 units/acre

R1-R 0.6 units/acre

R2 7.26 units/acre

R2T 8.72 units/acre

R2S 10.89 units/acre

RS 5.44 units/acre

R3 10.88 units/acre

R4/R4A/R4L 21.78 units/acre

R5 33.50 units/acre

R6/R6H 72.60 units/acre

Conservancy 5.44 units/acre

Planned Unit Development The density specified in the zoning text.

Planned Community Development The density specified in the zoning text.

Planned Community Mobile Home Park The density specified in the zoning text.

OR 72.60 units/acre

O1 21.78 units/acre

O2 21.78 units/acre

C1, C2, C3, C4 38 units/acre

C3L, M1, M2, PSM, SM 5.44 units/acre

b. Agricultural or Lands to be Annexed:

a. Low Density Seventy-five percent (75%) point of the density range in Neighborhood Development Plan

b. Low-Medium Density Midpoint of density range in Neighborhood Development Plan

c. Medium Density Midpoint of density range in Neighborhood Development Plan

d. Medium-High Density Midpoint of density range in Neighborhood Development Plan

e. High Density Midpoint of density range in Neighborhood Development Plan