

### NOTICE OF PUBLIC HEARING

The Common Council of the City of Madison having before it for consideration a proposed ordinance relating to zoning and city planning.

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the Council Chambers, Room 201, in the City-County Building on Monday, November 19, 2007 at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, December 4, 2007 at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

**Public Hearing items may be called at any time after the beginning of the Plan Commission public hearings – 6:00 pm. Anyone wishing to speak on an item must fill out a registration slip and give it to the person running the meeting. The registration slips are on a table near the front of the meeting room, just inside the doors to the room.**

**The Plan Commission uses a “consent agenda”, which means that the Commission can consider any item at 6:00 pm, if there are no registrants wishing to speak in opposition regardless of where the item is listed on the agenda”.**

Amending Sections 28.08(6)(f) and (7)(f) of the Madison General Ordinances to remove yard requirements for colleges and universities.  
ORDINANCE FILE #07911

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

1. Subdivision (f) entitled “Yard Requirements” of Subsection (6) entitled “R5 General Residence District” of Section 28.06 entitled “Residential Districts” of the Madison General Ordinances is amended to read as follows:

“(f) Yard Requirements. In the R5 District, front, side and rear yards shall be provided, each of which shall not be less than the following, except for colleges and universities under Sec. 28.08(6)(c)3., where a minimum yard size is not required:

1. Front Yard--Twenty (20) feet.
2. Side Yards.
  - a. Buildings not exceeding three (3) stories in height:
    - i. One story buildings--a least side yard of five (5) feet and a combined total of both side yards of twelve (12) feet.
    - ii. Two story buildings--a least side yard of six (6) feet and a combined total of both side yards of fifteen (15) feet.
    - iii. Three story buildings--a least side yard of eight (8) feet and a combined total of both side yards of twenty (20) feet.
  - b. Buildings exceeding three stories in height (applies to existing buildings or new residential buildings in commercial districts): Each side yard shall be eleven (11) feet or thirty percent (30%) of the building height, whichever is greater.
  - c. On any zoning lot with a lot width of less than fifty (50) feet, for each foot by which the side walls of a building exceed fifty (50) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1-1/2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family, two-unit or multi-family building beyond eighteen (18) feet of the side lot line shall be excluded from this side yard penalty.
  - d. On any zoning lot with a lot width of fifty (50) feet or more, for each foot by which the side walls of a building exceed sixty-six (66) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1-1/2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family, two-unit or multi-family building beyond eighteen (18) feet of the side lot line shall be excluded from this side yard penalty.

- e. Reversed corner lot--ten (10) feet or thirty percent (30%) of the building height, whichever is greater, but not more than twenty (20) feet for side yard adjoining street.
  3. Rear Yard --Thirty (30) feet or fifty-five percent (55%) of the building height, whichever is greater."
2. Subdivision (f) entitled "Yard Requirements" of Subsection (7) entitled "R6 General Residence District" of Section 28.06 entitled "Residential Districts" of the Madison General Ordinances is amended to read as follows:
- "(f) Yard Requirements. In the R6 District, front, side and rear yards shall be provided, each of which shall not be less than the following, except for colleges and universities under Sec. 28.08(6)(c)3. and Sec. 28.08(7)(c)1., where a minimum yard size is not required:
1. Front Yard--Twenty (20) feet.
  2. Side Yards--Each side five (5) feet, and in addition two (2) feet for every story exceeding one story, and for each foot by which the side walls of a five (5) or more story building exceed seventy-five (75) feet (as projected at right angles to the side lot line) the minimum required side yard width shall be increased one and one-half (1 1/2) inches. Only that portion of the side wall within eighteen (18) feet of the side lot line shall be subject to this side yard penalty.  
For reversed corner lots--ten (10) feet for side yard adjoining street.
  3. Rear Yard --Thirty (30) feet or forty-five percent (45%) of the building height, whichever is greater."

PUBLICATION DATE: TCT: November 9 & 12, 2007 MARIBETH WITZEL-BEHL CITY CLERK

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