

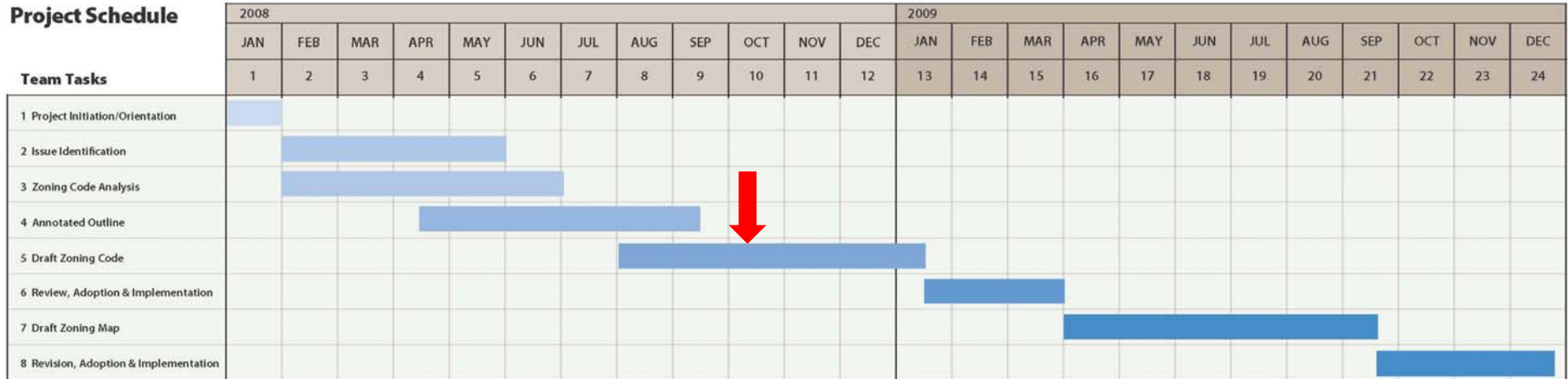


**Plan Commission  
ZCR Advisory  
Committee  
October 20-21, 2008**

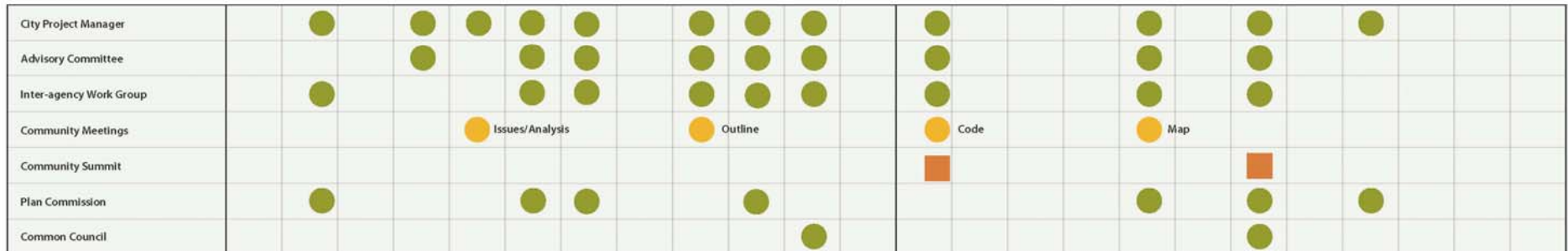


**Progress to Date**  
**Annotated Outline –**  
**New Districts**  
**Proposed Residential**  
**Districts**

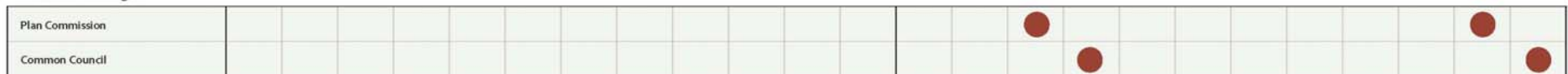
## Project Schedule



### Meetings



### Public Hearings



Rev. 7/3/08

## Project Milestones

Community Meetings, May 2008

Focus Groups,  
Developers,  
Neighborhood Association  
members, etc.

5 Advisory Committee  
meetings

Community Meetings,  
September 2008

- Zoning Analysis Report  
– preliminary findings
- Annotated Outline  
Report
- Residential Districts  
Draft

# Annotated Outline Report

**Purpose:** To summarize the organization, content and format of the new Zoning Code.

**Focus:** Proposed Zoning Districts

**Premise:** Zoning districts should be based on the City's inherent character and valued places.

Concepts now being revised following review

## Traditional Neighborhood Districts

### TN - Consistent District (TN-C)

Most buildings are of a consistent scale and size; one-, two- and three-family houses predominate. Larger buildings, including attached units and multi-family buildings, occur in scattered locations.

#### Intent

Protect neighborhood character; encourage preservation and updating of historic and traditional buildings.

#### Primary land uses

Single to three-family dwellings.

#### Secondary land uses

Local institutions and parks, small (4-5 unit) multi-family and attached dwellings in limited numbers; accessory dwellings, commercial/office or live-work uses in existing storefronts.

**Related Comp Plan Categories**  
LDR, MDR

**Related Zoning Districts**  
R2, R3, R4, R4A



# Zoning Code Outline

- I. Introduction
- II. General Provisions – districts, zoning map
- III. Residential Districts
- IV. Mixed Use and Commercial Districts
- V. Downtown Districts
- VI. Employment Districts
- VII. Special Districts
- VIII. Overlay Districts
- IX. Planned Unit Development Standards
- X. General Development Standards
- XI. Procedures
- XII. Supplemental Use Regulations
- XIII. Nonconformities
- XIV. Agencies and Boards
- XV. Definitions and rules of Construction
- XVI. Legal Provisions



Existing	Suburban Residential	Traditional Residential	Comments
R1 – 8,000 sf, SFD	SR-C1		
R2 – 6,000 sf, SFD	SR-C2	TR-C1, TR-C2	TR districts vary by lot size
R3 – 4,000 sf/unit, SFD and 2-F	SR-C3	TR-C3	Maintains current occupancy restrictions
R4 – 2,000 sf/unit, small multi-family and rowhouses	SR-V1	TR-V1, TR-V2	TR-V1 is an intermediate step – 2- and 3-family dwellings
R5 – 700-1,300 sf/unit	SR-V2	TR-V2, TR-U1	TR-U districts allow larger multi-family buildings
R6 – highest density, FAR 2, no height limit		TR-U2	Height limits for multi-family TBD

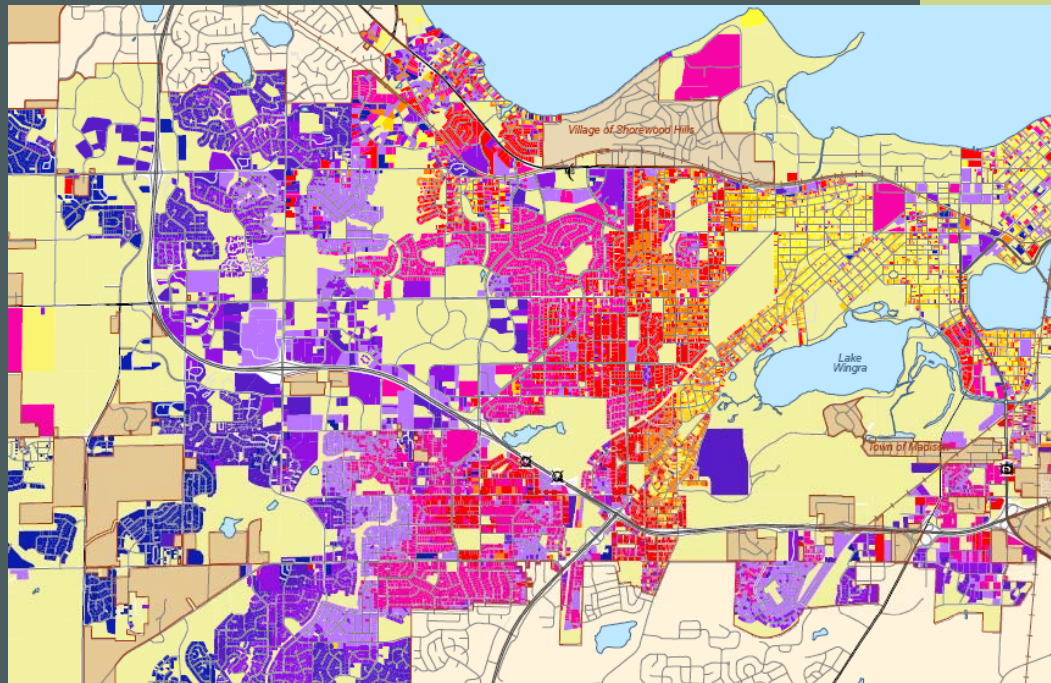


Existing	Suburban Residential	Traditional Residential	Comments
R4A		TR-C3	1-2-unit buildings, occupancy restriction
R1-R – 1/3 acre lot size; highly restrictive		TR-E	Added a min. lot width; updated lot coverage standard
R2S, T, Y, Z – small lot single-family, accessory units. lot sizes 3,700 – 5,000 sf		TR-P	Merged into one district; consider introducing percentage of higher density housing types.
R6H – limited height and side yards to preserve historic character		To be determined	To be determined – a downtown district? an overlay?
OR, RS	Will reappear in mixed-use districts		

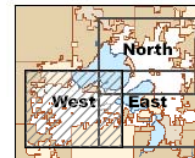
# Residential Districts - Suburban

## Suburban Neighborhood Districts

Neighborhoods primarily developed from the post-war period up through the present, with a broad range of lot and street patterns. Most garages are attached and front-loaded. Lots and building facades are generally wider, and blocks are longer, than those found in traditional neighborhoods. Street patterns range from long blocks in a grid pattern to loops and cul-de-sacs. Street connections are fewer than in traditional neighborhoods. Sidewalks are found in some but not all areas. Parks, parkways, schools, recreation centers and places of worship are integrated into the neighborhood fabric. Commercial centers tend to be located beyond walking distance. This development pattern dominates in Madison's outlying neighborhoods.



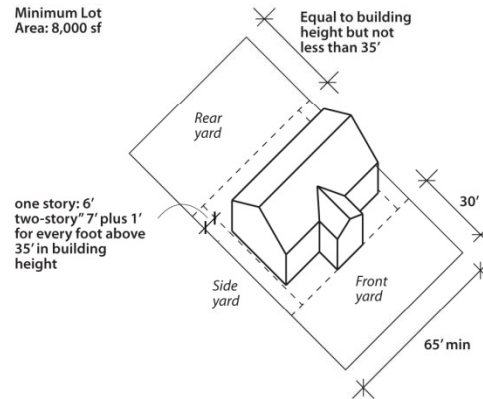
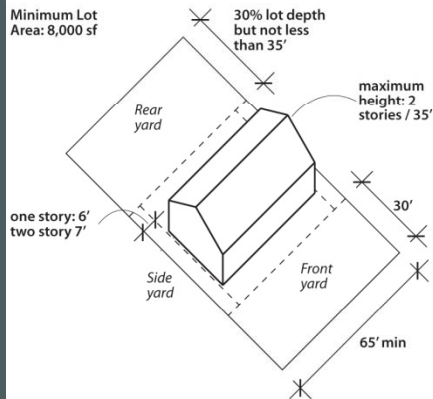
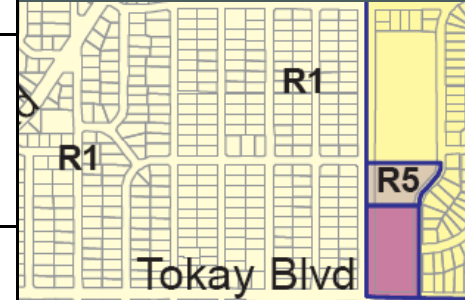
- Legend  
Construction Year
- Unavailable
  - 1916 and Before
  - 1917 - 1926
  - 1927 - 1936
  - 1937 - 1946
  - 1947 - 1956
  - 1957 - 1966
  - 1967 - 1976
  - 1977 - 1986
  - 1987 - 1996
  - 1997 - 2008



# Suburban Residential – Consistent - 1

most similar  
to: R1

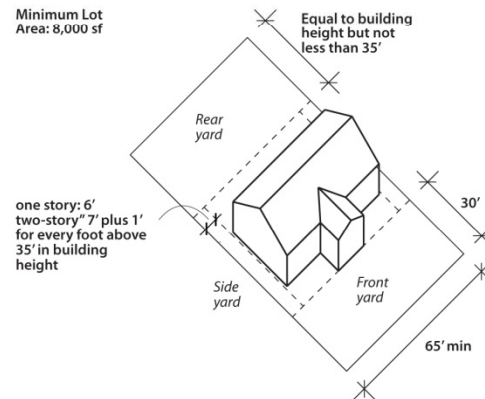
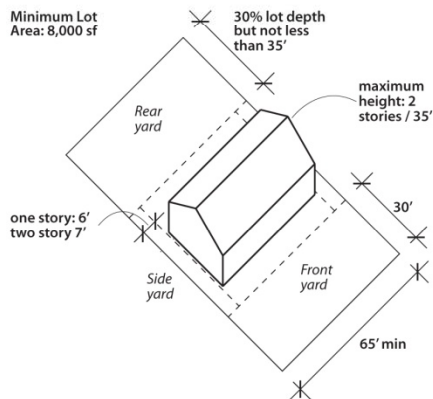
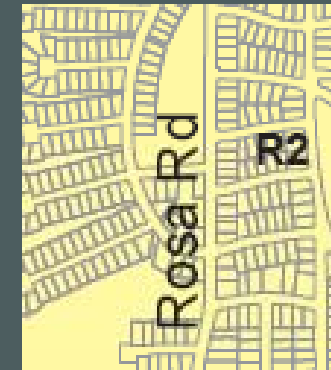
	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	8,000	8,000
Lot Width	65'	65'
Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	30'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,300	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%



# SR- C2

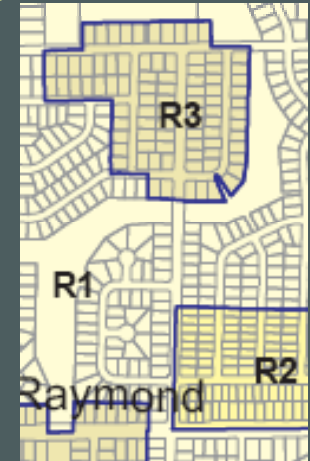
	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50'	50'
Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	30'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%

most similar to: outlying R2



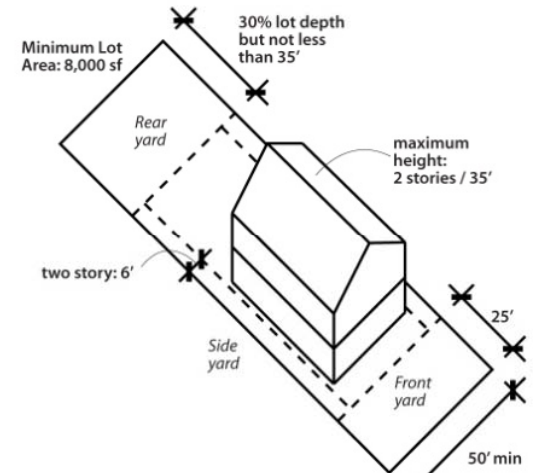
<b>SR– C3</b>	<b>Single-family detached</b>	<b>Two-family - duplex</b>	<b>Two-family - twin</b>	<b>Civic/Inst.</b>
Lot Area (sq. ft.)	6,000	8,000	4,000/unit	6,000
Lot Width	50'	50'	25/unit	50'
Front Yard Setback -	25'	25'	25'	25'
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	15'	15'	25'
Rear Yard	30% lot depth but no less than 35'	30% lot depth but no less than 35'	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	750	750	750	n/a
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

most similar to: outlying R3

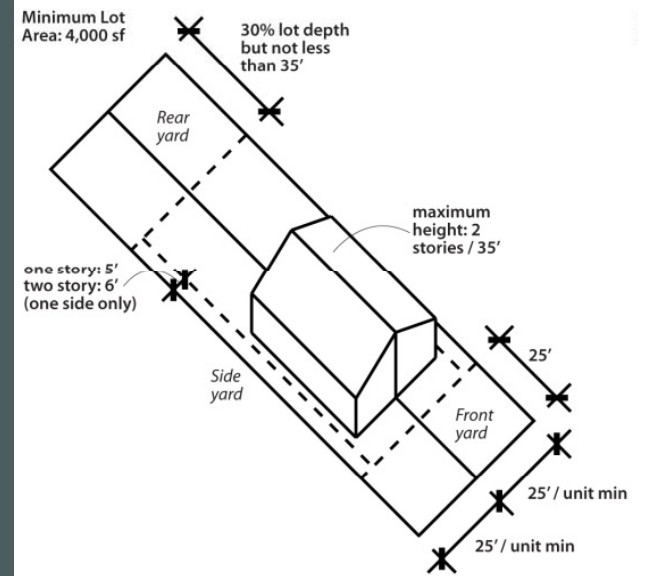


<b>SR- C3</b>	<b>Single-family detached</b>	<b>Two-family - duplex</b>	<b>Two-family - twin</b>	<b>Civic/Inst.</b>
Lot Area (sq. ft.)	6,000	8,000	4,000/unit	6,000
Lot Width	50'	50'	25/unit	50'
Front Yard Setback -	25'	25'	25'	25'
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	15'	15'	25'
Rear Yard	30% lot depth but no less than 35'	30% lot depth but no less than 35'	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	750	750	750	n/a
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

Two-Family Duplex



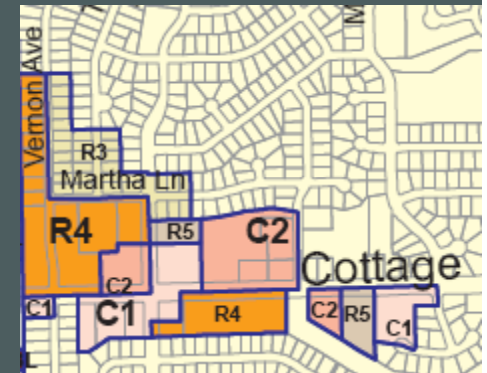
Two-Family Twin



# SR– V1 – Conditional Uses

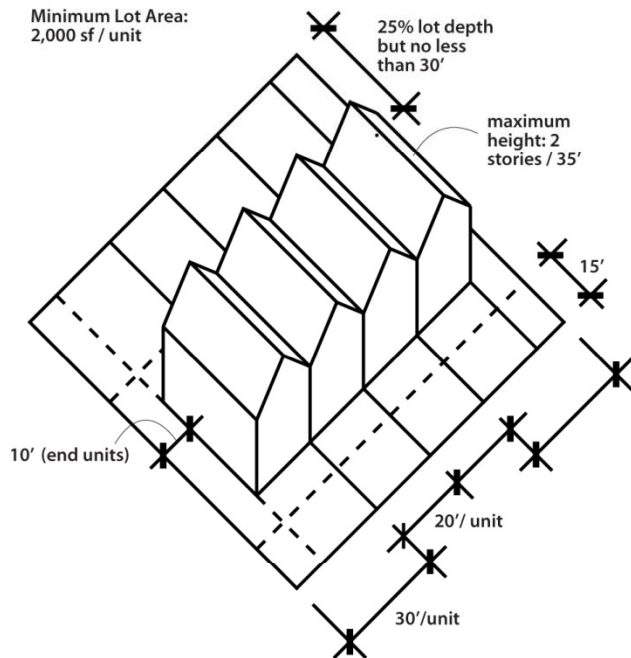
	Single-family attached ( $\leq 8$ units)	Multi-family ( $\leq 8$ units)	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000 unit	6,000
Lot Width	20	60	50'
Front Yard Setback	15	25	25'
Side Yard Setback	10 (end units)	6 + 1 per unit > 2	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%

most similar to: outlying R3 – R4

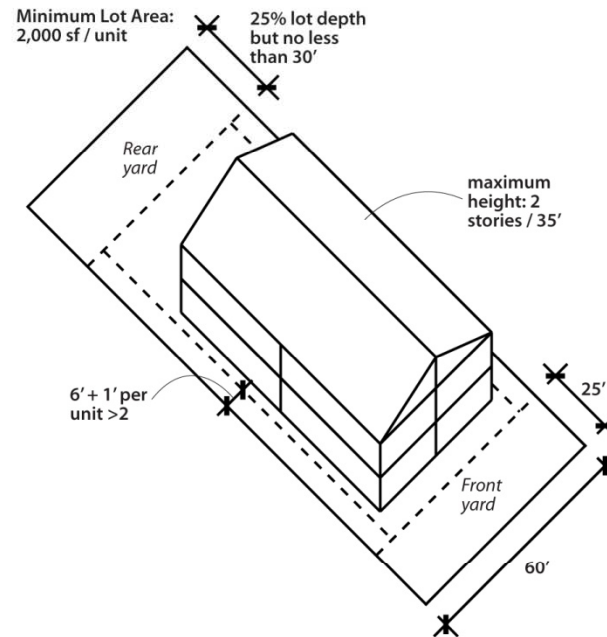


# SR– V1 – Conditional Uses

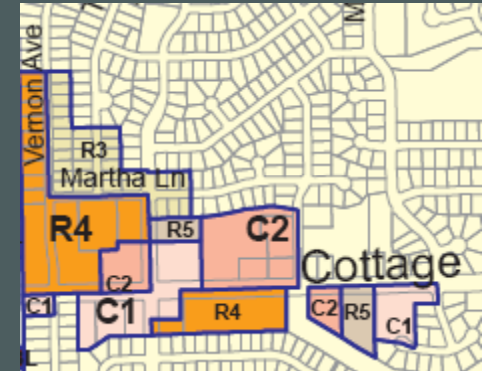
Single-Family Attached (max 8 units)



Multi-Family (max 8 units)



most similar to: outlying R3 – R4



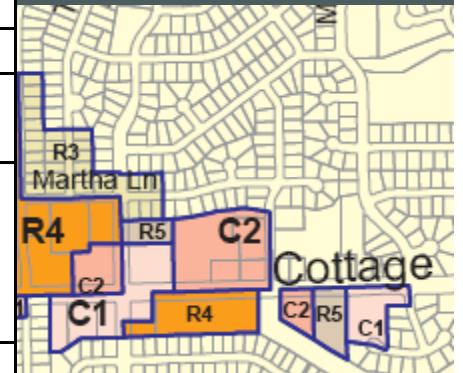
- Density bonus for enclosed parking
- Design standards



# SR- V2 – Conditional Uses

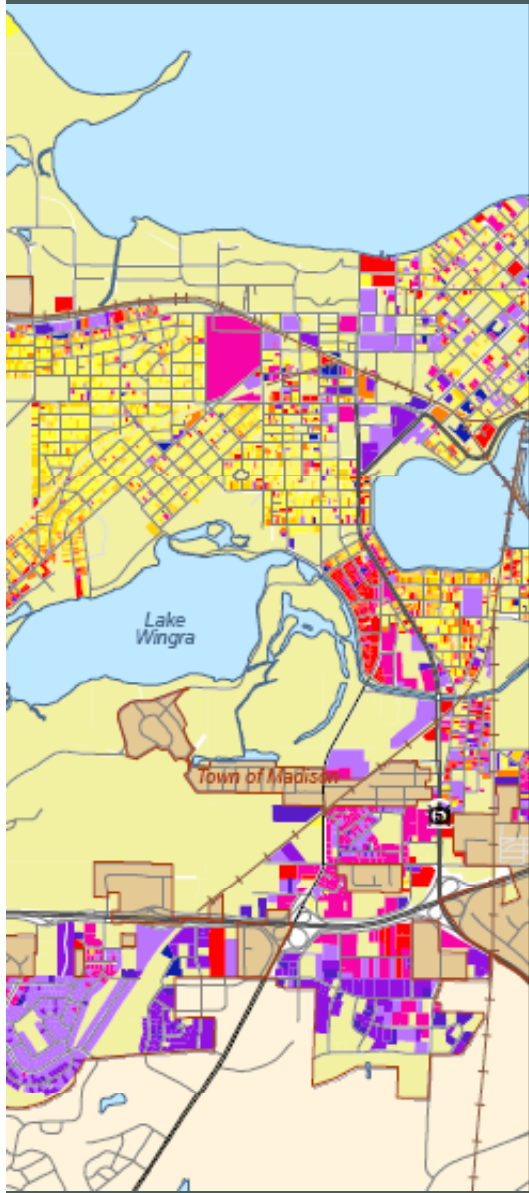
most similar  
to: outlying  
R4 - R5

	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000/ unit	6,000
Lot Width	20	60	50'
Front Yard Setback - Minimum	15	25	25'
Side Yard Setback	10 (end units)	6 + 1 per unit > 2	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	3 stories/40'	3 stories/40'	n/a
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%



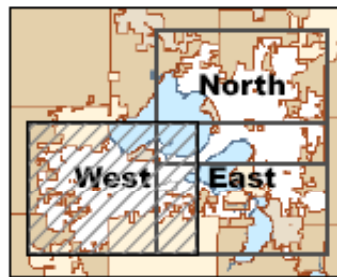
height and number of units increase

# Residential Districts - Traditional



**Legend**  
**Construction Year**

Unavailable
1916 and Before
1917 - 1926
1927 - 1936
1937 - 1946
1947 - 1956
1957 - 1966
1967 - 1976
1977 - 1986
1987 - 1996
1997 - 2008



# TR- C1

most similar  
to: central  
and close-in  
R2

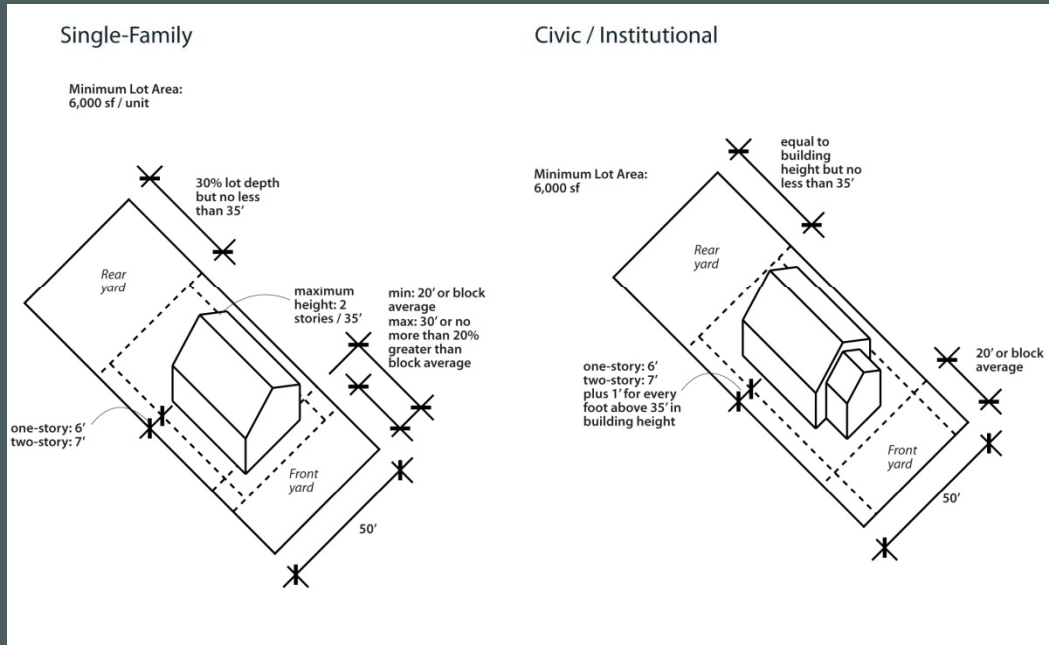
	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50'	50'
Front Yard Setback -	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	20'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%



Area exceptions: suggested for all TR  
Districts – viable? Narrower side yards?

# TR- C1

most similar  
to: central  
and close-in  
R2



maximum setback  
added; average setback  
will generally prevail



# TR- C2

most similar to: “nonconforming” R2, some R3-4A

See R2 District Study

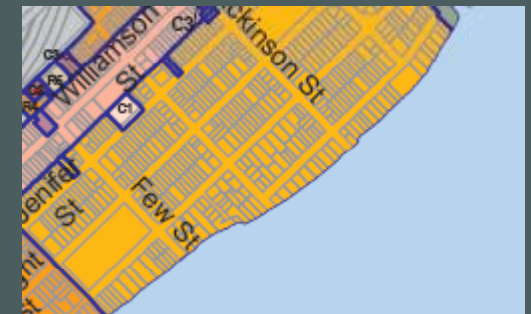
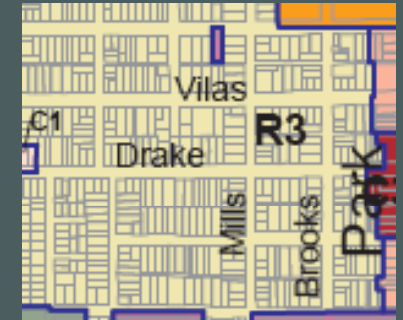
	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	4,800	4,800
Lot Width	40'	40'
Front Yard Setback -	20' or block avg.	20' or block avg.
Front Yard Setback -Maximum	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 6' Two-story: 7' Lot width <40': 10% lot width	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12'	20'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	60%	60%
Maximum building coverage	n/a	50%



# TR- C3

	Single-family detached	Two-family - duplex	Civic/Institutional building
Lot Area (sq. ft.)	4,800	4,800	4,800
Lot Width	40'	40'	40'
Front Yard Setback	20' or block avg.	20' or block avg.	20' or block avg.
Front Yard Setback -Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 5' Two-story: 6' Lot width <40': 10% lot width	Two-story: 6' Lot width <40': 10% lot width	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12'	12	20'
Rear Yard	30% lot depth but no less than 30'	30% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	750	750	n/a
Maximum height	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	60%

most similar to: close-in R3, R4A



## TR- V1 - Permitted

	Single-family detached	Two-family - duplex	Two-family - twin	Three-family
Lot Area (sq. ft.)	6,000	8,000	4,000/unit	8,000
Lot Width	50'	50'	25/unit	50'
Front Yard Setback	20' or block avg.	20' or block avg.	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)	One-story: 5' Two-story: 6'
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	500	500	500	500
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	3 stories/35'
Maximum lot coverage	65%	65%	65%	65%

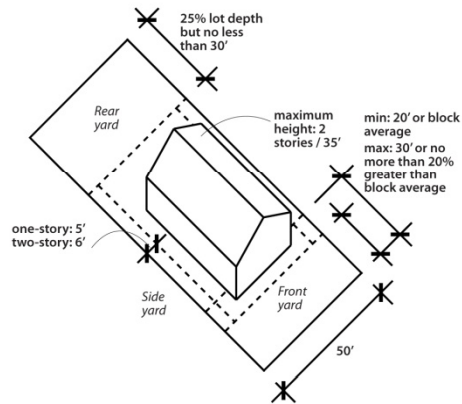
most similar to: close-in R3, R4, R5

# TR- V1 - Permitted

most similar  
to: close-in R3,  
R4, R5

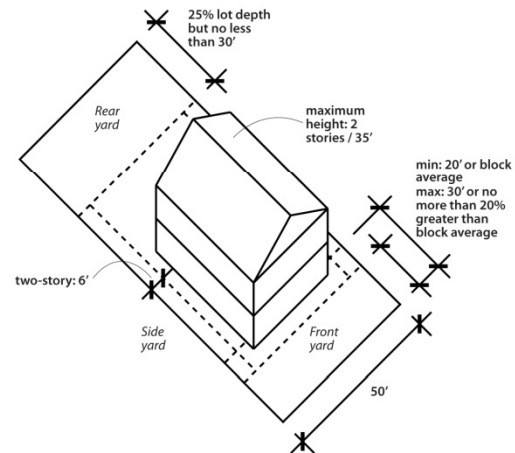
## Single-Family Detached

Minimum Lot Area:  
6,000 sf



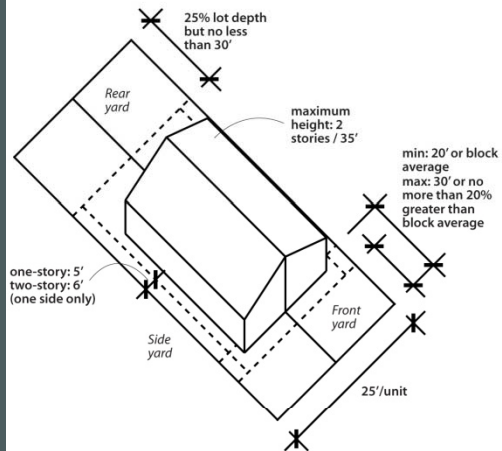
## Two-Family Duplex

Minimum Lot Area:  
8,000 sf



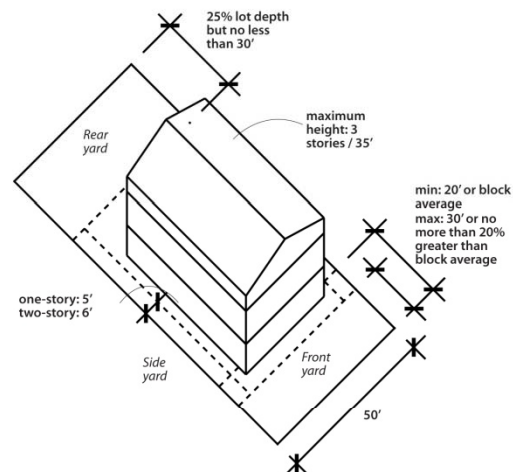
## Two-Family Twin

Minimum Lot Area:  
4,000 sf / unit



## Three-Family

Minimum Lot Area:  
8,000 sf





## TR– V2 - Conditional

	Single-family attached (max. 8 units)	Multi-family (max. 8 units)	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000/ unit	6,000
Lot Width	20	60	50'
Front Yard Setback	15 or block avg.	20 or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	3 stories/35'	3 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%

most similar to: close-in R4, R5 - ≤8 units

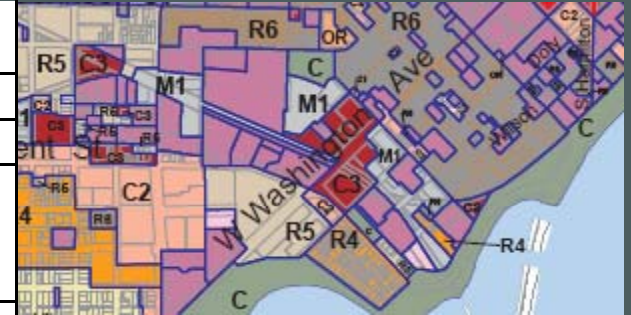
density bonus, enclosed parking design standards



# TR– U1 - Conditional

most similar  
to: R5, PRD

	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	1,000/unit	1,000/ unit + 300 per bedroom >2	6,000
Lot Width	20	50	50'
Front Yard Setback	15' or block avg.	15' or block avg.	15' or block avg.
Front Yard Setback -Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	320	160 per lodging room or 1-bedr.unit, 320 for > 1-bedr. units	n/a
Maximum height	3 stories/35'	3 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%



**Height bonus for enclosed parking, conditional use housing types:** If underground or fully enclosed parking is provided, maximum building height may be increased to 4 stories/50'.



# TR– U2 - Conditional



	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	1,000/unit	1,000/ unit + 300 per bedroom >2	6,000
Lot Width	20	50	50'
Front Yard Setback	15' or block avg.	15' or block avg.	15' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	320	160 per lodging room or 1-bedr.unit, 320 for > 1-bedr. units	n/a
Maximum height	3 stories/35	Determined by CUP	n/a
Maximum lot coverage	75%	80%	75%
Maximum building coverage	n/a	n/a	50%

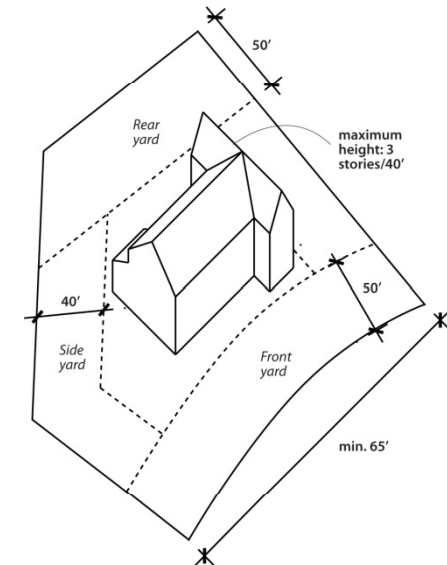
# TR– Estate

most similar  
to: R-1R

	Single-family detached	Civic/Institutional building
Lot Area	0.6 acres (26,136 sq. ft.)	0.6 acres (26,136 sq. ft.)
Lot Width	65'	65'
Front Yard Setback -	50'	50'
Side Yard Setback	30'	30'
Reversed Corner Side Yard Setback	30'	30'
Rear Yard	40'	40'
Maximum height	3 stories/40'	n/a
Maximum lot coverage	15%	15%
Maximum area accessory building (see below)	800	As determined by CUP

Single-family detached

Minimum lot size:  
.6 acres (26,136 sf)



## TR– Planned

	Single-family detached	Two-family - twin	Accessory dwelling unit	Civic/Institutional building
Lot Area (sq. ft.)	4,000	2,500/unit	5,000 (for principal building)	5,000
Lot Width	40'	22/unit	60'	60'
Front Yard Setback	15'	15'	n/a	15'
Side Yard Setback	5'	5'	5'	5'
Reversed Corner Side Yard Setback	8 (10' for garage)	8 (10' for garage)	5'	15'
Rear Yard	20', or 2' for attached garage adjacent to alley	20', or 2' for attached garage adjacent to alley	5', 3' if adjacent to alley	Equal to building height but no less than 20'
Usable Open Space (sq. ft.)	500	500	800 (for principal building)	n/a
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	n/a	60%
Maximum area accessory building	576	576	n/a	n/a

**most similar to: R2S,T,Y,Z**

The R2 S-Z districts currently allow only single-family detached dwellings and secondary (accessory) dwellings, attached and detached.

Question: should this district allow two-family dwellings, as shown here? Other housing types?

The R2 S-Z district lot sizes and widths range from 3,500 to 5,000 and 37' to 44 feet. The R2Z (smallest) lots are intended to not exceed 25% of the total lots.

# Lakefront – Overlay or Special Standards

varied zoning,  
primarily low-  
density

**Lakefront yard setback.** The yard that abuts the lake, typically the rear yard, shall be referred to as the “lakefront yard.” The minimum depth of the lakefront yard from the Ordinary High Water Line shall be calculated based on the average setback of the 5 developed lots or 300 feet on either side (whichever is less), or 30% of lot depth whichever number is greater. Existing structures set back 40 percent more or less than the average shall be discounted from the average setback calculation formula.



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**B. Building bulk standard.** New construction on lakefront lots shall meet the following standards:

1. The total floor area of the principal building on the lot shall not exceed 50% of the lot area or 2,500 square feet, whichever is greater. *[Attic and basement spaces are typically not included in total floor area]. The following exceptions to this standard are allowed:*

- a. For buildings that already exceed the maximum floor area, an addition of up to 500 square feet may be permitted within any 15-year period.
- b. Floor area may be increased beyond the maximum when the established floor area of at least 50% of the principal buildings on the 5 developed lots or 300 feet on either side already exceeds the maximum floor area ratio. If this method is used, floor area shall not exceed that of the largest residential building within the specified distance (5 lots/300 feet).

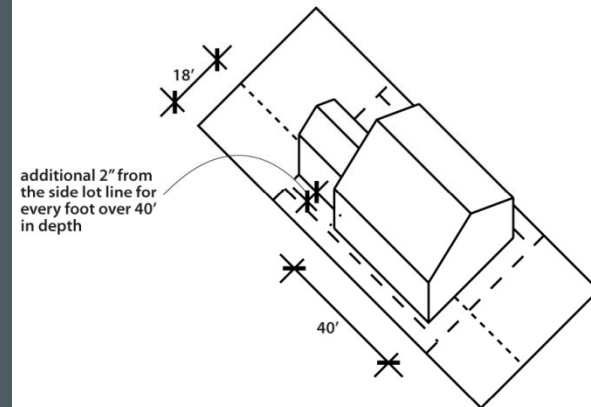
**Natural Grade.** The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature. Natural grade is determined by reference to a survey, or other information as determined by the Zoning Administrator



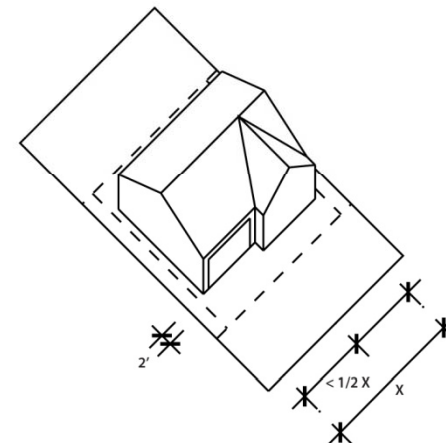
# General Standards

- Yard encroachments – porches in front yard
- Side wall offset (“depth penalty”)
- Front-loaded garage setback

Sidewall offset



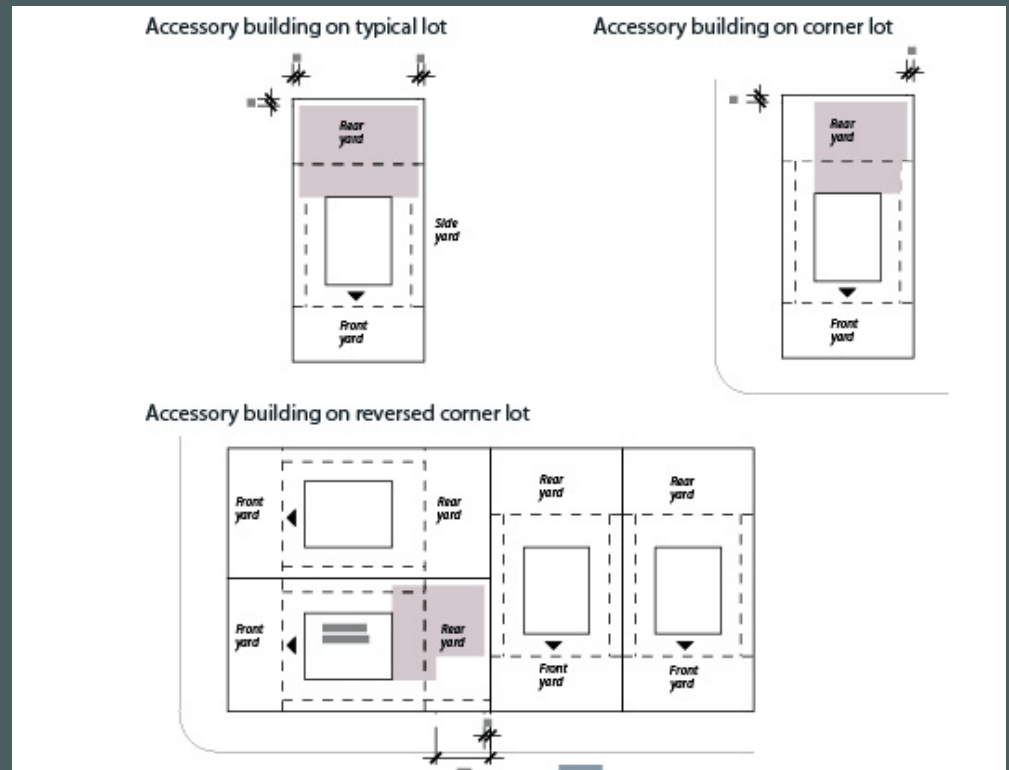
Attached garage setback





# General Standards

- Accessory building standards
  - Maximum area per lot: 10% lot area not > 1,000 sq. ft., except by CUP
  - Maximum 50% of req. rear yard
  - Maximum building size 800 sq. ft. except by CUP



## Zoning Code Outline – Next Steps

- I. Introduction
- II. General Provisions – districts, zoning map
- III. Residential Districts
- IV. Mixed Use and Commercial Districts
- V. Downtown Districts
- VI. Employment Districts
- VII. Special Districts
- VIII. Overlay Districts
- IX. Planned Unit Development Standards
- X. General Development Standards
- XI. Procedures
- XII. Supplemental Use Regulations
- XIII. Nonconformities
- XIV. Agencies and Boards
- XV. Definitions and rules of Construction
- XVI. Legal Provisions