Zoning Text

511 S Ingersoll Street
1103 Jenifer Street
January 21, 2022

Legal Description: The lands subject to this Planned Development district shall include those described in Exhibit A, attached hereto.

A. **Statement of Purpose:** This zoning district is established to allow for the division of a parcel in the Third Lake Ridge Historic District that is already developed with an institutional building and a single-family dwelling to create an additional development lot.

B. **Permitted Uses**:
   1. Those that are permitted uses in the TR-C4 zoning district.
   2. Uses accessory to the permitted uses allowed above, including accessory dwelling units located within a principal dwelling.

C. **Lot Area**: As stated in Exhibit A, attached hereto.

D. **Lot Coverage:** There shall be no maximum lot coverage in this district.

E. **Building Coverage:** There shall be no maximum building coverage in this district.

F. **Usable Open space:** There shall be no usable open space required for residential uses in this district.

G. **Maximum building height:** No new building shall exceed three (3) stories and 40 feet in height.

H. **Yard Requirements:**
   1. Yard setbacks will be provided for **Lot 1** and **Lot 2** as shown on approved plans. Any future changes to the setbacks on Lots 1 and 2 shall require approval of an alteration.
   2. Yard setbacks for **Lot 3** shall be as follows:
      a. Front yard setback: 10 feet
      b. Side yard setback: 10% of lot width
      c. Rear yard setback: 20 feet

I. **Landscaping**: Landscaping shall be provided in accordance with MGO Section 28.142.

J. **Accessory Off-Street Parking and Loading:** No minimum or maximum automobile parking required. Bicycle parking shall be provided as approved by the Zoning Administrator.

K. **Accessory Buildings and Structures:** Accessory buildings and structures used exclusively for residential purposes shall comply with the following requirements:
   1. Maximum Area Per Lot- Total area of accessory buildings measured at ground floor shall not exceed 10% of lot area.
   2. Maximum Height: 15 feet for non-dwelling structures; two stories and 25 feet for accessory dwelling units
   3. Placement: Accessory buildings may be located in the following locations:
      a. In a rear yard setback, a minimum of three (3) feet from any property line.
      b. In a side yard setback a minimum of three (3) feet from any property line.

      c.   A minimum of three (3) feet from any principal building and any other accessory building.

L. **Lighting:** Site lighting shall be provided as required per MGO Section 10.085.

M. **Design Approval:** The PD district is located in the Third Lake Ridge Historic District. Any new construction, additions, or exterior alterations will require Landmarks Commission approval as outlined in MGO Chapter 41. Additionally, final plans for new construction, building relocation, or an addition exceeding 50% of floor area are subject to design review by the Urban Design Commission or its secretary following approval by the Landmarks Commission. Urban Design Commission approval under this section shall be consistent with Commission practices and the standards for design approval in the Planned Development District in the Zoning Code.

N. **Signage:** Signage for the site shall be limited to the maximum permitted in the TR-C4 zoning district per MGO Chapter 31, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator.

O. **Family Definition:** The definition of family for this PD district shall coincide with the definition in Chapter 28.211 of the Madison General Ordinances for the TR-C4 zoning district.

P. **Alterations and Revisions:** No alteration or revision of the planned development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of the Planning Division and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.