
Residential Districts

Introduction

The new zoning code will be structured so that each group of districts is organized in a separate chapter. Each of these chapters will include a common list of uses, other common standards, and a series of districts, each with its own dimensional standards. This draft also contains related elements that will end up in other sections, such as new definitions and standards for various uses.

Please note that:

- Material in italics (like this introduction) is not part of the Code text; these are annotations.
- Sidebars are also used for longer comments.
- Highlights in the text or sidebars indicate changes or questions.
- Illustrations depict minimum or typical dimensional standards but if there is a conflict with the text, the text governs. Some illustrations are regulatory, where others are “illustrative.”

Please also note that the format of this chapter is not the final format of the Code. All sections will be numbered and titled in a consistent manner, with input from the City Attorney. Also be aware that this is a first draft, and many additions and changes are likely following Committee review and public input.

General Provisions for Residential Districts

Permitted Yard Encroachments

The following structures or features are permitted in required yards. The letter “A” in the table indicates that the structure or feature is allowed anywhere in the required yard. A number indicates the maximum distance in feet that the structure or feature is allowed to extend into the yard.

Structure or Feature	All Yards	Front Yard	Side Yard	Rear Yard
Accessibility accommodations as specified in Section __	A			
Accessory sheds, toolrooms, doghouses, and similar buildings or structures (see Sec. xxx, Accessory Buildings)			A	A
Air conditioning condensing unit			A	A
Arbors and trellises	A			
Awnings	A			
Basement storm doors providing access to below-grade stairs				A
Balconies				6
Bay windows, max. one story in height, see Section __		3	2	3
Chimneys, flues	2			
Compost bins ^a			3 from prop. line or building	3 from prop. line or building
Eaves and gutters		3	2	3
Egress windows	minimum egress req.			
Decks, uncovered, elevated over 3’ above adjacent ground level				6

Structure or Feature	All Yards	Front Yard	Side Yard	Rear Yard
Decks, uncovered, elevated not more than 3' above adjacent ground level				A
Fences, walls, hedges; see Section ___	A			
Fire escapes			1/3 width of yard; up to 3 ft.	6
Flagpoles or garden ornaments	A			
Garages, detached, (see Sec. xxx, Accessory Buildings)			A	A
Laundry drying equipment			A	A
Licensed radio towers <75' and receiving devices				A
Open porches		6		
Open off-street parking spaces, see Section [28.11(3)]	A			
Recreational equipment, minor	A			
Recreational equipment, major				A
Solar energy systems or devices	A			
Steps and platforms, uncovered, needed for building access. ^b		Note (b)		
Steps, below-grade, needed for access to basement entrances	A			
Swimming pools, hot tubs, whirlpools, or similar structures				3 ft. from prop. line
Wind energy systems or devices	A			

(a) See Madison General Ordinances 7 for compost bin standards.

(b) Uncovered entrance platforms necessary to comply with current ingress and egress regulations may extend four (4) feet into the front yard setback area and shall be no wider than six (6) ft. and steps from the platform may extend into the setback area for the distance needed to meet minimum building code requirements for risers and treads. Replacement steps for porches may be as wide as the steps being replaced and may extend into the setback area for the distance needed to meet minimum building code requirements for risers and treads.

Accessory Buildings

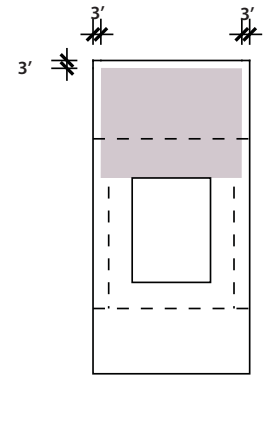
- A. Maximum area per lot: Total area of accessory buildings measured at ground floor: ten percent (10%) of lot area but no more than one thousand (1,000) square feet. A larger total building area may be allowed by conditional use permit.
- B. Maximum percentage of rear yard: Accessory buildings may occupy a maximum of fifty percent (50%) of the area of the required rear yard.
- C. Maximum size of accessory building: No individual structure shall exceed eight hundred (800) square feet in size at ground level except by conditional use permit.
- D. Maximum height. The height of the principal building or fifteen (15) feet, whichever is lower.

E. Placement. Accessory buildings may be located in the following locations:

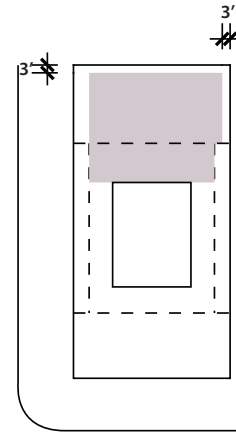
1. In a rear yard a minimum of 3 feet from any property line;
2. In a side yard if located behind the rear plane of the principal building, a minimum of 3 feet from any property line;
3. In the side or rear yard of a corner lot, a minimum distance from the street side lot line equal to the setback required for a principal building in the district;
4. In the rear yard of a reversed corner lot, no closer to the street side lot line than the front yard setback of the adjacent property, for the first 25 feet from the common property line. Beyond this distance, the minimum setback shall be equal to the setback required for a principal building in the district.

F. Shared garages. A detached garage may be constructed across a lot line by abutting property owners, anywhere a garage is permitted within 3 feet of the lot line, if: 1) there is a joint driveway leading to it; and 2) the property owners have a joint access and maintenance agreement approved and recorded **by the Director**, relating to the shared garage.

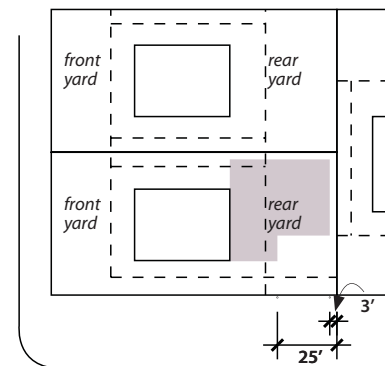
G. Rear yard garage replacement. A detached garage located in a rear yard may be replaced within the existing setbacks, if: the replacement is within one year of demolition; the Zoning Department has verified the location and size of the existing or demolished garage; the enlarged structure does not exceed twenty-four (24) feet in length or width; and neither the width or length is increased by more than two (2) feet.



Accessory building on interior lot



Accessory building on corner lot



Accessory building on reverse corner lot

Setback Averaging, Front Setback

Where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures on the block face or the normal setback requirement in the district whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. *[A different method will apply on Lakefront lots.]*

Residential Design Standards

All new residential buildings and additions to existing buildings shall comply with the following design standards, except as noted under (B):

- A. Sidewall Offset. In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall located within 18' of the side lot line that exceeds 40' in depth shall be set back an additional 2" from the side lot line for every foot over 40 feet in depth.
- B. Attached Garage Setback. In order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than 50% of the width of that building façade,

measured at grade. That portion of the façade that contains the garage door must be recessed at least 2' behind the remainder of the façade. This standard applies to new buildings and garage additions to existing buildings.

Nonresidential Design Standards

The design standards in this Section shall apply to new buildings or building additions that exceed the original building's gross floor area by more than 50%. Building additions shall comply with the design standards to the extent feasible, given the placement of the existing building. [See *Nonconformities exemption*]

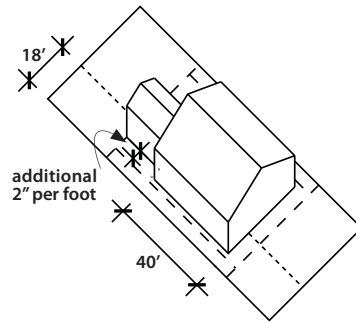
- A. Long Façade Articulation. In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall that exceeds 40' in depth shall be set back an additional 2" from the side lot line for every foot over 40 feet in depth.
- B. Front Yard Setback. All building facades abutting any street shall be set back from the street lot line a minimum distance equal to the front yard setback required for that zoning district.
- C. Parking Location. In new construction, surface parking shall not be permitted between the front façade of any nonresidential building and the abutting street.

Occupancy Restrictions

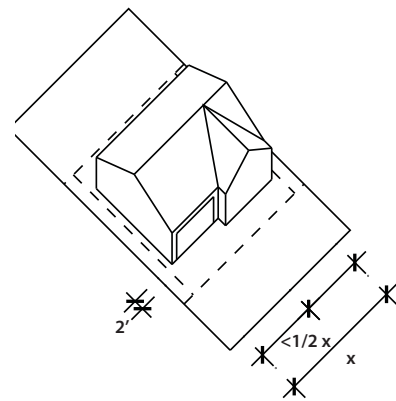
- A. A non-owner occupied dwelling unit located within the SR-C1-C3, the TR-C1-C3, the TR-R and the TR-P districts shall not include more than one roomer, with the following exception:
- B. In any district, up to four unrelated persons who have disabilities may live as a single housekeeping unit with up to two personal attendants.
- C. An owner-occupied dwelling unit, as defined in this ordinance, within any district may be occupied by a family, as defined, and up to four roomers.

Height Measurements

In the case of alterations, additions, or replacement of existing buildings, height shall be measured from the natural grade prior to redevelopment. [see definition of "natural grade"]



Sidewall Offset



Attached garage setback

NOTE: The area exception section has been removed while alternatives are being considered. The intent is to transition from the current system to one of area variances that incorporate some of the same criteria used for area exceptions.

Lakefront Development

The following regulation shall apply to all zoning lots that abut lakes within the City. New construction on lakefront lots shall meet the following standards.

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 Mark 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.

Building Bulk Limitation

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).

NOTE - More background research and modeling of alternatives is being conducted on the topic of lakefront development. Revisions will be prepared for the next draft.

Residential District Uses

Table R.1 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- D. Uses marked with an “A” are allowed when accessory to other allowed uses; A/C indicates an accessory use that may be permitted or conditional, depending on their size and scale, as specified.
- E. A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter __, Supplemental Regulations.

Residential Districts															
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Standards
Residential - Family Living															
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Two-family dwelling – two-flat			P	P	P			P	P	P	P	P		P	Y
Two-family dwelling - twin			P	P	P				P	P	P	P		P	Y
Three-family dwelling - three-flat									P					P	Y
Single-family attached dwelling (3-8 dwelling units)			C		P					C	P	P		P	Y
Single-family attached dwelling (> 8 dwelling units)				C	C						C	C		P	Y
Multi-family dwelling (3-4 dwelling units)			P	P	P				P	P	P	P		P	Y
Multi-family dwelling (3-8 dwelling units)			C	C	P					C	P	P		P	Y
Multi-family dwelling (> 8 dwelling units)					C						C	C		P	Y
Multi-family building complex					C						C	C		C	Y
Caretaker's dwelling (for nonresidential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Accessory dwelling unit, attached or detached	status to be determined													P	Y
Residential - Group Living															
Adult family home meeting separation requirements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Adult family home not meeting separation requirements	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Cohousing community	status to be determined													Y	
Community living arrangement (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Community living arrangement (> 8 residents)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Co-operative housing	status to be determined													Y	

Residential Districts															
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Standards
Dormitory					C						C	C			Y
Lodging house, fraternity or sorority											C	C			Y
Assisted living, congregate care				C	C				C	C	C	C			Y
Elderly housing, senior housing					C						C	C			
Hostel											C	C			Y
Convent, monastery or similar residential group accessory to place of worship	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Civic and Institutional															
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Day care home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Day care center in school or religious inst.	P	P	P	P	P	P	P	P	P	P	P	P	C	P	Y
Day care center, nursery school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Educational, office and recreational uses in former public school buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Library, museum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Mission house in conjunction with religious institution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	Y
Public safety facilities (fire, police stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Schools, public and private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Retail, Service, Recreation and Other Uses															
Bed and breakfast establishments	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	A/ C	Y
Market garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf course, public or private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Swimming and tennis clubs, private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Limited retail use of landmark site or building											C	C			Y
Mixed-use building at corner location		C	C	C	C	C	C	C	C	C	C	C		C	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building					A					A	A	A			Y
Any structure with floor area exceeding 10,000 sq. ft.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y

Residential Districts															
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Standards
Accessory Uses															
Emergency electric generator	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Garage, workshop, not exceeding maximum size	A	A	A	A	A	A	A	A	A	A	A	A	A*	A	Y
Garage, workshop, exceeding maximum size	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Keeping of up to 4 chickens	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Lease of off-street parking space(s)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Parking lot accessory to a nonresidential use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Parking lot exceeding ____% above minimum required parking	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Temporary Uses															
Dependency living arrangements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Real estate sales office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Portable storage units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Yard sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Utility Uses															
Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Gas regulator stations, mixing and gate stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Telecommunications towers and transmission equipment buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Sewerage system lift stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Water pumping stations, water reservoirs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y

* Garage or workshop in TR-R district must meet standards of that district for garage replacement.

Suburban Residential - Consistent Districts

Statement of Purpose

The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- C. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- D. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

SR-C1 District

[Residential neighborhoods within this district are characterized by single-family homes on generously-sized lots developed in compliance with the R1 standards of the 1966 zoning code]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C1 District		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	8,000	8,000
Lot Width	60	60
Front Yard Setback	30 or block average	30 or block average
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 at least 35
Maximum height	2 stories/35	As determined by conditional use approval
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

Building Forms

The following building forms are permitted in the SR-C1 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Civic/Institutional building

SR-C2 District

[Residential neighborhoods within this district are characterized by single-family homes on moderately sized lots developed in compliance with the R2 standards of the 1966 zoning code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C2 District		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	30 or block average	30 or block average
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 at least 35	Equal to building height but at least 35
Maximum height	2 stories/35	As determined by conditional use approval
Maximum lot coverage	50%	50%
Usable open space (sq. ft. per d.u.)	1,000	n/a
Maximum building coverage	n/a	50%

Building Forms

The following building forms are permitted in the SR-C2 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Civic/Institutional building

SR-C3 District

[Residential neighborhoods within this district are typically characterized by two-family homes on moderately sized lots developed in compliance with the R3 standards of the 1966 zoning code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Two-family two-flat: “stacked” units in 2-story building.

Two-family – twin: side-by-side units, aka “zero lot line.”

The lot area for the two-flat applies to the entire building; for the twin we assume (but don’t require) separate lots.

SR-C3 District				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Nonresidential building
Lot Area (sq. ft.)	6,000	6,000	8,000	6,000
Lot Width	50	50	50	50
Front Yard Setback	25 or avg.	25 or avg.	25 or avg.	25 or avg.
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 at least 35	30% lot depth but at least 35	30% lot depth but at least 35	Equal to building height but at least 35
Maximum height	2 stories/35	2 stories/35	2 stories/35	As determined by conditional use approval
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	750	n/a

- A. Dispersion requirement. A maximum of four two-family twin units (2 buildings) may be constructed within 300 feet of any other twin units, as measured around the perimeter of a block, unless a lesser distance is allowed by conditional use.

Building Forms

The following building forms are permitted in the SR-C3 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Civic/Institutional building
- C. Single-family detached

- D. Two-family - two-flat
- E. Two-family - twin
- F. Civic/Institutional building

Suburban Residential - Varied Districts

Statement of Purpose

The SR-V Districts are established to stabilize and protect the essential characteristics of residential areas of varying densities and housing types, typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Maintain and improve the viability of existing housing of all types, while encouraging the updating of older housing in a context-sensitive manner.
- C. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- D. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

SR-V1 District

[Residential neighborhoods within this district are typically characterized by two-family, single-family attached and small multi-family homes on small to moderately sized lots developed in compliance with the R3, R4 and R5 standards of the 1966 zoning code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V1 District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Three-four unit building
Lot Area (sq. ft.)	6,000	6,000	8,000	2,000/d.u.
Lot Width	50	50	50	60
Front Yard Setback	25 or avg.	25 or avg.	25 or avg.	25 or avg.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	6/15 total
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35
Maximum lot coverage	60%	60%	60%	60%
Usable open space (sq. ft. per d.u.)	750	750	750	500

SR-V1 District: Conditional Uses			
Building Type	Single-family attached (8 units max.)	Multi-family (8 units max.)	Nonresidential building
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25 or avg.	25 or avg.	25 or avg.
Side Yard Setback	6	6 + 1 per unit > 2	One-story: 6 Two-story: 7 + 1 for every foot above 35 ft. bldg. ht.
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/35	3 stories/35	n/a
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	500	500	n/a

- A. Density bonus for attached and multi-family buildings, enclosed parking: If underground or fully enclosed parking is provided for at least 75% of the units, lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit.
- B. Dispersion of dwellings: No building or group of twin, attached or multi-family buildings containing over 4 dwelling units shall be constructed within 300 feet of any other twin, attached or multi-family building(s), as measured around the perimeter of a block, except by conditional use.

Building Forms

The following building forms are permitted in the SR-V1 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Single-family detached
- C. Two-family - two-flat
- D. Two-family - twin
- E. Three-flat building
- F. Single-family attached building
- G. Small multi-family building
- H. Large multi-family building, stacked flats
- I. Civic/Institutional building

SR-V2

[Residential neighborhoods within this district are typically characterized by multi-family complexes of multiple buildings, developed in compliance with the R4 and R5 standards of the 1966 zoning code. Some neighborhoods also include lower-density housing types]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V2 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached (8 units max.)	Multi-family (8 units max.)
Lot Area (sq. ft.)	6,000	6,000	4,000/d.u.	2,000/d.u.	2,000/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25 or avg.	25 or avg.	25 or avg.	25 or avg.	25 or avg.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	10 (end units)	6 + 1 per unit >2
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35	3 stories/35
Maximum lot coverage	60%	60%	60%	60%	60%
Usable open space (sq. ft. per d.u.)	500	500	500	500	500

SR-V2 District: Conditional Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25 or avg.	25 or avg.	25 or avg.
Side Yard Setback	Two-story: 6	6 + 1 per unit > 2	One-story: 6 Two-story: 7 + 1 for every foot above 35 ft. bldg. ht.
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/35	3 stories/35	n/a
Maximum lot coverage	60%	60%	60%

Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	500	500	n/a

A. Density bonus for attached and multi-family buildings, enclosed parking: If underground or fully enclosed parking is provided for at least 75% of the units, maximum building height may be increased to 4 stories/50', and lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit.

Building Forms

The following building forms permitted in the SR-V2 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Single-family detached
- C. Two-family - two-flat
- D. Two-family - twin
- E. Three-flat
- F. Single-family attached building
- G. Small multi-family building
- H. Large multi-family building, stacked flats
- I. Civic/Institutional building

Traditional Residential - Consistent Districts

Statement of Purpose

The TR-C Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. The districts are also intended to:

- A. Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- B. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- E. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

TR-C1 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C1 District		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	20 or block average	20 or block average
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	
Side Yard Setback	One-story: 6 Two-story: 7	10
Reversed Corner Side Yard Setback	15	15
Rear Yard	30% lot depth but at least 35	Equal to building height but at least 35
Maximum height	2 stories/35	n/a
Maximum lot coverage	50%	50%
Usable open space (sq. ft. per d.u.)	1,000	n/a
Maximum building coverage	n/a	50%

Building Forms

The following building forms are permitted in the TR-C1 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Civic/Institutional building

TR-C2 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C2 District		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	4,800	4,800
Lot Width	40	40
Front Yard Setback	20 or block average	20 or block average
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <40: 10% lot width	10
Reversed Corner Side Yard Setback	12	20
Rear Yard	30% lot depth but at least 30	Equal to building height but at least 30
Maximum height	2 stories/35	n/a
Maximum lot coverage	65%	65%
Usable open space (sq. ft. per d.u.)	750	n/a
Maximum building coverage	n/a	50%

Building Forms

The following building forms are permitted in the TR-C2 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Civic/Institutional building

TR-C3 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family and two-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging. The TR-C3 district is established to allow a mixture of single- and two-family dwellings while maintaining the occupancy limits of the current R4A district.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C3 District			
Building Type	Single-family detached	Two-family - Two-flat	Nonresidential building
Lot Area (sq. ft.)	4,800	4,800	4,800
Lot Width	40	40	40
Front Yard Setback	20 or avg.	20 or avg.	20 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	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 + 1 for every foot above 35 in ht.
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	30% lot depth but at least 30	30% lot depth but at least 30	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	n/a

Building Forms

The following building forms are permitted in the TR-C3 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Two-flat building
- C. Civic/Institutional building

Traditional Residential - Varied Districts

Statement of Purpose

The TR-V Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing while encouraging a suitable environment for family life. The districts are also intended to:

- A. Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- B. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- E. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

TR-V1 District

[Residential neighborhoods within this district are typically characterized by a mixture of single-family, two-family and three-family homes on small to moderately sized lots, developed prior to the 1966 zoning code and frequently zoned R3 or R4 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V1 District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Three-flat building
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	8,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	20 or avg.	20 or avg.	20 or avg.	20 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
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 at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35
Maximum lot coverage	65%	65%	65%	65%
Usable open space (sq. ft. per d.u.)	500	500	500	500

- A. Dispersion requirement. No two-family or three-flat building shall be constructed within 300 feet of any other two-family three-flat, attached or multi-family building located within the same block, as measured around the perimeter of the block.

TR-V1: Conditional Uses	
Building Type	Nonresidential building
Lot Area (sq. ft.)	6,000
Lot Width	50
Front Yard Setback	20 or avg.
Side Yard Setback	One-story: 5 Two-story: 6 + 1 for every foot above 35 in ht.
Reversed Corner Side Yard Setback	20
Rear Yard	Equal to building height but at least 30
Maximum Height	n/a
Maximum Lot Coverage	65%
Maximum Building Coverage	50%

Building Forms

The following building forms are permitted in the TR-V1 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Two-flat building
- C. Three-flat building
- D. Civic/Institutional building

TR-V2 District

[Residential neighborhoods within this district are typically characterized by small multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R4 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Three-four unit building
Lot Area (sq. ft.)	4,800	4,800	4,800/d.u.	3,000/d.u.
Lot Width	40	40	20/d.u.	60
Front Yard Setback	20 or avg.	20 or avg.	20 or avg.	20 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	6/15 total
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35
Maximum lot coverage	65%	65%	65%	65%
Usable open space (sq. ft.)	500	500	500	500

TR-V2 District: Conditional Uses			
Building Type	Single-family attached (8 units max.)	Multi-family (8 units max.)	Nonresidential building
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	20 or avg.	20 or avg.	20 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.

Side Yard Setback	Two-story: 6	6 + 1 per unit > 2	One-story: 6 Two-story: 7 + 1 per foot above 35 in bldg. ht.
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/35	3 stories/35	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft.)	500	500	n/a

- A. Density bonus for attached and multi-family buildings, enclosed parking: If underground or fully enclosed parking is provided for at least 75% of the units, lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit.

Building Forms

The following building forms are permitted in the TR-V2 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Single-family detached
- C. Two-family - two-flat
- D. Two-family - twin
- E. Single-family attached building
- F. Small multi-family building
- G. Large multi-family building, stacked flats
- H. Civic/Institutional building

Traditional Residential - Urban Districts

Statement of Purpose

The TR-U Districts are established to stabilize and protect the essential characteristics of high-density residential area typically located near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Promote the preservation of historic buildings and districts within or close to concentrations of high-density housing.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Encourage restoration of single-family dwellings previously converted to multi-family units back to single- or two-family dwellings.
- E. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- F. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

TR-U1 District

[Residential neighborhoods within this district are typically characterized by large and small low-rise multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U1 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached (max. 8 units)	Multi-family (max. 8 units)
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	1,000/d.u.	1,000/d.u. + 300 per bedroom >2
Lot Width	50	50	25/d.u.	20/d.u.	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	8 (end units)	6 + 1 per unit >2
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35	3 stories/35
Maximum lot coverage	65%	65%	65%	70%	70%
Usable open space (sq. ft.)	320	320/d.u.	320/d.u.	320/d.u.	320/d.u.

TR-U1 District: Conditional Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	1,000/d.u.	1,000/d.u. + 300 per bedroom >2	6,000
Lot Width	20/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit >2	One-story: 5 Two-story: 6 + 1 per foot above 35 in bldg. ht.
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/35	3 stories/35	n/a
Maximum lot coverage	70%	70%	70%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft.)	320/d.u.	320/d.u.	n/a

- A. Density bonus for enclosed parking, attached and multi-family buildings. If underground or fully enclosed parking is provided for at least 75% of the units, maximum building height may be increased to 4 stories/50 feet.

Building Forms

The following building forms are permitted in the TR-U1 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Single-family detached
- C. Two-family - two-flat
- D. Two-family - twin
- E. Single-family attached building
- F. Small multi-family building
- G. Large multi-family building, stacked flats
- H. Civic/Institutional building

TR-U2 District

[Residential neighborhoods within this district are typically characterized by large multi-story multi-family buildings, interspersed with multi-family conversions of single-family buildings, and single, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 and R6 under that code.

Note that this district has no fixed height limit for multi-family buildings (as yet) because height will be governed by various downtown height limits. (Current R6 has no height limit but it does have a floor area ratio maximum of 2.0.) Question: should a height limit be established for locations outside of the downtown height zones?]

Based on Advisory Committee comments, this draft allows a broader range of multi-family uses by right in the TR-V and U districts. To distinguish between TR-U1 and U2, we are suggesting some increases in density for these housing types in TR-U2, similar to the current R6.

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U2 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached (max. 8 units)	Multi-family (max. 8 units)
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	800/d.u.	600/d.u. + 300 per bedroom >2
Lot Width	50	50	25/d.u.	20/d.u.	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	8 (end units)	6 + 1 per unit >2
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/35	4 stories/50
Maximum lot coverage	65%	65%	65%	75%	75%
Usable open space (sq. ft.)	320	320/d.u.	320/d.u.	140/d.u.	140/d.u.

TR-U2 District: Conditional Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	800/d.u.	600/d.u. + 300 per bedroom >2	6,000
Lot Width	20/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit >2	One-story: 5 Two-story: 6 + 1 per foot above 35 in bldg. ht.
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/35	To be determined	n/a
Maximum lot coverage	75%	80%	75%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft.)	140/d.u.	140/d.u.	n/a

Building Forms

The following building forms are permitted in the TR-U2 District. See Subchapter __ for design standards and guidelines for building forms.

- A. Single-family detached
- B. Single-family detached
- C. Two-family - two-flat
- D. Two-family - twin
- E. Single-family attached building
- F. Small multi-family building
- G. Large multi-family building, stacked flats
- H. Civic/Institutional building

Traditional Residential - Rustic (TR-R) District

[This district is intended to essentially mirror the R1-R Rustic Residence District, with a few minor updates. It may be applicable to other large-lot areas as well.]

Statement of Purpose

The TR-R District is established to stabilize and protect the natural beauty, historic character and park-like setting of certain heavily wooded low-density residential neighborhoods. The district is also intended to promote the preservation of the neighborhood’s historic buildings, tree cover and landscape plan.

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Name changed from “Estate” back to “Rustic” per resident wishes.

Note: there is currently no minimum lot width in the R-1R District; a 65’ width would be a new requirement that is consistent with the existing development pattern.

Maximum height in R1-R is currently “3 stories” with no limit in feet. We are suggesting 40’.

“Lot coverage” in R1-R is currently defined to mean total floor area of new construction. The proposed new definition of lot coverage for all districts is building and impervious surface coverage

TR-R District: Permitted and Conditional Uses		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	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 sq. ft.	as determined by CUP

- A. Detached Garage Replacement. New detached garages are not permitted. Detached garages existing as of January 1, 1989 may be replaced with a structure no larger than 800 square feet or the size of the principal building, whichever is less.

Traditional Residential - Planned (TR-P) District

[This district was originally intended to incorporate the standards of the R2-S, T, Y and Z Districts in a single mixed-density residential district. Based on additional comments received, we are restructuring the district as essentially the residential portion of a Traditional Neighborhood Development, with a broad range of housing types and a master-planning process to determine dimensional standards.]

Statement of Purpose

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and housing types, detached or alley-loaded garages, traditional architectural features such as porches, and an interconnected street system. **The TR-P will typically be designed through a master planning process. In conjunction with or in proximity to an existing or planned mixed use area (for example, a Neighborhood Mixed-Use District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:**

- A. Reduce public costs by making more efficient use of infrastructure;**
- B. Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel;**
- C. Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities;**
- D. Promote the reinvestment in existing developed areas;**
- E. Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.**

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Required Mix of Building Types

Development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- A. A minimum of three residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings;
 2. Two-family, three-family and single-family attached buildings;
 3. Multifamily dwellings, including senior housing;
 4. Accessory dwelling units;
 5. Special needs housing, such as community living arrangements and assisted living facilities.

The R2 S-Z districts currently allow only single-family detached dwellings and secondary (accessory) dwellings, attached and detached. The R2 S-Z district lot sizes range from 3,500 to 5,000 square feet; lot widths from 37 to 44 feet. The R2Z (smallest) lots are intended to not exceed 25% of the total lots. This draft recommends a broader variety of housing types and lot configurations with considerable flexibility, as defined through a master plan, similar to a Planned Development process.

- B. A minimum of 20 percent of the units on the site shall be in attached or multi-family buildings.
- C. For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a quarter-mile radius.
- D. All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

Dimensional Standards, Permitted and Conditional Uses

Because of the variety of housing types and lot configurations encouraged in the TR-P District, dimensional standards shall be determined as part of the master plan process. Contents of the master plan shall be as specified in Appendix __, Submittal Checklists.

Design Standards

- A. Open space. At least 20 percent of the project area not within street rights-of-way shall be preserved as protected open space. Such open space must be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- B. Street layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- C. Street design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.

The standards for open space and street layout are essentially the same as those in the new Planned Development District (successor to the PUD).

Review Procedures

A master plan for a TR-P district will be reviewed and approved following the same procedures as for a Planned Development district.