

BODY - 30451

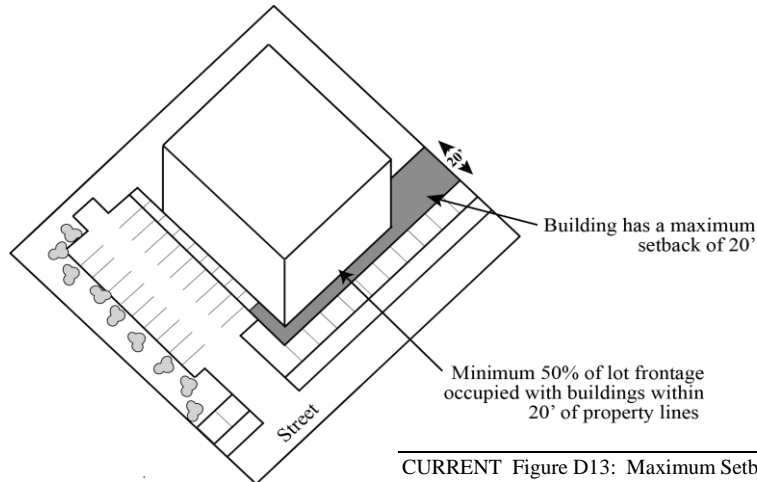
DRAFTER'S ANALYSIS: Previously, the zoning code required front yard setback for properties in the Commercial Center District (CC) and the Commercial Corridor –Transitional District (CC-T) to comply with standards identified in Sec. 33.24(4)(f), the "Big Box" ordinance. This amendment replaces the "Big Box" cross-reference with specific standards that are appropriate for smaller buildings. It does not change standards for buildings that fall within traditional "Big Box" criteria.

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

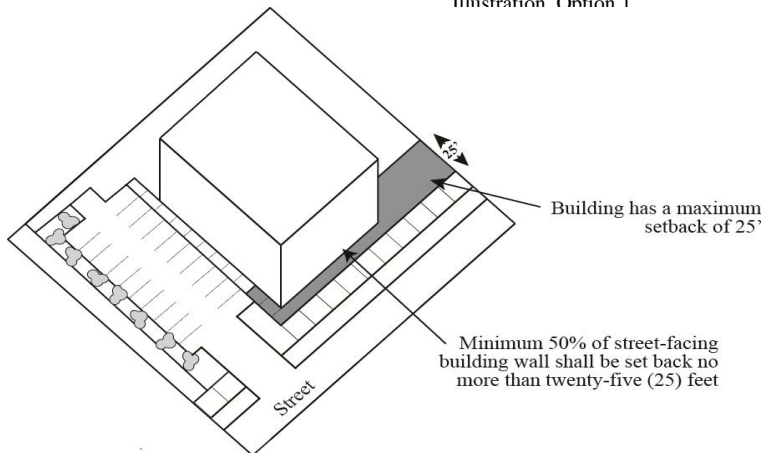
1. Subdivision (a) entitled "Front Yard Setback" of Subsection (3) entitled "Dimensional Requirements" of Section 28.067 entitled "Commercial Corridor - Transitional District" of the Madison General Ordinances is amended to read as follows:

"(a) Front Yard Setback.

1. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within street-facing building wall shall be set back no more than twenty-five (2025) feet of the street right-of-way and with front or side facades oriented to the street. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.



CURRENT Figure D13: Maximum Setback Illustration Option 1



NEW Figure D13: Maximum Setback Illustration, Option 1

2. If there is no on-street parking in front of the lot, a building may be setback of up to sixty-five (65) feet from the front property line, provided that at least seventy percent (70%) of the street-facing building wall is setback no more than sixty-five (65) feet. This setback shall allow for ~~however~~ one (1) drive aisle and up to one (1) row of parking may be located within sixty-five (65) feet from the front property line, if consistent, with the requirements in Sec. 33.24(4)(f)8.b.ii., MGO between the building and the street.
~~Alternatively, if there is no on-street parking in front of the lot, one (1) drive aisle and two (2) rows of parking may be located not more than eighty-five (85) feet from the front property line if consistent with the requirement in Sec. 33.24(4)(f)8.b.iii. and with conditional use approval. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.~~
3. Alternatively, if there is no on-street parking in front of the lot, the following greater setbacks can be allowed if approved as a conditional use:
 - a. A building may be setback of up to eighty-five (85) feet provided that at least seventy percent (70%) of the street-facing building wall is setback no more than eighty-five (85) feet. This setback shall allow for one (1) drive aisle and up to two (2) rows of parking between the building and the street.
 - b. If traffic circulation, drainage and or other site design issues are shown to require additional space, the setback may be extended to a maximum of one hundred (100) feet."

(Figure D14)

(Figure D15)"

2. Subdivision (a) entitled "Front Yard Setback" of Subsection (3) entitled "Dimensional Requirements" of Section 28.068 entitled "Commercial Center District" of the Madison General Ordinances is amended to read as follows:

- "(a) Front Yard Setback. New buildings shall be located in accordance with the requirements in Sec. 33.24(4)(f)8., MGO. Unless designated otherwise on the zoning map, at least seventy percent (70%) of the street-facing building wall shall be setback no more than eighty-five (85) feet. This setback shall allow for a single drive aisle and two (2) rows of parking or landscaped area. This setback may be extended to a maximum of one hundred (100) feet if traffic circulation, drainage and or other site design issues are shown to require additional space. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range."