

## 1103 Jenifer St PD

**Legal Description:** The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of
- B. **Permitted Uses:**
  - 1. Those that are stated as permitted uses in the TR-C4 zoning district.
  - 2. Uses accessory to permitted uses as listed above.
  - 3. Other uses listed here:
- C. **Lot Area:** As stated in Exhibit A, attached hereto.
- D. **Lot Coverage:** Maximum lot coverage 75%
- E. **Maximum Building Coverage:** No maximum building coverage.
- F. **Usable Open space:** none
- G. **Maximum building height:** three (3) stories or as shown on approved plans
- H. **Yard Requirements:**
  - 1. Yard setbacks will be provided as shown on approved plans for Lot 1 and Lot 2
  - 2. Yard areas for **Lot 3** to be as follows:
    - a. Front yard setback: 15'
    - b. Side yard setback: 4'
    - c. Rear yard setback: 20'
- I. **Landscaping:** Site landscaping will be provided per Madison General Ordinances
- J. **Accessory Off-Street Parking and Loading:** Accessory off- street parking as shown on plans for Lot 1 and Lot 2. Off street parking for Lot 3: No minimum or maximum automobile parking required.
- K. **Accessory Buildings and Structures:** Accessory buildings and structures used exclusively for residential and mixed-use purposes shall comply with the following requirements:
  - 1. Maximum Area Per Lot- Total area of accessory buildings measured at ground floor: no more than one thousand (1,000) square feet.
  - 2. Maximum Size of Accessory Building: No individual structure shall exceed 800 square feet.
  - 3. Maximum Height: 15' for non-dwelling structures, 2 stories (35') for accessory dwelling units
  - 4. Placement: Accessory buildings may be located in the following locations:
    - a. Within the building envelope.
    - b. In a rear yard setback, a minimum of three (3) feet from any property line.
    - c. In a side yard setback a minimum of three (3) feet from any property line.
    - d. A minimum of three (3) feet from any principal building and any other accessory building.
- L. **Lighting:** Site lighting as required per MGO
- M. **Signage:** Signage will be allowed as per Chapter 31 of the MGO

N. Family Definition:

O. Alterations and Revisions:

P.