

City of Madison – Zoning Code Rewrite
Residential Districts

Table of Correspondences: Existing and Proposed Residential Districts

This table shows the closest correspondences among existing and proposed districts. In general, dimensional standards and broad use categories are similar, but many other standards have changed.

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
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 re-appear in mixed-use districts		