

DRAFTER'S ANALYSIS: In the TE district the high usable open space requirement of 160 square feet per unit prevents adaptive re-use of existing buildings in urban areas with limited setback. In addition, it is difficult to create quality usable open space above grade in such areas, meaning that the letter of the ordinance might be met, but the intent is not. This amendment reduces the usable open space requirement in the TE District to 20 square feet per bedroom.

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

The Table of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.084 entitled "Traditional Employment District" of the Madison General Ordinances is amended to read as follows:

Traditional Employment District	
Lot area (sq. ft.)	6,000
Lot width	50
Front yard setback	none (see frontage requirements)
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: other cases	One-story: 5 Two-story: 6 Lot width <40: 10% lot width
Rear yard setback	20
Maximum lot coverage	85%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68
Usable open space - residential	160 <u>20</u> sq. ft./ unit <u>bedroom</u> "