



Legislation Details (With Text)

**File #:** 58869      **Version:** 1      **Name:** Exempt Principal Buildings from the Front Yard Set Back Requirement

**Type:** Ordinance      **Status:** Passed

**File created:** 12/26/2019      **In control:** Attorney's Office

**On agenda:** 2/4/2020      **Final action:** 2/4/2020

**Enactment date:** 2/14/2020      **Enactment #:** ORD-20-00017

**Title:** Amending Section 28.067(3)(a) of the Madison General Ordinances to exempt principal buildings from the Front Yard Set Back requirement as long as other buildings occupy 30% or more of each street frontage on the lot.

**Sponsors:** Patrick W. Heck, Lindsay Lemmer

**Indexes:**

**Code sections:**

**Attachments:** 1. Zoning\_Text\_Memo\_01-27-2020.pdf

Date	Ver.	Action By	Action	Result
2/4/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
1/27/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
1/7/2020	1	COMMON COUNCIL	Refer For Public Hearing	Pass
12/26/2019	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Amending Section 28.067(3)(a) of the Madison General Ordinances to exempt principal buildings from the Front Yard Set Back requirement as long as other buildings occupy 30% or more of each street frontage on the lot.

**Body**

DRAFTER'S ANALYSIS: This ordinance exempts buildings in the Commercial Corridor-Transitional District to from the front yard setback requirements if additional buildings on the same zoning lot occupy 30% or more of the street frontages on that lot.

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

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

- "(a) Front Yard Setback. The following setbacks shall apply to zoning lots with one principal building. When more than one principal building is developed on a zoning lot, additional buildings shall be exempt from the front yard setback requirement if approved and constructed concurrently with or after a building or buildings that comply with the front yard setback requirements below and occupy 30% of each street frontage on the zoning lot. Front yard setbacks on the zoning map may also be designated as a specific location (build-to-line) or as a range. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a

1. A minimum of fifty percent (50%) of the street-facing building wall shall be set back no more than twenty-five (25) feet. ~~Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.~~