



Legislation Details (With Text)

File #: 37327 **Version:** 1 **Name:** Floor area definition-combine and clarify terms
Type: Ordinance **Status:** Passed
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Title: Amending Sections 28.211 and 28.031(4) of the Madison General Ordinances to combine and clarify the definitions of floor area throughout the zoning code.

Sponsors: Ledell Zellers

Indexes:

Code sections:

Attachments: 1. ZT Staff Comments.pdf

Date	Ver.	Action By	Action	Result
3/31/2015	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
3/23/2015	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/24/2015	1	COMMON COUNCIL	Referred for Public Hearing	
2/17/2015	1	Attorney's Office/Approval Group	Referred for Introduction	

Fiscal Note

No appropriation is necessary.

Title

Amending Sections 28.211 and 28.031(4) of the Madison General Ordinances to combine and clarify the definitions of floor area throughout the zoning code.

Body

DRAFTER'S ANALYSIS: This amendment combines the various definitions of floor area throughout the zoning code to improve clarity and administration. Since the definition of floor area already includes the concept of gross floor area, this amendment also replaces all references to gross floor area with floor area.

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

1. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by amending, deleting and creating herein the following:
 - "Floor Area. The sum of the all gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls, under the roof of a building. The floor area of a building includes, but is not limited to:
 - ~~Floor Area (for determining floor area ratio). For the purpose of determining the floor area ratio, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings. The floor area of a building shall include:~~
 - (a) Basement floor area when more than one-half the basement height is above the established curb level or above the finished lot grade level where curb level has not been established space.
 - (b) Elevator shafts and stairwells at each floor.
 - (c) Floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof.
 - (d) Penthouses, attic space used for human occupancy, interior balconies and mezzanines.

- (e) Enclosed porches; and
- (f) Floor area devoted to accessory uses;
- (g) The floor area of structures devoted to bulk storage of materials, including, but not limited to, grain elevators and petroleum storage tanks, shall also be included in "floor area" and shall be determined on the basis of height of such structures; that is, ten (10) feet in height shall equal one floor Areas used for grade-level parking.

However, any space devoted to off-street parking or loading shall not be included in "floor area" When calculating floor area for determining off-street parking requirements, common areas shall be divided proportionately according to the usage of the building.

~~Floor Area (For determining off-street parking requirements).~~ Floor area when prescribed as the basis of measurement for off-street parking spaces and loading berths for any use, shall mean the sum of the gross horizontal areas of the several floors of the buildings devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, with the common areas divided proportionately according to the usage of said buildings.

~~Floor Area, Residential (For determining floor area ratio on lakefront residential lots).~~ The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings. Residential floor area includes finished or occupiable attic and basement space, elevated decks open to the sky, attached garages and open or enclosed porches."

2. Subsection (4) entitled "Parking Location: Residential Buildings" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is amended to read as follows:

"(4) Parking Location: Residential Buildings. For new, Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, or additions that exceed the original building's gross floor area by more than one hundred percent (100%), parking shall be located behind or beside each building, below the building, or in a common parking court in the interior of a block. If located on the side of the building within the side yard, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street."

3. The City Attorney is directed to make corresponding changes to other City ordinances to remove references to gross floor area to make consistent with this ordinance.