



Legislation Text

File #: 47022, Version: 1

Fiscal Note

No fiscal impact.

Title

Amending Sections 28.064(3), 28.067(3), 28.068(3), 28.084(3) and 28.085(3) and repealing Sections 28.064(3)(c), 28.067(3)(b), 28.068(3)(b), 28.084(3)(a) and 28.085(3)(b) of the Madison General Ordinances to lower the lot area requirement for purely residential buildings in the NMX, CC-T, CC, TE, and SE Districts.

Body

DRAFTER'S ANALYSIS: This ordinance lowers the lot area requirements in the Neighborhood Mixed Use (NMX), Commercial Corridor - Transitional (CC-T), Commercial Center, Traditional Employment, and Suburban Employment Districts when approved as a conditional use.

Currently, the zoning code is very rigid with regard to density for purely residential buildings in the above-mentioned districts. As a result, applicants do not propose purely residential buildings. Instead, they often propose mixed-use buildings that are primarily residential, but include a small commercial space so that they can be eligible for the higher densities allowed for a mixed-use building. Often, these small commercial spaces seem out of place and are ultimately not viable.

Staff believes that the above districts can support higher density purely residential buildings because of the numerous commercial spaces that are already in these districts. Accordingly, the purpose of this change is to change the lot area requirements in these districts for purely residential buildings in order to provide greater flexibility for allowing increased density for purely residential buildings.

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

Please see "Body" in Attachments.