



Legislation Text

File #: 34629, Version: 1

**Fiscal Note**

No appropriation is required.

**Title**

Amending Section 28.031(2) of the Madison General Ordinances to clarify that the sidewall offset provision of the zoning code applies primarily to non-residential buildings.

**Body**

DRAFTER'S ANALYSIS: This amendment clarifies that the sidewall offset rule applies primarily to non-residential buildings, and removes subparagraphs (b) and (c) which are either redundant or covered in other areas of the code.

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

Subsection (2) entitled "Sidewall Offset" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is amended to read as follows:

"(2) Sidewall Offset.

A maximum of forty (40) feet of a principal building's side wall may be placed at the minimum sidewall setback. In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall located within eighteen (18) feet of the side lot line that exceeds forty (40) feet in depth shall be set back an additional two (2) inches from the side lot line for every foot over forty (40) feet in depth. This requirement applies to all new construction with the following exceptions:

- (a) ~~Within the TR-P, TR-C3 and TR-C4 districts, alley-loaded residential buildings are exempt from this requirement as it applies to building side walls within interior side yards~~ Interior side yards of alley-loaded residential buildings within the TR-P, TR-C3 and TR-C4 districts.
- (b) ~~For nonresidential buildings within residential districts, any portion of a building side wall that exceeds forty (40) feet in depth shall be set back an additional two (2) inches from the side lot line for every foot over forty (40) feet in depth.~~
- (c) ~~This requirement applies to above-ground structures. In cases where buildings are connected by an underground space, the buildings are considered detached.~~
- (db) Single and two-family homes, if Any residential building provided that windows, doors, or other architectural features are provided to articulate the appearance of the façade."