



Legislation Text

File #: 01342, Version: 1

Fiscal Note

No expenditure required.

Title

Amending Sections 28.08(13)(f), 28.08(15)(f), and 28.08(16)(f), and 28.08(17)(f) of the Madison General Ordinances to clarify allowed projections into front yards and size of front yards.

Body

DRAFTER'S ANALYSIS: The changes are to clarify what type of porches can project into the front yard, that 'bays' refers to bay windows, not bays on whole rooms, and to establish required front yard size regardless of garage location.

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

1. Subdivision (f) entitled "Yard Requirements" of Subsection (13) entitled "R2S Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R2S District, front, side and rear yards shall be provided, each of which shall not be less than the following:

1. Front Yard. ~~Eighteen (18) feet if attached garage is adjacent to the front yard setback, or fifteen (15) feet if attached or detached garage is adjacent to the rear yard setback,~~ except that front porches (~~open and enclosed~~) without screens or windows, bays windows, and balconies can project into the front yard by up to seven (7) feet.
2. Side Yards:
 - a. One and two story buildings - each side 5 feet.
 - b. Reversed corner lot - 10 feet for each yard adjoining each street.
3. Rear yard - 20 feet."

2. Subdivision (f) entitled "Yard Requirements" of Subsection (15) entitled "R2T Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R2T District, front, side and rear yards shall be provided, each of which shall be not less than the following:

1. Front Yard -- ~~Eighteen (18) feet, if attached garage is adjacent to the front yard setback, or fifteen (15) feet if attached or detached garage is adjacent to the rear yard setback,~~ except that front porches (~~open and enclosed~~) without screens or windows, bays windows, and balconies can project into the front yard by up to seven (7) feet.
2. Side Yards:
 - a. One and story buildings -- each side five (5) feet.
 - b. Reversed corner lot -- same as a. for side yard adjoining street.
3. Rear Yard -- twenty (20 feet). A one story projection for garage purposes only may project ten (10) feet into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward."

3. Subdivision (f) entitled "Yard Requirements" of Subsection (16) entitled "R2Y Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R2Y District, front, side and rear yards shall be provided, each of which shall be not less than the following:

1. Front Yard -- sixteen (16) feet, except that ~~open or enclosed~~ front porches without screens or windows, bays windows, and balconies can project into the front yard by up to six (6) feet.
2. Side Yards:
 - a. One & Two Story Buildings -- five (5) feet.
 - b. Reversed corner lot - eight (8) feet for side yard adjoining a street but ten (10) feet for the garage setback from the street.
3. Rear Yard: Garage facade shall be set back a minimum of two (2) feet from the alley right-of-way property line. If no garage, then house facade shall be set back a minimum of twenty-two (22) feet from the alley right-of-way property line."

4. Subdivision (f) entitled "Yard Requirements" of Subsection (17) entitled "R2Z Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R2Z District, front, side and rear yards shall be provided, each of which shall be not less than the following:

1. Front Yard -- sixteen (16) feet, except that open front porches without screens or windows, bays windows, and balconies can project into the front yard by up to six (6) feet.
2. Side Yards:
 - a. One & Two Story Buildings -- five (5) feet.
 - b. Reversed corner lot - eight (8) feet for yard adjoining a street but ten (10) feet for the garage set back from the street.
3. Rear Yard: Garage facade shall be set back a minimum of two (2) feet from the alley right of way property line. If no garage, then house façade shall be set back a minimum of twenty-two (22) feet from the alley right-of-way property line."