



Legislation Text

File #: 07911, Version: 1

**Fiscal Note**

No expenditure required.

**Title**

Amending Sections 28.08(6)(f) and (7)(f) of the Madison General Ordinances to remove yard requirements for colleges and universities.

**Body**

DRAFTER'S ANALYSIS: Minimum yard size is removed for colleges and universities in the R5 and R6 Districts. Yard size will be determined as part of the conditional use approval process.

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

1. Subdivision (f) entitled "Yard Requirements" of Subsection (6) entitled "R5 General Residence District" of Section 28.06 entitled "Residential Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R5 District, front, side and rear yards shall be provided, each of which shall not be less than the following, except for colleges and universities under Sec. 28.08(6)(c)3., where a minimum yard size is not required:

1. Front Yard.--Twenty (20) feet.
2. Side Yards.
  - a. Buildings not exceeding three (3) stories in height:
    - i. One story buildings--a least side yard of five (5) feet and a combined total of both side yards of twelve (12) feet.
    - ii. Two story buildings--a least side yard of six (6) feet and a combined total of both side yards of fifteen (15) feet.
    - iii. Three story buildings--a least side yard of eight (8) feet and a combined total of both side yards of twenty (20) feet.
  - b. Buildings exceeding three stories in height (applies to existing buildings or new residential buildings in commercial districts): Each side yard shall be eleven (11) feet or thirty percent (30%) of the building height, whichever is greater.
  - c. On any zoning lot with a lot width of less than fifty (50) feet, for each foot by which the side walls of a building exceed fifty (50) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1-1/2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family, two-unit or multi-family building beyond eighteen (18) feet of the side lot line shall be excluded from this side yard penalty.
  - d. On any zoning lot with a lot width of fifty (50) feet or more, for each foot by which the side walls of a building exceed sixty-six (66) feet (as projected at right angles to the side lot line), the required side yard width shall be increased one and one-half (1-1/2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family, two-unit or multi-family building beyond eighteen (18) feet of the side lot line shall be excluded from this side yard penalty.
  - e. Reversed corner lot--ten (10) feet or thirty percent (30%) of the building height, whichever is greater, but not more than twenty (20) feet for side yard adjoining street.
3. Rear Yard.--Thirty (30) feet or fifty-five percent (55%) of the building height, whichever is greater."

2. Subdivision (f) entitled "Yard Requirements" of Subsection (7) entitled "R6 General Residence District"

of Section 28.06 entitled "Residential Districts" of the Madison General Ordinances is amended to read as follows:

"(f) Yard Requirements. In the R6 District, front, side and rear yards shall be provided, each of which shall not be less than the following, except for colleges and universities under Sec. 28.08(6)(c)3. and Sec. 28.08(7)(c)1., where a minimum yard size is not required:

1. Front Yard--Twenty (20) feet.
2. Side Yards--Each side five (5) feet, and in addition two (2) feet for every story exceeding one story, and for each foot by which the side walls of a five (5) or more story building exceed seventy-five (75) feet (as projected at right angles to the side lot line) the minimum required side yard width shall be increased one and one-half (1 1/2) inches. Only that portion of the side wall within eighteen (18) feet of the side lot line shall be subject to this side yard penalty. For reversed corner lots--ten (10) feet for side yard adjoining street.
3. Rear Yard --Thirty (30) feet or forty-five percent (45%) of the building height, whichever is greater."