



Legislation Text

File #: 30900, Version: 1

Fiscal Note

No appropriation is required.

Title

Amending Sections 28.172 and 28.211 of the Madison General Ordinances to clarify the regulations for dormers.

Body

DRAFTER'S ANALYSIS: Previously, the code would not allow occupancy of the part of a building above a second story (through installation of a dormer) unless the pitch of the roof was less than 8:12. This amendment clarifies the regulations for dormers so that the pitch of the roof is no longer the controlling factor. This resolves a conflict between the landmarks regulations for historic properties and the zoning code.

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

1. Subsection (1) entitled "Use of Dormers" of Section 28.172 entitled "Residential Building Forms" of the Madison General Ordinances is amended to read as follows:

"(1) Use of Dormers.

Dormers may be added to the roof of a two-story building, provided that the dormer width does not exceed fifty percent (50%) of the lineal width of the floor immediately below the roof, and may not extend above the ridge of the roof in which the dormer is placed."

2. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by amending herein the following:

"Dormer. A window set vertically in a structure that projects through a sloping roof or a structure that contains such a window. A structure projecting through a sloping roof that contains a window or opening.

Story. A story is that portion of a building, other than a basement or mezzanine, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

(a) For the purposes of this ordinance, there shall be only one basement which shall be counted as a story when the front exterior wall of the basement level is exposed more than fifty percent (50%).

(b) Any part of a building that is above the second story and between the eaves and the ridge line of pitched roofs ~~with a slope of 8:12 (33.7 degrees) or greater,~~ is not a story, but may be occupied as long as the requirements for human occupancy are met."