



Legislation Text

File #: 22452, Version: 1

Fiscal Note

No appropriation is required.

Title

Amending Secs. 28.08(2)(f)3., 28.08(3)(g)3., and 28.08(4)(f)3. of the Madison General Ordinances to change the rear yard requirement in the R1, R2, and R3 Districts.

Body

DRAFTER'S ANALYSIS: This ordinance amends the rear yard requirement to add flexibility reflecting the range of the lot depths.

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

1. Paragraph 3. entitled "Rear Yard" of Subdivision (f) entitled "Yard Requirements" of Subsection (2) entitled "R1 Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:
 "3. Rear yard—forty (40) feet. The rear yard shall be the lesser of thirty-five percent (35%) of the lot depth or thirty-five (35) feet. A one story projection for garage purposes only may project thirty percent (30%) of the least depth into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward."
2. Paragraph 3. entitled "Rear Yard" of Subdivision (g) entitled "Yard Requirements" of Subsection (3) entitled "R2 Single-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:
 "3. Rear Yard—The rear yard shall be the lesser of ~~forty~~ thirty-five percent (~~40~~35%) of the lot depth or ~~forty~~ thirty-five (35) feet. A one story projection for garage purposes only may project thirty percent (30%) of the least depth into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward. If an area exception is obtained, a rear yard may be not less than ten (10) feet."
3. Paragraph 3. entitled "Rear Yard" of Subdivision (f) entitled "Yard Requirements" of Subsection (3) entitled "R3 Single-Family and Two-Family Residence District" of Section 28.08 entitled "Residence Districts" of the Madison General Ordinances is amended to read as follows:
 "3. Rear yard—forty (40) feet. The rear yard shall be the lesser of thirty-five percent (35%) of the lot depth or thirty-five (35) feet."