



## Legislation Details (With Text)

**File #:** 22452      **Version:** 1      **Name:** Rear Yard  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/10/2011      **In control:** PLAN COMMISSION  
**On agenda:** 6/21/2011      **Final action:** 6/21/2011  
**Enactment date:** 6/29/2011      **Enactment #:** ORD-11-00086  
**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.  
**Sponsors:** Mark Clear, Lauren Cnare  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
6/21/2011	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
6/6/2011	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
5/17/2011	1	COMMON COUNCIL	Referred for Public Hearing	
5/10/2011	1	Attorney's Office/Approval Group	Referred for Introduction	

### 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.

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

- 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."
- 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 (4035%) 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."
- 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."