



## Legislation Details (With Text)

**File #:** 31481      **Version:** 1      **Name:** Front Lot Line  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/3/2013      **In control:** PLAN COMMISSION  
**On agenda:** 10/15/2013      **Final action:** 10/15/2013  
**Enactment date:** 10/24/2013      **Enactment #:** ORD-13-00176  
**Title:** Amending Sections 28.135(2) and 28.211 of the Madison General Ordinances to provide an exception to the street frontage rule for lots adjacent to a park  
**Sponsors:** Lisa Subeck, Paul E. Skidmore  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
10/15/2013	1	COMMON COUNCIL	Adopt	Pass
9/30/2013	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
9/3/2013	1	COMMON COUNCIL	Referred for Public Hearing	
9/3/2013	1	Attorney's Office/Approval Group	Referred for Introduction	

### Fiscal Note

No appropriation is required.

### Title

Amending Sections 28.135(2) and 28.211 of the Madison General Ordinances to provide an exception to the street frontage rule for lots adjacent to a park

### .Body

DRAFTER'S ANALYSIS: Currently, the code requires that all lots front on an improved public street, subject to some exceptions. This amendment will allow lots to be established with front yards facing public or private parks, if the lot has vehicular access via an alley and a pedestrian walkway on the park side, and meets a few other requirements.

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

1. Subsection (2) entitled "Access to Public Street" of Section 28.135 entitled "Lot Division, Creation and Access of the Madison General Ordinances is amended to read as follows:

"(2) Access to Public Street.

Every zoning lot shall front on an improved public street, with a minimum of thirty (30) feet of street frontage, with the following exceptions: of

(a) !Lots located in an approved planned multi-use sites or planned development districts;

(b) Residential lots not fronting directly onto a public street may be permitted provided that the lots front onto a public or private park and are accessed from a dedicated public alley and meet the following conditions:

1. The lots and park are shown on an approved subdivision plat or Certified Survey Map;

2. The lots are addressed and have vehicular access from the public alley;

3. The residences constructed on the lots abutting the parking should have entry doors facing the park;
4. The park abutting the lots contains an improved walkway or path that provides pedestrian access for the public to the front of the residences abutting lots in the same fashion as a sidewalk adjacent to a street;
5. The residences provide the minimum required front yard of the zoning district as measured from the lot line formed by the park; and
6. The park abuts a public street."

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

"Lot Line, Front. The boundary of a lot which abuts an existing, dedicated or officially mapped street or a park per Sec. 28.135(2). In the case of lot abutting more than one street, the owner may choose any street lot line as the front lot line, with the consent of Zoning Administrator, based on the effects of such choice on development of the lot itself or on adjacent properties."