



## Legislation Details (With Text)

<b>File #:</b>	58869	<b>Version:</b>	1	<b>Name:</b>	Exempt Principal Buildings from the Front Yard Set Back Requirement
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	12/26/2019	<b>In control:</b>	Attorney's Office		
<b>On agenda:</b>	2/4/2020	<b>Final action:</b>	2/4/2020		
<b>Enactment date:</b>	2/14/2020	<b>Enactment #:</b>	ORD-20-00017		
<b>Title:</b>	Amending Section 28.067(3)(a) of the Madison General Ordinances to exempt principal buildings from the Front Yard Set Back requirement as long as other buildings occupy 30% or more of each street frontage on the lot.				
<b>Sponsors:</b>	Patrick W. Heck, Lindsay Lemmer				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Zoning_Text_Memo_01-27-2020.pdf				

Date	Ver.	Action By	Action	Result
2/4/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
1/27/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
1/7/2020	1	COMMON COUNCIL	Refer For Public Hearing	Pass
12/26/2019	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Amending Section 28.067(3)(a) of the Madison General Ordinances to exempt principal buildings from the Front Yard Set Back requirement as long as other buildings occupy 30% or more of each street frontage on the lot.

### Body

DRAFTER'S ANALYSIS: This ordinance exempts buildings in the Commercial Corridor-Transitional District to from the front yard setback requirements if additional buildings on the same zoning lot occupy 30% or more of the street frontages on that lot.

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

Subdivision (a) entitled "Front Yard Setback" of Subsection (3) entitled "Dimensional Requirements" of Section 28.067 entitled "Commercial Corridor -Transitional District" is amended to read as follows:

- “(a) Front Yard Setback. The following setbacks shall apply to zoning lots with one principal building. When more than one principal building is developed on a zoning lot, additional buildings shall be exempt from the front yard setback requirement if approved and constructed concurrently with or after a building or buildings that comply with the front yard setback requirements below and occupy 30% of each street frontage on the zoning lot. Front yard setbacks on the zoning map may also be designated as a specific location (build-to-line) or as a range. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a

1. A minimum of fifty percent (50%) of the street-facing building wall shall be set back no more than twenty-five (25) feet. ~~Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.~~