



Legislation Text

File #: 64250, Version: 2

No City appropriation required.

SUBSTITUTE - Amending portions of Madison General Ordinances Sections 28.063, 28.064, 28.065, 28.066, 28.067, 28.068, 28.074, 28.076, 28.084, 28.085, 28.087, 28.088, 28.089, and 28.097 to change the front yard setback, if it is less than 15 feet, from 0 feet to 5 feet to support a street tree canopy, and creating Madison General Ordinance 28.071(2)(e) to establish a Downtown Setback Exceptions Map.

DRAFTER'S ANALYSIS: In zoning districts for which there is currently a 0' front of front yard setback required, this amendment increases the required setback to 5' in some cases. In instances where the distance between the curb and property line is greater than 15', the 0' required setback remains, but in instances where the distance between the curb and property line is less than 15 feet, buildings will need to be set back 5'. Thus, this amendment essentially eliminates 0' setbacks in places where there isn't sufficient space to support a street tree canopy, and will allow space for a wider variety of tree species, in many of the downtown and mixed-use districts where redevelopment is occurring. These districts are:

- LMX, NMX, TSS, MXC, CC-T, CC (all of the Commercial and Mixed-Use Districts)
- DC, UMX (some Downtown Districts)
- TE, SE, EC, IL, IG (most of the Employment Districts)
- CI

This Substitute Ordinance is necessary because the provision related to side yard setbacks that is included in the UMX District was inadvertently left out of the LMX, NMX, TSS, MXC, CC-T, CC, DC, TE, SE, EC, IL, IG, and CI District tables. This substitute ordinance therefore would adopt the same language found in UMX in these other districts.

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

See **File No. 64250 Body Substitute** in Attachments.