

DRAFTER'S ANALYSIS: This proposal designates an area of the Transit Oriented Development Overlay District that overlaps with the University Hill Farms National Register Historic District where the current base zoning districts only allow single family and two (2) dwelling unit residences. For this area, seen in the map in MGO Sec. 28.104(3)(c), three (3) and four (4) dwelling units are conditional uses provided the base zoning district does not allow three (3) and four (4) dwelling units. The current Sec. 28.104(3)(c) is renumbered 28.104(3)(d).

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

“(3) Residential Districts.

Residential Districts															
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	<u>TR-R</u>	<u>TR-P</u>
Multi-family dwelling (4 dwelling units) (see (c) below)	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	P	P	<u>P/C*</u>	<u>P</u>
Multi-family dwelling (5-8 dwelling units)				P	P					P*	P	P	P		<u>P</u>
Multi-family dwelling (9-12 dwelling units)			P*	P							P	P	P		<u>P</u>
Multi-family dwelling (13-24 dwelling units)					P						P*	P	P		<u>P</u>
Multi-family dwelling (25-36 dwelling units)					P*						C	P*	P		<u>P</u>
Multi-family dwelling (37-60 dwelling units)					C						C	C	P*		<u>P</u>
Single-family attached	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	P	P	<u>P/C*</u>	P

dwelling (3-4 dwelling units) (see (c) below)															
Single-family attached dwelling (5-8 dwelling units)				P*	P					P*	P*	P	P		<u>P</u>
Three-family dwelling - three unit (see (c) below)	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	<u>P/C*</u>	<u>P/C*</u>	<u>P/C*</u>	P	P	P	P	P	<u>P/C*</u>	<u>P</u>
Two-family dwelling - twin	P*	P*	P	P	P	P*	P*	P*	P	P	P	P	C	<u>P</u>	<u>P</u>
Two-family dwelling - two-unit	P*	P*	P	P	P	P*	P*	P*	P	P	P	P	C	<u>P</u>	<u>P</u>

* (Asterisk) indicates allowable forms changed by the TOD Overlay District.

(b) Residential District Building Forms.

(c) University Hill Farms National Register Historic District Conditional Use Map. In the areas designated in the map below and when the base zoning district does not allow three (3) dwelling units and four (4) dwelling units, they are conditional uses.

Map to be inserted – see attachment
University Hill Farms National Register Historic District Conditional Use Map

(e d) Dimensional Requirements, Permitted and Conditional Uses.