

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

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

- | 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 | TR-R | TR-P | Supplemental Regulations Sec.28.151 |
| Residential - Family Living | | | | | | | | | | | | | | | | |
| Three-family dwelling - three-unit | | | | P | P | | | | P | P | P | P | P | | P | |
| Two-family dwelling - twin | P | P | P | P | P | P | P | P | P | P | P | P | C | P | P | Y |
| Two-family dwelling - two-unit | P | P | P | P | P | P | P | P | P | P | P | P | C | P | P | |
| Residential - Group Living | | | | | | | | | | | | | | | | |

- | Building Form | 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 | TR-R | TR-P |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|
| Two-Family,
Two-Unit | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Two-Family,
Twin | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

3. Table entitled “SR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” is amended as follows:

SR-C1 District				
	Single-family detached	<u>Two-family Two unit</u>	<u>Two-family Twin</u>	Nonresidential
Lot Area (sq. ft.)	8,000	<u>8,000</u>	<u>4,000/d.u.</u>	8,000
Lot Width	60	<u>60</u>	<u>30/d.u.</u>	60
Front Yard Setback	30	<u>30</u>	<u>30</u>	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	35
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	n/a

4. Table entitled “SR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” is amended as follows:

SR-C2 District				
	Single-family detached	<u>Two-family Two-unit</u>	<u>Two-family Twin</u>	Nonresidential
Lot Area (sq. ft.)	6,000	<u>6,000</u>	<u>3,000/d.u.</u>	6,000
Lot Width	50	<u>50</u>	<u>25/d.u.</u>	50
Front Yard Setback	30	<u>30</u>	<u>30</u>	30
Side Yard Setback	6	<u>6</u>	<u>6</u>	6
Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	60%

Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%
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5. Table entitled “SR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” is amended as follows:

SR-C3 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000	8,000 <u>6,000</u>	4,000 <u>3,000/d.u.</u>	6,000
Lot Width	50	50	50 <u>25/d.u.</u>	50
Front Yard Setback	30	30	30	30
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

6. Table entitled “TR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” is amended as follows:

TR-C1 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000	<u>6,000</u>	<u>3,000/d.u.</u>	6,000
Lot Width	50	<u>50</u>	<u>25/d.u.</u>	50
Front Yard Setback	20	<u>20</u>	<u>20</u>	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	6	<u>6</u>	<u>6</u>	10

Reversed Corner Side Yard Setback	15	<u>15</u>	<u>15</u>	15
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	<u>Lesser of 30% lot depth or 35 See (a) below</u>	<u>Lesser of 30% lot depth or 35 See (a) below</u>	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	50%	<u>50%</u>	<u>50%</u>	65%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%

7. Table entitled “TR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” is amended as follows:

TR-C2 District				
	Single-family detached	<u>Two-family Two unit</u>	<u>Two-family - Twin</u>	Nonresidential
Lot Area (sq. ft.)	4,000	<u>4,000</u>	<u>2,000/d.u.</u>	4,800
Lot Width	40	<u>40</u>	<u>20/d.u.</u>	40
Front Yard Setback	20	<u>20</u>	<u>20</u>	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	<u>5</u> <u>Lot width < 50:</u> <u>10% lot width</u>	<u>5</u> <u>Lot width < 50:</u> <u>10% lot width</u>	10
Reversed Corner Side Yard Setback	12	<u>12</u>	<u>12</u>	20
Rear Yard	Lesser of 30% lot depth or 30	<u>Lesser of 30% lot depth or 30</u>	<u>Lesser of 30% lot depth or 30</u>	Equal to building height but at least 30
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	65%	<u>65%</u>	<u>65%</u>	65%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	50%

8. Table entitled “TR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.044 entitled “TR-C3 District” is amended as follows:

TR-C3 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	3,000	<u>3,000</u>	<u>1,500/d.u.</u>	4,000
Lot Width	30	<u>30</u>	<u>15/d.u.</u>	40
Front Yard Setback	15	<u>15</u>	<u>15</u>	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	<u>30 ft. or up to 20% greater than block average</u>	<u>30 ft. or up to 20% greater than block average</u>	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	<u>5</u> <u>Lot width <50:</u> <u>10% lot width</u>	<u>5</u> <u>Lot width <50:</u> <u>10% lot width</u>	5
Reversed Corner Side Yard Setback	8 (10 for garage)	<u>8 (10 for garage)</u>	<u>8 (10 for garage)</u>	15
Rear Yard	20 alley-accessed: 2 See (a) below	<u>20</u> <u>alley-accessed:</u> <u>2</u> <u>See (a) below</u>	<u>20</u> <u>alley-accessed:</u> <u>2</u> <u>See (a) below</u>	Equal to building height but at least 20
Maximum height	2 stories/35	<u>2 stories/35</u>	<u>2 stories/35</u>	35
Maximum lot coverage	75%	<u>75%</u>	<u>75%</u>	75%
Maximum building coverage	n/a	<u>n/a</u>	<u>n/a</u>	65%

9. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District)” of the Madison General Ordinances is amended as follows:

TR-R District: Permitted and Conditional Uses				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	0.6 acres (26,136 sq. ft.)	<u>0.6 acres</u> <u>(26,136 sq. ft.)</u>	<u>13,086 sq.</u> <u>ft./d.u.</u>	0.6 acres (26,136 sq. ft.)
Lot Width	65	<u>65</u>	<u>32/d.u.</u>	65
Front Yard Setback	50	<u>50</u>	<u>50</u>	50
Side Yard Setback	30	<u>30</u>	<u>30</u>	30
Reversed Corner Side Yard Setback	30	<u>30</u>	<u>30</u>	30
Rear Yard	40	<u>40</u>	<u>40</u>	40
Maximum height	3 stories/40	<u>3 stories/40</u>	<u>3 stories/40</u>	40
Maximum lot coverage	15%	<u>15%</u>	<u>15%</u>	15%

Maximum size accessory building	800 sq. ft. See (a) below	<u>800 sq. ft.</u> <u>See (a) below</u>	<u>800 sq. ft.</u> <u>See (a) below</u>	as determined by conditional use
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10. Table entitled “TR-P District: Permitted Uses” of Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” of the Madison General Ordinances is amended by amending therein the following:

TR-P District: Permitted Uses						
	Single-family detached	Single-family attached	Two-family Two unit	Two-family - Twin	Single-family accessory dwelling unit	Multi-family, except residential building complex
Lot Area (sq. ft.)	2,900	2,000/d.u.	2,500/d.u. <u>2,900</u>	1,800/d.u.	5,000 (per lot)	600/d.u. + 300 per bedroom >2
Lot Width	30	20	40 <u>30</u>	25 <u>15/d.u.</u>	50	50
Front Yard Setback	15	15	15	15	n/a	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5	Exterior end walls: 6	5	5	5	10
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	12 (10 for garage)
Rear Yard	Street-accessed: 20 Alley-accessed: 2	20	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	2 stories, no greater than height of principal structure	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	80% (per lot)	75%

11. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28E-2.

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
Residential - Family Living						
Single-family detached dwellings				P	P	
Two-family dwelling - two unit				P	P	
Two-family dwelling - twin				<u>P</u>	<u>P</u>	
Three-family dwelling - three unit				P	P”	

12. Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District		
	<u>All Other Uses</u>	Two-family - Twin
Lot area (sq. ft.)	3,000	<u>1,500/d.u.</u>
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	<u>15/d.u.</u>
Front yard setback	15 See (a) below and Downtown Setback Map	<u>15</u> <u>See (a) below and Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map	<u>5</u> <u>Lot width <40: 10% lot width</u> <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below	<u>Lesser of 20% lot depth or 30</u> <u>See (b) below</u>

Maximum lot coverage	75%	<u>75%</u>
Maximum height	See Downtown Height Map	<u>See Downtown Height Map</u>
Stepback	See Downtown Stepback Map	<u>See Downtown Stepback Map</u>

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved.”

13. Subsection (2) entitled “Dimensional Standards” of Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 2 District		
	<u>All Other Uses</u>	<u>Two-family – Twin</u>
Lot area (<u>sq.ft.</u>)	3,000 sq. ft.	<u>1,500/d.u.</u>
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	<u>15/d.u</u>
Front yard setback	10 See (a) below and Downtown Setback Map	<u>10</u> <u>See (a) below and Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map	<u>5</u> <u>Lot width <40: 10%</u> <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below	<u>Lesser of 20% lot depth or 20</u> <u>See (b) below</u>
Maximum lot coverage	80%	<u>80%</u>
Minimum height	2 stories	<u>2 stories</u>
Maximum height	See Downtown Height Map	<u>See Downtown Height Map</u>
Stepbacks	See Downtown Stepback Map	<u>See Downtown Stepback Map</u>

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) Reserved.”

14. Subdivision (a) entitled "Lots of Record" of Subsection (1) of Section 28.193 entitled "Nonconforming Lots" of the Madison General Ordinances is amended as follows:

- "(a) Lots of Record. In any district where residential uses are allowed, a single-family or two-family dwelling may be established on a lot of record existing on the effective date of this ordinance, regardless of the size of the lot, provided that all other requirements of the applicable zoning district are complied with."