

DRAFTER’S ANALYSIS: This proposed MGO change would amend several sections of Chapter 28 residential zoning districts to make more lot divisions possible by slightly reducing detailed lot size and lot width requirements for many zoning districts. Lot size requirements are one of the biggest factors in determining how many homes can be built in an area.

It also allows for a three-foot rear setback for one-story alley-loaded attached garages in more zoning districts, as well as for attached single-family homes (often referred to as town homes) on narrow lots. Allowing a three-foot rear setback for alley-loaded attached garages for attached single-family homes allows for more flexibility in home design in more districts and adds consistency between the required rear setback for attached garages and detached garages on lots that are served by alleys.

The SUBSTITUTE modifies MGO Secs. 28.050(2), 28.051(2) and 28.053(4) and proposes that in the TR-U1, TR-U2 and TR-P districts the reduced setbacks for alley single family attached lots not be limited to one-story attached garages. The substitute also includes a reduction in the minimum lot area per dwelling unit for single family attached in the TR-P district and a correction to a code reference.

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

1. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

SR-C1 District				
	Single-family detached	Two-family Two unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	8,000 <u>6,000</u>	8,000 <u>6,000</u>	4,000 <u>3,000/d.u.</u>	8,000
Lot Width	60 <u>55</u>	60 <u>55</u>	30 <u>27/d.u.</u>	60
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> See (b) below	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> See (b) below	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35

Maximum lot coverage	50%	50%	50%	35 <u>60%</u>
Maximum building coverage	n/a	n/a	n/a	n/a <u>50%</u>

- (a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

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

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

SR-C2 District				
	Single-family detached	Two-family Two unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000 <u>5,000</u>	6,000 <u>5,000</u>	3,000 <u>2,500/d.u.</u>	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> <u>See (b) below</u>	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> <u>See (b) below</u>	Lesser of 30% lot depth or 35 <u>30</u> See (a) below <u>Alley accessed:</u> <u>3</u> <u>See (b) below</u>	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	35
Maximum building coverage	n/a	n/a	n/a	n/a

- (a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

3. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

SR-C3 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	6,000 <u>5,000</u>	6,000 <u>5,000</u>	3,000 <u>2,500/d.u.</u>	6,000
Lot Width	50	50	<u>25/d.u.</u>	50
Front Yard Setback	25	25	25	25
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser or 30% lot depth or <u>35</u> <u>30</u> See (a) below <u>Alley accessed: 3</u> See (b) below	Lesser or 30% lot depth or <u>35</u> <u>30</u> See (a) below <u>Alley accessed: 3</u> See (b) below	Lesser or 30% lot depth or <u>35</u> <u>30</u> See (a) below <u>Alley accessed: 3</u> See (b) 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%

- (a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

4. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.039 entitled “SR-V1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

SR-V1 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3-8 units)	Single-family attached, three-four unit
Lot Area (sq. ft.)	6,000 <u>5,000</u>	6,000 <u>5,000</u>	3,000 <u>2,500/d.u.</u>	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	60	20/d.u.
Front Yard Setback	25	25	25	25	25
Side Yard Setback	5	5	5	6/15 total	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 <u>25</u>	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	60%	90%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

SR-V1 District: Conditional and Nonresidential Uses		
	Single-family attached (5-8 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	6,000
Lot Width	20/d.u.	50
Front Yard Setback	25	25
Side Yard Setback	Exterior end walls: 6	6
Reversed Corner Side Yard Setback	12	25
Rear Yard	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>	Equal to building height but at least 30
Maximum height	3 stories/40	40
Maximum lot coverage	90%	60%

Maximum building coverage	n/a	50%
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- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

5. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.040 entitled “SR-V2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

SR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Single-family attached (8 units max.)	Multi-family (3-24 units max)
Lot Area (sq. ft.)	6,000 5,000	6,000 5,000	3,000/d.u. 2,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25	25	25	25	25
Side Yard Setback	5	Two-story: 5	5	Exterior end walls: 5	10
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	90%	60%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

SR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25

Side Yard Setback	Exterior end walls: 6	10	6
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	Lesser of 25% lot depth or 30 <u>25</u> <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 30 <u>25</u>	Equal to building height but at least 30 <u>25</u>
Maximum height	3 stories/40	4 stories/52	35
Maximum lot coverage	90%	60%	60%
Maximum building coverage	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

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

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-C1 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	6,000 <u>5,000</u>	6,000 <u>5,000</u>	3,000 <u>2,500/d.u.</u>	6,000
Lot Width	50 <u>45</u>	50 <u>45</u>	25 <u>22/d.u.</u>	50
Front Yard Setback	20	20	20	20
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	n/a
Side Yard Setback	6	6	6	10
Reversed Corner Side Yard Setback	15	15	15	15
Rear Yard Setback	Lesser of 30% lot depth or 35 <u>30</u> <u>See (a) below</u> <u>Alley accessed: 3</u> <u>See (b) below</u>	Lesser of 30% lot depth or 35 <u>30</u> <u>See (a) below</u> <u>Alley accessed: 3</u> <u>See (b) below</u>	Lesser of 30% lot depth or 35 <u>30</u> <u>See (a) below</u> <u>Alley accessed: 3</u> <u>See (b) below</u>	Equal to building height but at least 35 <u>See (a) below</u>
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	65%

Maximum building coverage	n/a	n/a	n/a	50%
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- (a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).
- (b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

7. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.043 entitled "TR-C2 District" of the Madison General Ordinances is amended as follows:

(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-C2 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,800
Lot Width	40	40	20/d.u.	40
Front Yard Setback	20	20	20	20
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	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	Lesser of 30% lot depth or 30 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	Lesser of 30% lot depth or 30 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

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

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

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

- (a) Rear Yard Setback. Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of ~~two (2)~~ three (3) feet.”

9. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family Twin	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,000	4,800
Lot Width	40	40	20/d.u.	40	40
Front Yard Setback	20	20	20	20	20
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	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5
Reversed Corner Side Yard Setback	12	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 30% lot depth or 30 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 30% lot depth or 30 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 30% lot depth or 30 <u>Alley accessed: 3</u> <u>See (a) below</u>	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	n/a	50%

- (a) Reserved: Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

10. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.048 entitled "TR-V1 District" the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-V1 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached, three-four unit

Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	1,500/d.u. 3,000	1,500 1,000/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
Front Yard Setback	20	20	20	20	20
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
Side Yard Setback	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25 <u>Alley</u> <u>accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25 <u>Alley</u> <u>accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25 <u>Alley</u> <u>accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25 <u>Alley</u> <u>accessed:</u> <u>3</u> <u>See (a)</u> <u>below</u>
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Reversed Corner Side Yard Setback	12	12	12	12	12

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.”

11. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.048 entitled “TR-V2 District” the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>12 units)	Nonresidential
Lot Area (sq. ft.)	1,500 1,000/d.u.	1,500 1,000/d.u.	6,000
Lot Width	15/d.u.	60	50
Front Yard Setback	20	20	20

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
Side Yard Setback	Exterior end walls: 5	10	6
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	Lesser of 25% lot depth or 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40
Maximum lot coverage	90%	70%	65%
Maximum building coverage	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

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

TR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3—12 units)	Single-family attached (8 units max.)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	4,500 1,000/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15/d.u.
Front Yard Setback	20	20	20	20	20
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
Side Yard Setback	5 Lot width <50: 10% of lot width	5	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25 <u>Alley accessed: 3</u> <u>See (a) below</u>
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40

	than block average	than block average	than block average	than block average	than block average	than block average
Side Yard Setback	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	Exterior end walls: 5	5 Lot width <50: 10% of lot width
Reversed Corner Side Yard Setback	12	12	12	12	12	12
Rear Yard	Lesser of <u>20% lot depth or 20</u> <u>Alley accessed:</u> <u>3</u> <u>See (a)</u> <u>below</u>	Lesser of <u>25% 20%</u> lot depth or 20 <u>Alley accessed:</u> <u>3</u> <u>See (a)</u> <u>below</u>	Lesser of <u>25% 20%</u> lot depth or 20 <u>Alley accessed:</u> <u>3</u> <u>See (a)</u> <u>below</u>	Lesser of <u>25% 20%</u> lot depth or 20	Lesser of <u>25% 20%</u> lot depth or 20 <u>Alley accessed:</u> <u>3</u> <u>See (a)</u> <u>below</u>	Lesser of <u>25% 20%</u> 10 <u>or 20</u>
Maximum height	2 stories/35 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 ft. See (b) below
Maximum lot coverage	75%	75%	75%	75%	90%	75%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval.

13. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.051 entitled “TR-U2 District” the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-U2 District: Permitted Uses			
	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—36 units)
Lot Area (sq. ft.)	3,000	800/d.u.	350/d.u.
Lot Width	30	15/d.u.	30
Front Yard Setback	15	15	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

Side Yard Setback	5 Lot width <50: 10% of lot width	Exterior end walls: 5	5 Lot width <50: 10% of lot width
Reversed Corner Side Yard Setback	12	12	12
Rear Yard	Lesser of 25 <u>20</u> % lot depth or 20	Lesser of 25 <u>20</u> % lot depth or 20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25 <u>20</u> % lot depth or 20
Maximum Height	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 See (b) below
Maximum lot coverage	75%	90%	75%

TR-U2 District: Conditional and Nonresidential Uses						
	Single- family attached (>8 units)	Single- family detached	Two-family Two unit	Two-family - Twin	Multi- family (>36 units)	Nonresidential
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Lot Width	15/d.u.	30	30	15/d.u.	50	50
Front Yard Setback	15	15	15	15	15	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	n/a
Side Yard Setback	Exterior end walls: 5	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	10	5
Reversed Corner Side Yard Setback	12	12	12	12	12	15
Rear Yard	Lesser of 25% <u>20%</u> lot depth or 20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% <u>20%</u> lot depth or 20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% <u>20%</u> lot depth or 20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% <u>20%</u> lot depth or 20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Lesser of 25% <u>20%</u> lot depth or 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	6 stories/78 See (b) below	40

Maximum lot coverage	90%	75%	75%	75%	80%	75%
Maximum building coverage	n/a	n/a	n/a	n/a	n/a	50%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Heights exceeding the maximum may be allowed with conditional use approval.”

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

“(3) Dimensional Requirements, Permitted and Conditional Uses.

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

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>10,000</u>	0.6 acres (26,136 sq. ft.) <u>10,000</u>	13,086 sq. ft. <u>5,000/d.u.</u>	0.6 acres (26,136 sq. ft.) <u>10,000</u>
Lot Width	65	65	32/d.u.	65
Front Yard Setback	50	50	50	50
Side Yard Setback	30	30	30	30
Reversed Corner Side Yard Setback	30	30	30	30
Rear Yard	40 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	40 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	40 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>	40 <u>Alley accessed:</u> <u>3</u> <u>See (a) below</u>
Maximum height	3 stories/40	3 stories/40	3 stories/40	40
Maximum lot coverage	15% <u>40%</u>	15% <u>40%</u>	15% <u>40%</u>	15% <u>40%</u>
Maximum size accessory building	800 sq. ft. <u>See (a) below</u>	800 sq. ft. <u>See (a) below</u>	800 sq. ft. <u>See (a) below</u>	as determined by conditional use

- (a) ~~Detached Garage Replacement.~~ New detached garages are not permitted. Detached garages existing as of January 1, 1989 may be replaced with a structure no larger than 800 square feet or the size of the principal building, whichever is less. Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.”

15. Subsection (4) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” the Madison General Ordinances is amended as follows:

“(4) Dimensional Requirements, Permitted and Conditional Uses.

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

TR-P District: Permitted Uses					
	Single-family detached	Single-family attached	Two-family Two unit	Two-family - Twin	Multi-family, except residential building complex
Lot Area (sq. ft.)	2,900	2,000 1,200/d.u.	2,900	1,800/d.u.	600/d.u. + 300 per bedroom >2
Lot Width	30	20 15	30	15/d.u.	50
Front Yard Setback	15	15	15	15	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
Side Yard Setback	5	Exterior end walls: 6	5	5	10
Reversed Corner Side Yard Setback	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 <u>3</u> <u>See (a) below</u>	20 <u>Alley accessed: 3</u> <u>See (a) below</u>	Street-accessed: 20 Alley-accessed: 2 <u>3</u> <u>See (a) below</u>	Street-accessed: 20 Alley-accessed: 2 <u>3</u> <u>See (a) below</u>	Street-accessed: 20 Alley-accessed: 2 <u>3</u> <u>See (a) below</u>
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	75%

~~(b) — Heights exceeding the maximum may be allowed with conditional use approval.~~

TR-P District: Conditional and Nonresidential Uses		
	Residential building complex	Nonresidential
Lot Area (sq. ft.)	600/d.u. + 300 per bedroom >2	5,000
Lot Width	50	50
Front Yard Setback	15	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
Side Yard Setback	10	5
Reversed Corner Side Yard Setback	12 (10 for garage)	15
Rear Yard	Street-accessed: 20 Alley-accessed: ≥ 3 <u>See (a) below</u>	equal to building height but at least 20
Maximum height	4 stories/52 See (b) below	3 stories/40
Maximum lot coverage	75%	70%

- (a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.
- (b) Heights exceeding the maximum may be allowed with conditional use approval.”