

City of Madison – Zoning Code Rewrite
Residential Districts

Introduction

The new zoning code will be structured so that each group of districts is organized in a separate chapter. Each of these chapters will include a common list of uses, other common standards, and a series of districts, each with its own dimensional standards. This draft also contains related elements that will end up in other sections, such as new definitions and standards for various uses.

Please note that:

- *Material in italics (like this introduction) is not part of the Code text; these are annotations.*
- *Sidebars are also used for longer comments.*
- *Highlights in the text indicate changes or questions.*
- *Illustrations depict minimum or typical dimensional standards but are not intended to be legally binding.*

Please also note that the format of this chapter is not the final format of the Code. All sections will be numbered and titled in a consistent manner, with input from the City Attorney. Also be aware that this is a first draft, and many additions and changes are likely following Committee review and public input.

General Provisions for Residential Districts

A. Permitted Yard Encroachments.

The following structures or features shall be permitted in required yards. The letter “P” in the table indicates that the structure or feature is permitted anywhere in the required yard. A number indicates the maximum distance in feet that the structure or feature is allowed to extend into the yard.

Structure or Feature	All Yards	Front Yard	Side Yard	Rear Yard
Accessibility accommodations as specified in Section __	P			
Accessory sheds, toolrooms, doghouses, and similar buildings or structures				P
Air conditioning condensing unit			P	P
Arbors and trellises	P			
Awnings	P			
Basement [“Bilco”] doors providing access to below-grade stairs				6?
Balconies				6
Bay windows, max. one story in height, subject to provisions of Section __		3	2?	3
Chimneys, flues	2			
Compost bins				3 from prop. line
Communications towers ≤75’ and receiving devices			P	

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Eaves and gutters	3	2	3	
Egress windows	minimum req.			
Decks, uncovered				P
Decks, terraces, elevated not more than 3' above adjacent ground level	P [distance?]			
Fences, walls, hedges subject to provisions of Section __	P			
Fire escapes			1/3 width of yard; not to exceed 3'	6
Flagpoles or garden ornaments	P			
Garages, detached, subject to provisions of Section __			P	P
Laundry drying equipment			P	P
Open porches		6		
Open off-street parking spaces as specified in Section [28.11(3)]		P	P	
Recreational equipment, minor	P			
Recreational equipment, major				P
Steps no more than 3' above adjoining ground level	P			
Swimming pools, hot tubs, whirlpools, etc.				P

B. Accessory Buildings

Maximum area per lot: Total area of accessory buildings measured at ground floor: 10% of lot area but no more than 1,000 square feet. A larger total building area may be allowed by conditional use permit.

Maximum percentage of rear yard: Accessory buildings may occupy a maximum of fifty percent (50%) of the area of the required rear yard.

Maximum size of accessory: No individual structure shall exceed 800 square feet in size except by conditional use permit.

Maximum height. The height of the principal building or 15 feet, whichever is lower, except by area exception, where allowed under Section ____.

Placement. Accessory buildings may be located in the following locations: **[SEE DIAGRAMS]**

- In a rear yard a minimum of 3 feet from any property line;
- In a side yard if located behind the rear plane of the principal building, a minimum of 3 feet from any property line;
- In the side or rear yard of a corner lot, a minimum distance from the street side lot line equal to the [existing?] setback of the principal building;
- In the rear yard of a reversed corner lot, no closer to the street side lot line than the front yard setback of the adjacent property, for the first 25 feet from the

Area Exceptions would continue to apply, and would be extended to all Traditional Residential districts, with the same requirement that currently apply (lots existed prior to 1966, etc.). Area exceptions would reduce accessory building setbacks and allow heights up to 17'

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common property line. Beyond this distance, the minimum setback shall be equal to that of the principal building.

An accessory building may be placed outside of these limits only by area exception, where allowed under Section ____.

Shared garages. A detached garage may be constructed across a lot line by abutting property owners, anywhere a garage might otherwise be permitted within 3 feet of the lot line, provided: 1) there is a joint driveway to it; and 2) the property owners have a joint access and maintenance agreement relating to the shared garage.

Rear yard garage replacement. A detached garage located in a rear yard may be replaced using existing setbacks provided that: the replacement is within one year of demolition; the Zoning Department has verified the location and size of the existing or demolished garage; and neither the length nor width of the enlarged structure exceeds twenty-four (24) feet; and neither the width or length is increased by more than two (2) feet].

Combines two provisions in current code.

C. Front Yard Setback Averaging

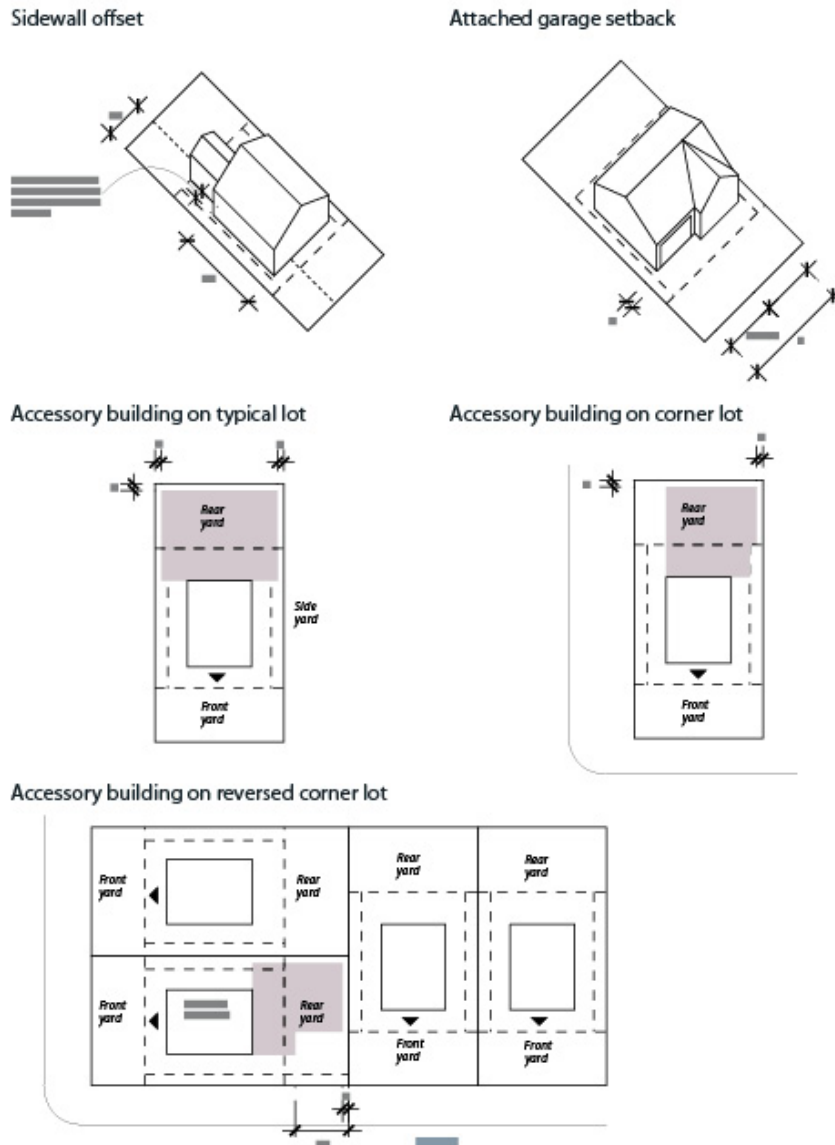
Where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard required for new structures shall be the average of the existing structures. For structures set back more than the minimum front yard required in the district, the minimum district requirement shall be used in calculating the average. Porches and other encroachments into required yards shall not count towards the average. *[A different method will apply on Lakefront lots.]*

Differs somewhat from the current setback averaging method, which uses the average of lots on either side.

D. Residential Design Standards. All new development and major additions or remodels *[threshold to be determined]* within the residential districts shall comply with the following design standards:

- 1. Sidewall Offset.** In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall located within 18’ of the side lot line that exceeds 40’ in depth shall be set back an additional 2” from the side lot line for every foot over 40 feet in depth. **SEE DIAGRAM.**
- 2. Attached Garage Setback.** In order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than 50% of that building façade. That portion of the façade that contains the garage door must be recessed at least 2’ behind the remainder of the façade. **SEE DIAGRAM.**

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E. Nonresidential Design Standards. All new development and major additions or remodels [threshold to be determined] within residential districts shall comply with the following design standards:

1. **Long Façade Articulation.** In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall that exceeds 40' in depth shall be set back an additional 2" from the side lot line for every foot over 40 feet in depth.
2. **Front Yard Setback.** All building facades abutting any street shall be set back from the street lot line a minimum distance equal to the front yard setback required for that zoning district.
3. **Parking Location.** Parking shall not be permitted between the front façade of any nonresidential building and the abutting street.

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E. Occupancy Restrictions. A non-owner occupied dwelling unit located within the SR-C1-C3, the TR-C1-C3, the TR-E and the TR-P districts shall not include more than one roomer, with the following exception:

1. In any district, up to four unrelated persons who have disabilities may live as a single housekeeping unit with up to two personal attendants.

An owner-occupied dwelling unit, as defined in this ordinance, within any district may be occupied by a family and up to four roomers.

F. Height measurements

In the case of alterations, additions, or replacement of existing buildings, height shall be measured from the natural grade prior to redevelopment. *[see definition of “natural grade”]*

Lakefront Development

The following regulation shall apply to all zoning lots that abut lakes within the City.

A. Lakefront yard setback. The yard that abuts the lake, typically the rear yard, shall be referred to as the “lakefront yard.” The minimum depth of the lakefront yard from the Ordinary High Water Line shall be calculated based on the average setback of the 5 developed lots or 300 feet on either side (whichever is less), or 30% of lot depth whichever number is greater. Existing structures set back 40 percent more or less than the average shall be discounted from the average setback calculation formula.

B. Building bulk standard. New construction on lakefront lots shall meet the following standards:

1. The total floor area of the principal building on the lot shall not exceed 50% of the lot area or 2,500 square feet, whichever is greater. *[Attic and basement spaces are typically not included in total floor area].* The following exceptions to this standard are allowed:
 - a. For buildings that already exceed the maximum floor area, an addition of up to 500 square feet may be permitted within any 15-year period.
 - b. Floor area may be increased beyond the maximum when the established floor area of at least 50% of the principal buildings on the 5 developed lots or 300 feet on either side already exceeds the maximum floor area ratio. If this method is used, floor area shall not exceed that of the largest residential building within the specified distance (5 lots/300 feet).

Natural Grade. The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall or other earthwork feature. Natural grade is determined by reference to a survey, or other information as determined by the zoning administrator.

This change in setback is intended to solve the problem of “setback creep.” Setback on each waterfront lot is currently based on the average of the setbacks of the abutting 5 developed lots, an average which is constantly changing with additions and new construction. The 30% of lot depth would provide a fixed standard.

The bulk limits are suggested as one possible approach to the issue of compatible scale and bulk on lakefront lots. These standards are similar to those recently enacted in Minneapolis for all infill development. (Maximum height was also lowered to 30 feet in some districts.)

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Residential District Uses

Table R.1 lists all permitted and conditional uses in the residential districts.

- Uses marked as “P” are permitted in the districts where designated.
- Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter __, Supplemental Regulations.

Table R.1. Residential District Uses

	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-E	TR-P	Standards
Residential - Family Living															
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Two-family dwelling - duplex			P	P	P			P	P	P	P	P		P?	Y
Two-family dwelling - twin			P	P	P				P	P	P	P			Y
Three-family dwelling									C?						Y
Single-family attached dwelling (maximum of 8 units)										C	C	C			Y
Single-family attached dwelling (> 8 units)				C	C					C	C	C			Y
Multi-family dwelling (maximum of 8 units)				C	C					C	C	C			Y
Multi-family dwelling (> 8 units)				C	C						C	C			Y
Multi-family building complex					C						C	C			Y
Accessory dwelling unit, attached or detached														P	Y
Residential - Group Living															
Adult family home meeting separation requirements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Adult family home not meeting separation requirements	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Cohousing community															Y
Community living arrangement (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Community living arrangement (> 8 residents)	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Co-operative housing															Y
Dormitory					C						C	C			Y
Fraternity or sorority											C	C			Y
Elderly housing: assisted living, congregate care				C	C				C	C	C	C			Y
Lodging house											C	C			
Hostel											C	C			
Religious community	P	P	P	P	P	P	P	P	P	P	P	P		P	
Civic and Institutional															
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

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Table R.1. Residential District Uses

	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-E	TR-P	Standards
Day care center in school or religious inst.	P	P	P	P	P	P	P	P	P	P	P	P	C	P	
Day care center, nursery school	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Educational, office and recreational uses in existing or former public school buildings	P	P	P	P	P	P	P	P	P	P	P	P		P	Y
Libraries	P	P	P	P	P	P	P	P	P	P	P	P		P	
Mission house in conjunction with religious institution	C	C	C	C	C	C	C	C	C	C	C	C		C	
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	C		
Public safety facilities (fire, police stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P		P	
Schools, public and private	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Any structure with floor area exceeding 10,000 sq. ft.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Other															
Bed and breakfast establishments	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Community garden, market garden	P	P	P	P	P	P	P	P	P	P	P	P		P	Y
Golf course, public or private	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Swimming and tennis clubs, private	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Limited retail use of landmark site or building											C	C			Y
Accessory Uses															
Day care home, children or adults	P	P	P	P	P	P	P	P	P	P	P	P		P	
Dwelling units or lodging rooms for persons employed on the premises	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Emergency electric generator	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Home occupation	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	Y
Garage, workshop, not exceeding maximum size	P	P	P	P	P	P	P	P	P	P	P	P	C	P	Y
Garage, workshop, exceeding maximum size	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Keeping of up to 4 chickens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Lease of off-street parking space(s)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Management office for multi-family building or complex															
Parking lot accessory to a nonresidential use	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Parking lot exceeding ____% above minimum required parking	C	C	C	C	C	C	C	C	C	C	C	C		C	Y
Recreational facilities for multi-family building or complex					P					P	P	P			Y
Restaurant within multi-family building					C					C	C	C			Y
Limited retail within multi-family building					C					C	C	C			Y
Temporary Uses															
Dependency living arrangements	P	P	P	P	P	P	P	P	P	P	P	C	P	P	Y
Real estate sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y

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Table R.1. Residential District Uses

	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-V1	TR-V2	TR-U1	TR-U2	TR-E	TR-P	Standards
Temporary buildings for storage of materials and equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Yard sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Public Utility and Public Service Uses															
Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Gas regulator stations, mixing and gate stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Telecommunications towers and transmission equipment buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sewerage system lift stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Water pumping stations, water reservoirs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

Suburban Residential - Consistent Districts:

Statement of Purpose. The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan. The SR-C districts are intended to implement the Objectives and Policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Established Neighborhoods (specifically Objectives 33, 36, 40, 41, 42 and 46).

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SR-C1 District

[Residential neighborhoods within this district are characterized by single-family homes on generously-sized lots developed in compliance with the R-1 standards of the 1966 zoning code]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

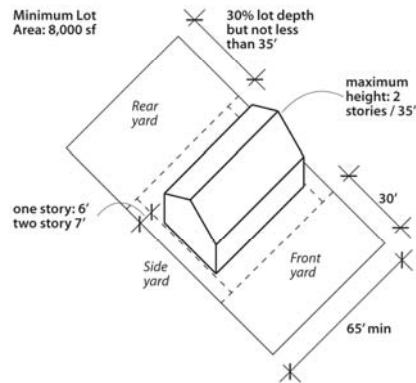
Standards represent minimums unless otherwise noted

	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	8,000	8,000
Lot Width	65'	65'
Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	30'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,300	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%

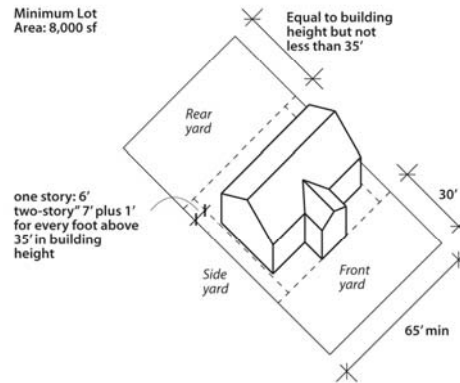
Building Types:

- Single-family detached
- Civic/Institutional building

Single Family Detached



Civic / Institutional



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SR-C2 District

[Residential neighborhoods within this district are characterized by single-family homes on moderately sized lots developed in compliance with the R2 standards of the 1966 zoning code.]

Permitted and Conditional Uses

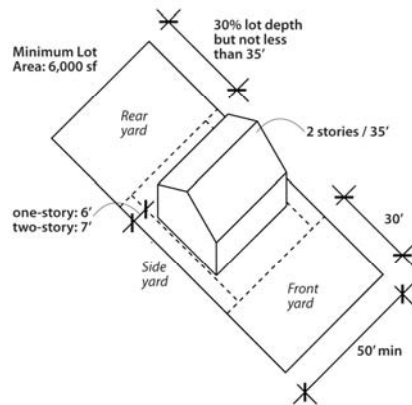
See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards

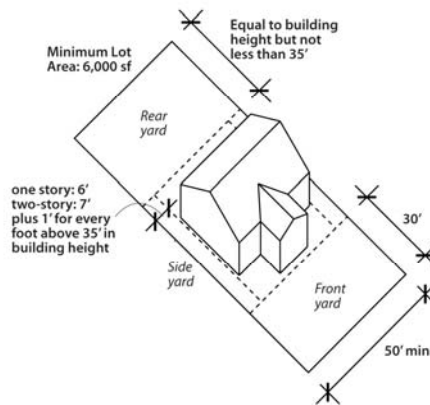
Standards represent minimums unless otherwise noted

	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50'	50'
Front Yard Setback	30'	30'
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	30'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%

Single-Family Detached



Civic / Institutional



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SR-C3

[Residential neighborhoods within this district are typically characterized by two-family homes on moderately sized lots developed in compliance with the R3 standards of the 1966 zoning code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards

Standards represent minimums unless otherwise noted

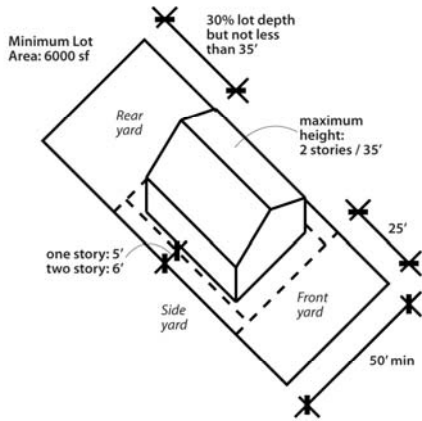
Two-family duplex: “stacked” units in 2-story building.
Two-family – twin: side-by-side units, aka “zero lot line.”
The lot area for the duplex applies to the entire building; for the twin we assume (but don’t require) separate lots.

	Single-family detached	Two-family - duplex	Two-family - twin	Civic/Inst.
Lot Area (sq. ft.)	6,000	8,000	4,000/unit	6,000
Lot Width	50'	50'	25/unit	50'
Front Yard Setback -	25'	25'	25'	25'
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	15'	15'	25'
Rear Yard	30% lot depth but no less than 35'	30% lot depth but no less than 35'	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	750	750	750	n/a
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

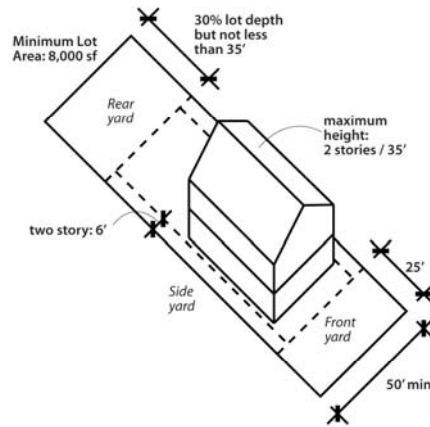
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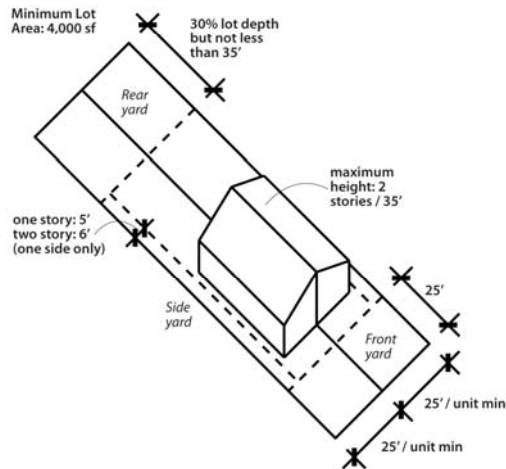
Single-Family Detached



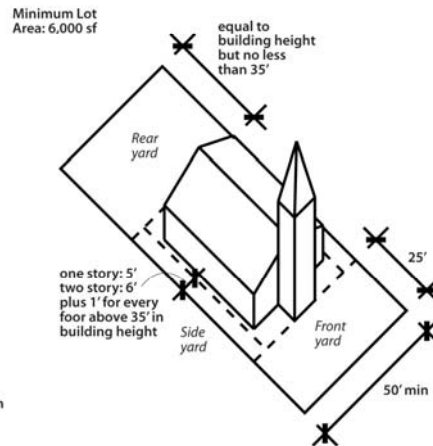
Two-Family Duplex



Two-Family Twin



Civic / Institutional



Suburban Residential - Varied Districts:

Statement of Purpose: The SR-V Districts are established to stabilize and protect the essential characteristics of residential areas of varying densities and housing types, typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while encouraging the updating of older housing in a context-sensitive manner.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan. The SR-V districts are intended to implement the Objectives and Policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Established Neighborhoods (specifically Objectives 33, 36, 41, 42 and 46).

SR-V1

[Residential neighborhoods within this district are typically characterized by two-family, single-family attached and small multi-family homes on small to moderately sized lots developed in compliance with the R3, R4 and R5 standards of the 1966 zoning code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

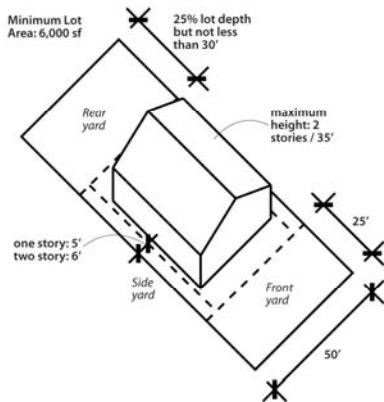
Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - duplex	Two-family - twin
Lot Area (sq. ft.)	6,000	8,000	4,000/unit
Lot Width	50'	50'	25/unit
Front Yard Setback	25'	25	25'
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)
Reversed Corner Side Yard Setback	15	12	12
Rear Yard	25% lot depth but no less than	25% lot depth but no less than	25% lot depth but no less than

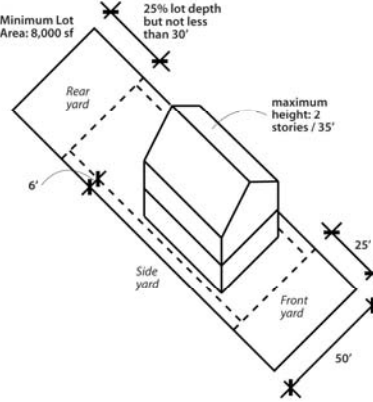
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	30'	30'	30'
Usable Open Space (sq. ft.)	500	500	500
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'
Maximum lot coverage	60%	60%	60%

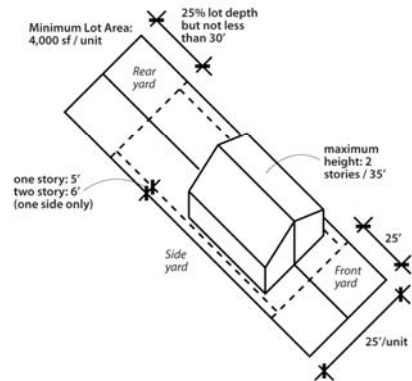
Single-Family Detached



Two-Family Duplex



Two-Family Twin



Dimensional standards: conditional uses

Standards represent minimums unless otherwise noted

	Single-family attached (≤ 8 units)	Multi-family (≤ 8 units)	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000 unit	6,000
Lot Width	20	60	50'
Front Yard Setback	15	25	25'
Side Yard Setback	10 (end units)	$6 + 1$ per unit > 2	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%

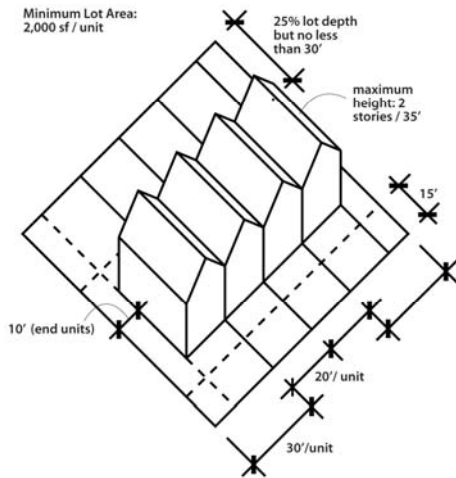
City of Madison – Zoning Code Rewrite
Residential Districts

Density bonus for attached and multi-family buildings, enclosed parking: If underground or fully enclosed parking is provided, lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit and front yard setbacks may be reduced **[to 10 feet?]**

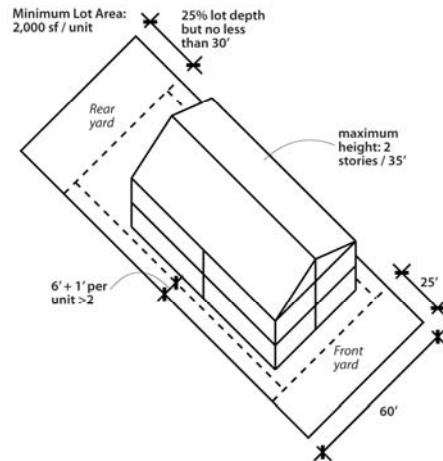
Design standards for attached and multi-family buildings:

- Surface parking must be located in the rear yard or in the side yard behind the rear plane of the building.
- Building fronts shall be oriented to the primary abutting street.
- Primary entrances to ground floor dwellings shall be accessed directly from and face the street.
- Secondary access may be from side, rear, or (for multi-family buildings) through an interior stairway or elevator and corridor.
- Front yards shall be landscaped to provide visual screening and privacy. Landscaping may consist of trees, shrubs, and/or groundcovers, in combination with decorative fences or walls.
- Building facades greater than 40 feet in length shall be divided into smaller increments by means of divisions or breaks in materials, entry placement, window bays or other architectural details.

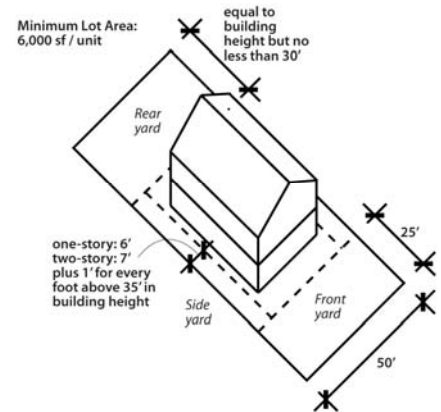
Single-Family Attached (max 8 units)



Multi-Family (max 8 units)



Civic / Institutional



City of Madison – Zoning Code Rewrite
Residential Districts

SR-V2

[Residential neighborhoods within this district are typically characterized by multi-family complexes of multiple buildings, developed in compliance with the R4 and R5 standards of the 1966 zoning code. Some neighborhoods also include lower-density housing types]

Permitted and Conditional Uses

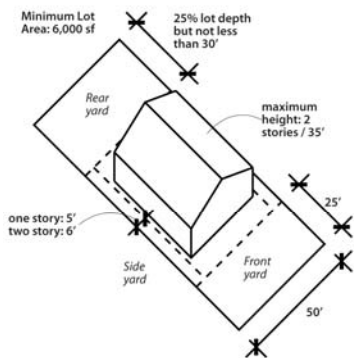
See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

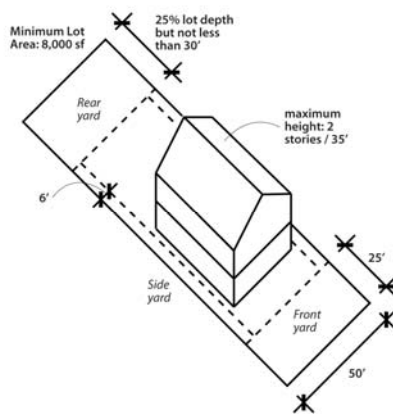
Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - duplex	Two-family - twin
Lot Area (sq. ft.)	6,000	8,000	4,000/unit
Lot Width	50'	50'	25'/unit
Front Yard Setback	25'	25	25'
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)
Reversed Corner Side Yard Setback	15	12	12
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	500	500	500
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'
Maximum lot coverage	60%	60%	60%

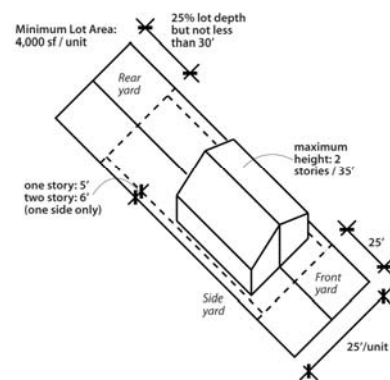
Single-Family Detached



Two-Family Duplex



Two-Family Twin



City of Madison – Zoning Code Rewrite
Residential Districts

Dimensional standards: conditional uses

Standards represent minimums unless otherwise noted

	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000/ unit	6,000
Lot Width	20	60	50'
Front Yard Setback - Minimum	15	25	25'
Side Yard Setback	10 (end units)	6 + 1 per unit > 2	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	3 stories/40'	3 stories/40'	n/a
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%

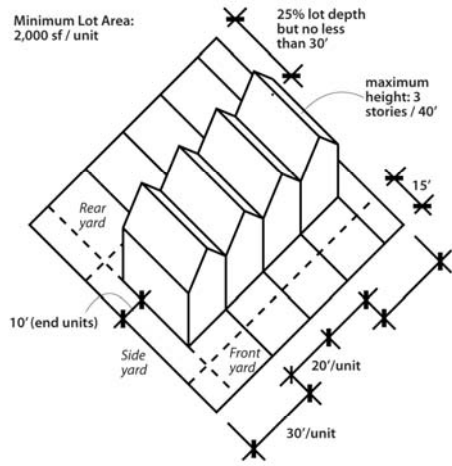
Density bonus for attached and multi-family buildings, enclosed parking: If underground or fully enclosed parking is provided, maximum building height may be increased to 4 stories/50', lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit and front yard setbacks may be reduced [to 10 feet?]

Design standards for attached and multi-family buildings:

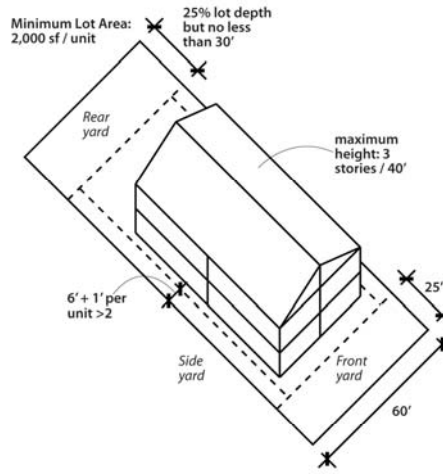
- Surface parking must be located in the rear yard or in the side yard behind the rear plane of the building.
- Building fronts shall be oriented to the primary abutting street.
- Primary entrances to ground floor dwellings shall be accessed directly from and face the street.
- Secondary access may be from side, rear, or (for multi-family buildings) through an interior stairway or elevator and corridor.
- Front yards shall be landscaped to provide visual screening and privacy. Landscaping may consist of trees, shrubs, and/or groundcovers, in combination with decorative fences or walls.
- Building facades greater than 40 feet in length shall be divided into smaller increments by means of divisions or breaks in materials, entry placement, window bays or other architectural details.

City of Madison – Zoning Code Rewrite Residential Districts

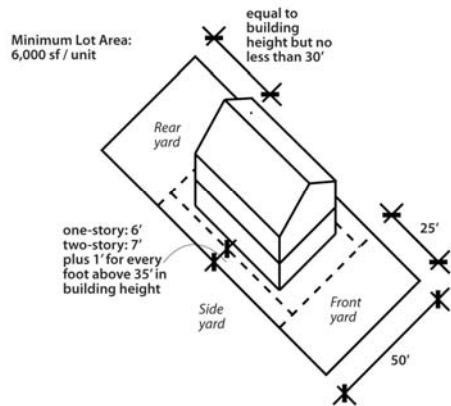
Single-Family Attached



Multi-Family



Civic / Institutional



Traditional Residential - Consistent Districts:

Statement of Purpose. The TR-C Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. The districts are also intended to:

- Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan. The TR-C districts are intended to implement the Objectives and Policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Established Neighborhoods (specifically Objectives 40, 41 and 42) and the Objectives and Policies for Future Neighborhoods (specifically Objectives 27-33).

Area Exceptions

Area exceptions shall be allowed in all Traditional Residential districts on zoning lots created prior to July 8, 1966 that meet one or more of the requirements of Section ___.
[Area exception dimensions and standards to be added.]

The intent is to allow area exceptions in traditional residential areas, possibly with some exceptions, since these are the locations where this technique has been most beneficial in managing additions on small lots.

City of Madison – Zoning Code Rewrite
Residential Districts

TR-C1 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

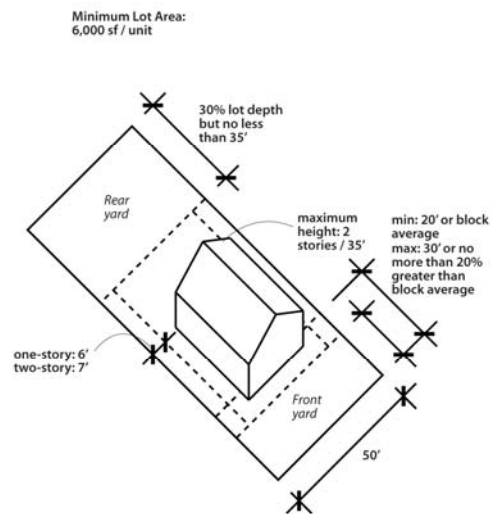
Standards represent minimums unless otherwise noted

	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50'	50'
Front Yard Setback -	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 6' Two-story: 7'	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	15'	20'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	50%	50%
Maximum building coverage	n/a	50%

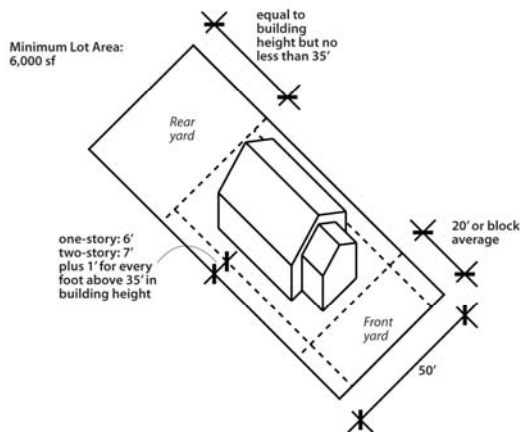
Small numbers of duplexes and three-flat buildings exist in these areas. They are currently nonconforming, and would remain so unless the district is modified to allow these housing types – i.e. as conditional uses.

Area Exceptions would continue to apply, and would be extended to all TR, with the same requirement that currently apply (lots existed prior to 1966, etc.)

Single-Family



Civic / Institutional



City of Madison – Zoning Code Rewrite
Residential Districts

TR-C2 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging.]

Permitted and Conditional Uses

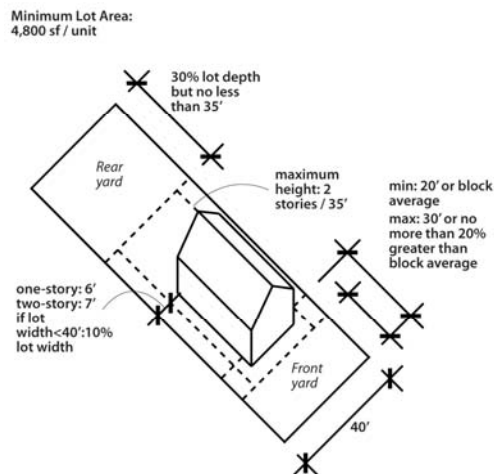
See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards

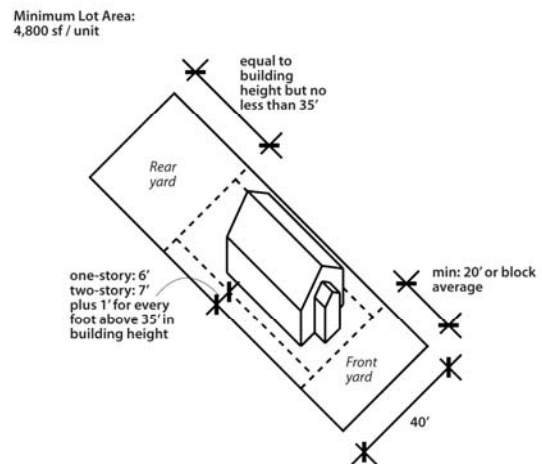
Standards represent minimums unless otherwise noted

	Single-family detached	Civic/Institutional building
Lot Area (sq. ft.)	4,800	4,800
Lot Width	40'	40'
Front Yard Setback -	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 6' Two-story: 7' Lot width <40': 10% lot width	One-story: 6' Two-story: 7' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12'	20'
Rear Yard	30% lot depth but no less than 35'	Equal to building height but no less than 35'
Usable Open Space (sq. ft.)	1,000	n/a
Maximum height	2 stories/35'	n/a
Maximum lot coverage	60%	60%
Maximum building coverage	n/a	50%

Single Family Detached



Civic / Institutional



City of Madison – Zoning Code Rewrite
Residential Districts

TR-C3 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family and two-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging.]

[The TR-C3 district is established to allow a mixture of single- and two-family dwellings while maintaining the occupancy limits of the current R4A district.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards

Standards represent minimums unless otherwise noted

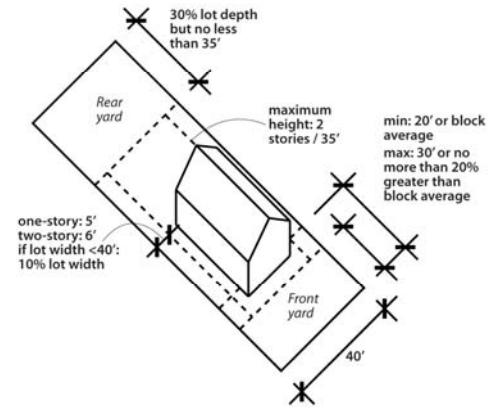
	Single-family detached	Two-family - duplex	Civic/Institutional building
Lot Area (sq. ft.)	4,800	4,800	4,800
Lot Width	40'	40'	40'
Front Yard Setback -	20' or block avg.	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	One-story: 5' Two-story: 6' Lot width <40': 10% lot width	Two-story: 6' Lot width <40': 10% lot width	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12'	12	20'
Rear Yard	30% lot depth but no less than 30'	30% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	750	750	n/a
Maximum height	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	60%

[Question – is the ‘twin’ two-family (side-by-side) desirable in this district as a new building type?]

City of Madison – Zoning Code Rewrite Residential Districts

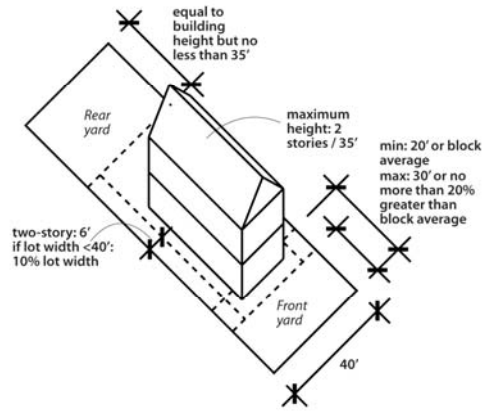
Single-Family Detached

Minimum Lot Area:
4,800 sf / unit



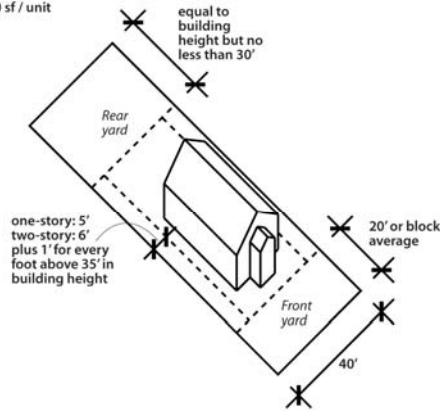
Two-Family Duplex

Minimum Lot Area:
4,800 sf / unit



Civic / Institutional

Minimum Lot Area:
4,800 sf / unit



Traditional Residential - Varied Districts:

Statement of Purpose. The TR-V Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing while encouraging a suitable environment for family life. The districts are also intended to:

- Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan. The TR-V districts are intended to implement the Objectives and Policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Established Neighborhoods (specifically Objectives 40, 41 and 42) and the Objectives and Policies for Future Neighborhoods (specifically Objectives 27-33).

Residential Design Standards. All new development and major additions or remodels *[threshold to be determined]* within the TR-V Districts shall comply with the following design standards:

1. **Orientation.** New buildings shall be oriented with the shorter dimension parallel to the street, in a manner consistent with existing traditional residential buildings on the block.
2. **Proportions.** New buildings and major additions shall be designed with scale and proportions consistent with existing traditional residential buildings on the block.

City of Madison – Zoning Code Rewrite
Residential Districts

TR-V1 District

[Residential neighborhoods within this district are typically characterized by a mixture of single-family, two-family and three-family homes on small to moderately sized lots, developed prior to the 1966 zoning code and frequently zoned R3 or R4 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

Standards represent minimums unless otherwise noted

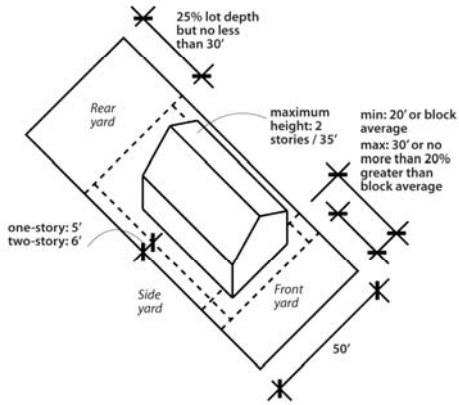
	Single-family detached	Two-family - duplex	Two-family - twin	Three-family
Lot Area (sq. ft.)	6,000	8,000	4,000/unit	8,000
Lot Width	50'	50'	25/unit	50'
Front Yard Setback	20' or block avg.	20' or block avg.	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)	One-story: 5' Two-story: 6'
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	500	500	500	500
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	3 stories/35'
Maximum lot coverage	65%	65%	65%	65%

City of Madison – Zoning Code Rewrite

Residential Districts

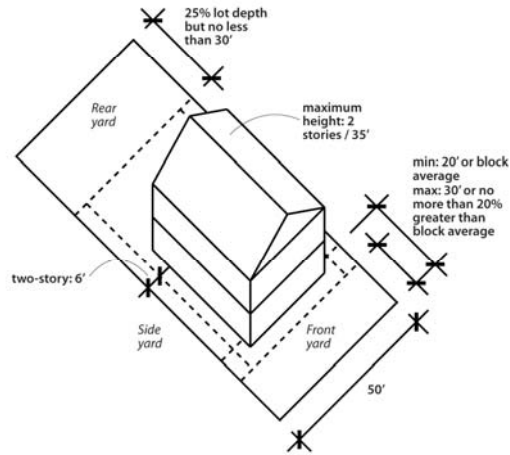
Single-Family Detached

Minimum Lot Area:
6,000 sf



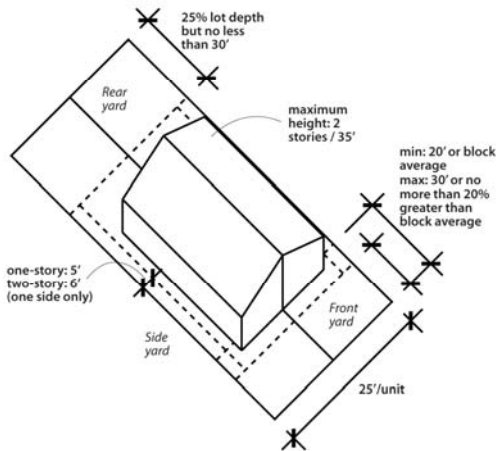
Two-Family Duplex

Minimum Lot Area:
8,000 sf



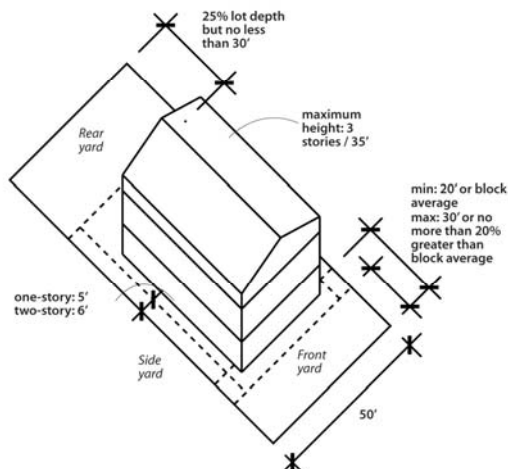
Two-Family Twin

Minimum Lot Area:
4,000 sf / unit



Three-Family

Minimum Lot Area:
8,000 sf



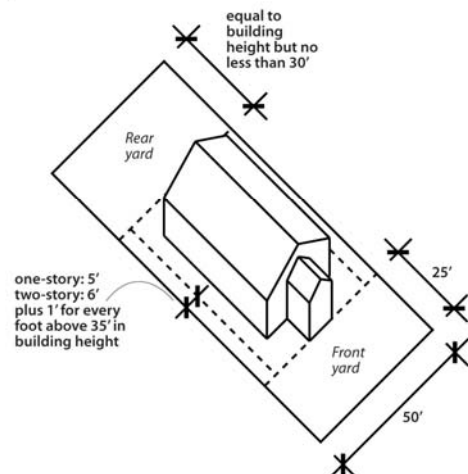
Dimensional standards: conditional uses

Standards represent minimums unless otherwise noted

	Civic/Inst.
Lot Area (sq. ft.)	6,000
Lot Width	50'
Front Yard Setback	25'
Front Yard Setback - Maximum	n/a
Side Yard Setback	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	25'

Civic / Institutional

Minimum Lot Area:
6,000 sf



City of Madison – Zoning Code Rewrite
Residential Districts

Rear Yard	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	n/a
Maximum height	n/a
Maximum lot coverage	65%
Maximum building coverage	50%

TR-V2 District

[Residential neighborhoods within this district are typically characterized by small multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R4 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - duplex	Two-family - twin
Lot Area (sq. ft.)	4,800	4,800	4,800
Lot Width	40'	40'	40'
Front Yard Setback	20' or block avg.	20' or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average
Side Yard Setback	One-story: 5' Two-story: 6' Lot width <40': 10% lot width	Two-story: 6' Lot width <40': 10% lot width	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12'	12	12'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	500	500	500
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'
Maximum lot	65%	65%	65%

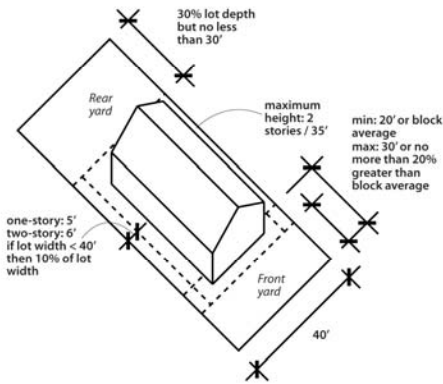
City of Madison – Zoning Code Rewrite

Residential Districts

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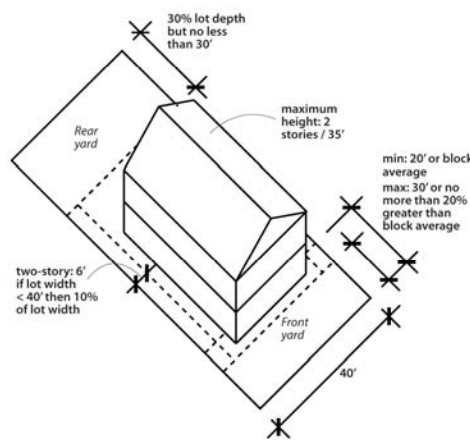
Single-Family Detached

Minimum Lot Area:
4,800 sf



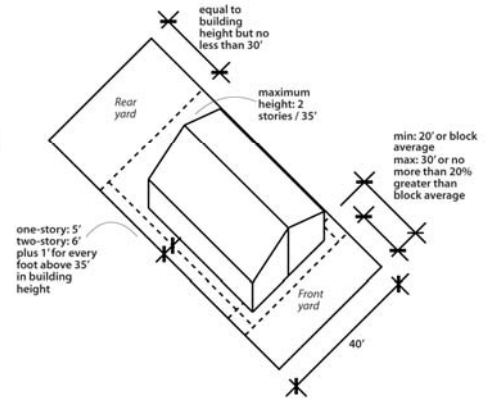
Two-Family Duplex

Minimum Lot Area:
4,800 sf



Two-Family Twin

Minimum Lot Area:
4,800 sf / unit



Dimensional standards: conditional uses

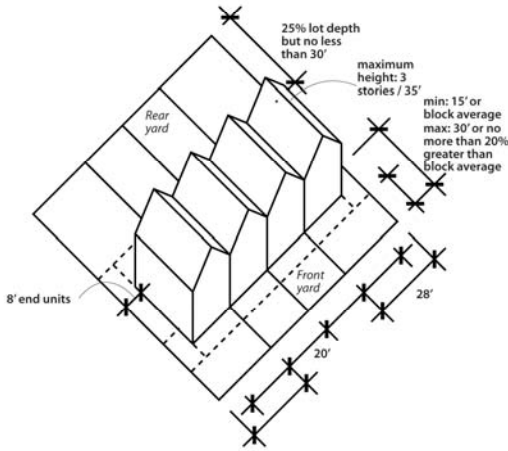
Standards represent minimums unless otherwise noted

	Single-family attached (max. 8 units)	Multi-family (max. 8 units)	Civic/Inst.
Lot Area (sq. ft.)	2,000/unit	2,000/ unit	6,000
Lot Width	20	60	50'
Front Yard Setback	15 or block avg.	20 or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	20'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	500	500	n/a
Maximum height	3 stories/35'	3 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%

City of Madison – Zoning Code Rewrite Residential Districts

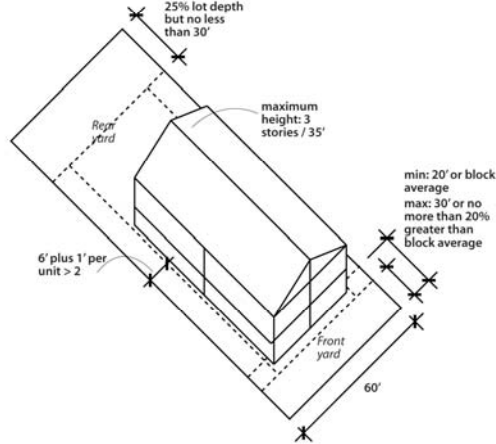
Single-Family Attached

Minimum Lot Area:
2,000 sf / unit



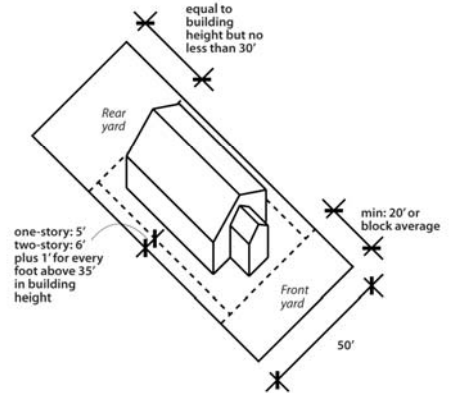
Multi-Family (max 8 units)

Minimum Lot Area:
2,000 sf / unit



Civic / Institutional

Minimum Lot Area:
6,000 sf



Density bonus for enclosed parking, conditional use housing types: If underground or fully enclosed parking is provided, maximum building height may be increased to 4 stories/50', lot area may be reduced to 1,500 square feet per single-family attached or multi-family unit and front yard setbacks may be reduced **[to 10 feet?]**

Design standards for attached and multi-family buildings:

- Surface parking must be located in the rear yard or in the side yard behind the rear plane of the building.
- Building fronts shall be oriented to the primary abutting street.
- Primary entrances to ground floor dwellings shall be accessed directly from and face the street.
- Secondary access may be from side, rear, or (for multi-family buildings) through an interior stairway or elevator and corridor.
- Front yards shall be landscaped to provide visual screening and privacy. Landscaping may consist of trees, shrubs, and/or groundcovers, in combination with decorative fences or walls.
- Building facades greater than 40 feet in length shall be divided into smaller increments by means of divisions or breaks in materials, entry placement, window bays or other architectural details.

Traditional Residential - Urban Districts:

Statement of Purpose. The TR-U Districts are established to stabilize and protect the essential characteristics of high-density residential area typically located near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing. The districts are also intended to:

- Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- Promote the preservation of historic buildings and districts within or close to concentrations of high-density housing.
- Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- Encourage restoration of single-family dwellings previously converted to multi-family units back to single- or two-family dwellings.
- Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan. The TR-U districts are intended to implement the Objectives and Policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Established Neighborhoods (specifically Objectives 34, 36, 40, 41, 42 and 46).

Residential Design Standards. All new development and major additions or remodels *[threshold to be determined]* within the TR-U Districts shall comply with the following design standards:

- A. Orientation.** New buildings shall be oriented with the shorter dimension parallel to the street, in a manner consistent with existing traditional residential buildings on the block.
- B. Proportions.** New buildings and major additions shall be designed with scale and proportions consistent with existing traditional residential buildings on the block.
- C. Design standards for attached and multi-family buildings:**
 - Surface parking must be located in the rear yard or in the side yard behind the rear plane of the building.
 - Building fronts shall be oriented to the primary abutting street.
 - Primary entrances to ground floor dwellings shall be accessed directly from and face the street.
 - Secondary access may be from side, rear, or (for multi-family buildings) through an interior stairway or elevator and corridor.

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- Front yards shall be landscaped to provide visual screening and privacy. Landscaping may consist of trees, shrubs, and/or groundcovers, in combination with decorative fences or walls.
- Building facades greater than 40 feet in length shall be divided into smaller increments by means of divisions or breaks in materials, entry placement, window bays or other architectural details.

TR-U1 District

[Residential neighborhoods within this district are typically characterized by large and small low-rise multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 under that code.]

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

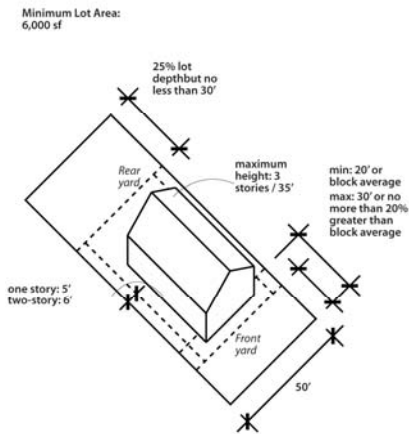
Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - duplex	Two-family - twin
Lot Area (sq. ft.)	6,000	8,000	4,000/unit
Lot Width	50'	50'	25/unit
Front Yard Setback	20' or block avg.	20 or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)
Reversed Corner Side Yard Setback	15	12	12
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	320	320	320
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'
Maximum lot coverage	60%	60%	60%

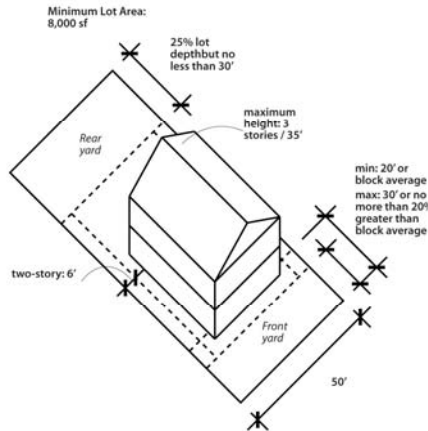
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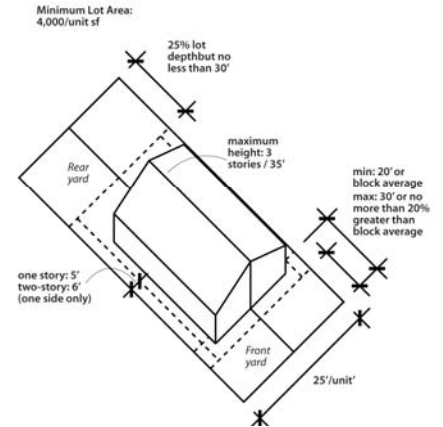
Single-Family Detached



Two-Family Duplex



Two-Family Twin



Dimensional standards: conditional uses

Standards represent minimums unless otherwise noted

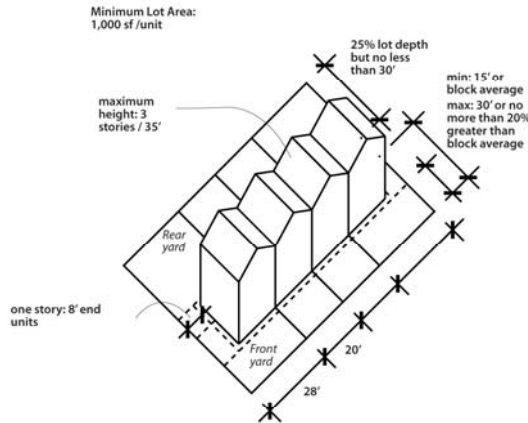
	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	1,000/unit	1,000/ unit + 300 per bedroom >2	6,000
Lot Width	20	50	50'
Front Yard Setback	15' or block avg.	15' or block avg.	15' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	320	160 per lodging room or 1-bedr. unit, 320 for > 1-bedr. units	n/a
Maximum height	3 stories/35'	3 stories/35'	n/a
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%

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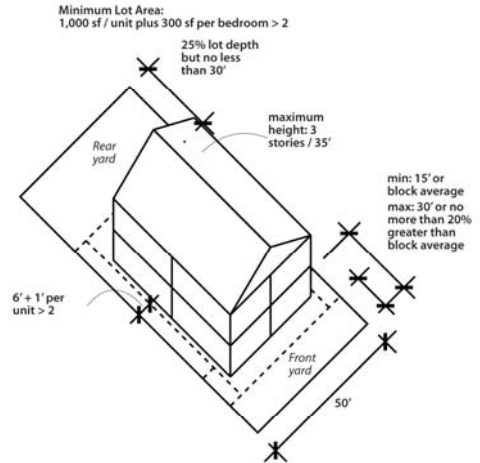
Residential Districts

Density bonus for enclosed parking, conditional use housing types: If underground or fully enclosed parking is provided, maximum building height may be increased to 4 stories/50'.

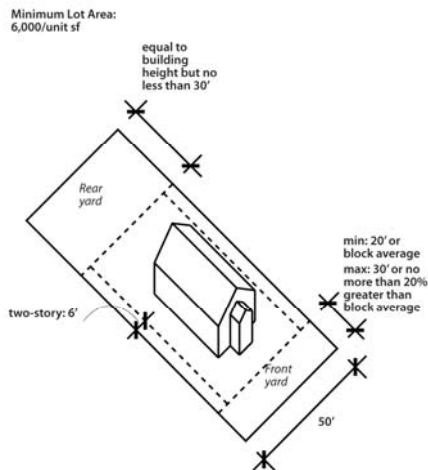
Single-Family Attached



Multi-family



Civic Institutional



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TR-U2 District

[Residential neighborhoods within this district are typically characterized by large multi-story multi-family buildings, interspersed with multi-family conversions of single-family buildings, and single, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 and R6 under that code.

*Note that this district has no fixed height limit for multi-family buildings (as yet) because height will be governed by various downtown height limits. (Current R6 has no height limit but it does have a floor area ratio maximum of 2.0.) **Question: should a height limit be established for locations outside of the downtown height zones?***

Permitted and Conditional Uses

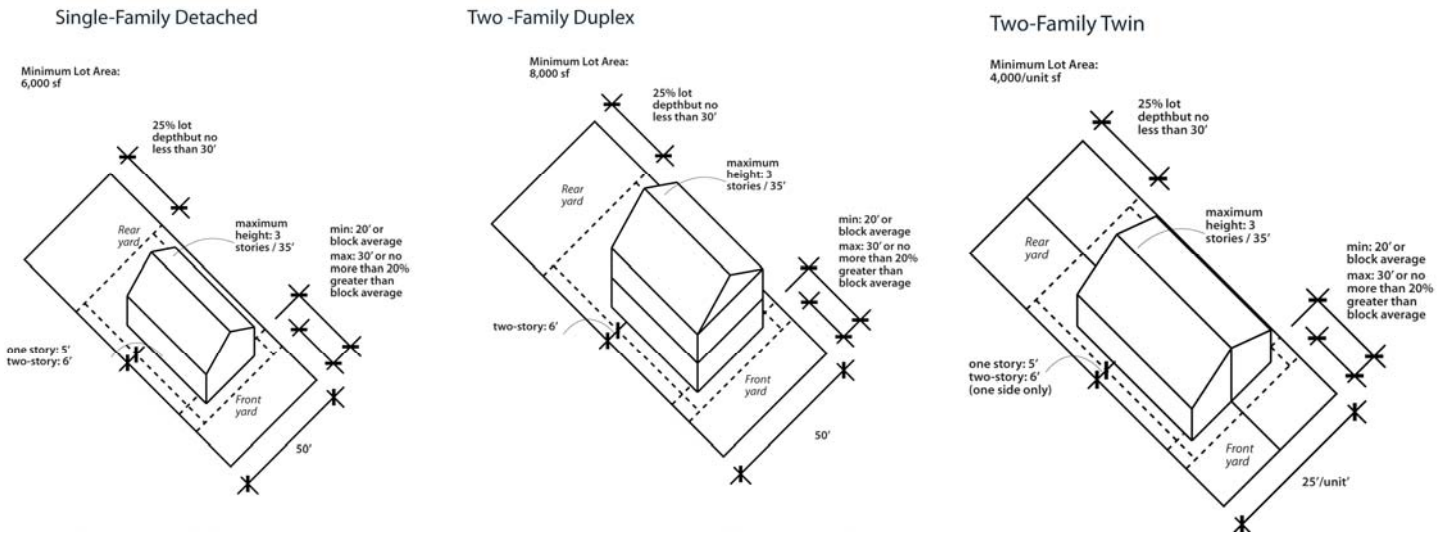
See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional standards: permitted uses

Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - duplex	Two-family - twin
Lot Area (sq. ft.)	6,000	8,000	4,000/unit
Lot Width	50'	50'	25/unit
Front Yard Setback	20' or block avg.	20 or block avg.	20' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average
Side Yard Setback	One-story: 5' Two-story: 6'	Two-story: 6'	One-story: 5' Two-story: 6' (one side only)
Reversed Corner Side Yard Setback	15	12	12
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	25% lot depth but no less than 30'
Usable Open Space (sq. ft.)	320	320	320
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'
Maximum lot coverage	60%	60%	60%

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Dimensional standards: conditional uses
Standards represent minimums unless otherwise noted

	Single-family attached	Multi-family	Civic/Inst.
Lot Area (sq. ft.)	1,000/unit	1,000/ unit + 300 per bedroom >2	6,000
Lot Width	20	50	50'
Front Yard Setback	15' or block avg.	15' or block avg.	15' or block avg.
Front Yard Setback - Maximum	30' or no more than 20% greater than block average	30' or no more than 20% greater than block average	n/a
Side Yard Setback	8 (end units)	6 + 1 per unit > 2	One-story: 5' Two-story: 6' plus 1' for every foot above 35' in building height
Reversed Corner Side Yard Setback	12	12	25'
Rear Yard	25% lot depth but no less than 30'	25% lot depth but no less than 30'	Equal to building height but no less than 30'
Usable Open Space (sq. ft.)	320	160 per lodging room or 1-bedr. unit, 320 for > 1-bedr. units	n/a
Maximum height	3 stories/35	Determined by CUP	n/a
Maximum lot coverage	75%	80%	75%
Maximum building coverage	n/a	n/a	50%

DIAGRAMS TO BE ADDED

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TR-Estate District

[This district is intended to essentially mirror the R1-R Rustic Residence District, with a few minor updates.]

Statement of Purpose. The TR-E District is established to stabilize and protect the natural beauty, historic character and park-like setting of certain heavily wooded low-density residential neighborhoods. The district is also intended to promote the preservation of the neighborhood’s historic buildings, tree cover and landscape plan.

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

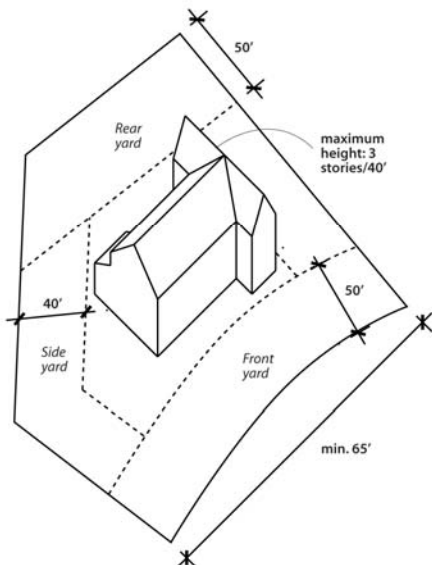
Standards represent minimums unless otherwise noted

	Single-family detached	Civic/Institutional building
Lot Area	0.6 acres (26,136 sq. ft.)	0.6 acres (26,136 sq. ft.)
Lot Width	65'	65'
Front Yard Setback -	50'	50'
Side Yard Setback	30'	30'
Reversed Corner Side Yard Setback	30'	30'
Rear Yard	40'	40'
Maximum height	3 stories/40'	n/a
Maximum lot coverage	15%	15%
Maximum area accessory building (see below)	800	As determined by CUP

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.

Single-family detached

Minimum lot size:
.6 acres (26,136 sf)



Note: there is currently no minimum lot width in the R-1R District; a 65’ width would be a new requirement that is consistent with the existing development pattern.

Maximum height in R1-R is currently “3 stories” with no limit in feet. We are suggesting 40’.

“Lot coverage” in R1-R is currently defined to mean total floor area of new construction. The proposed new definition of lot coverage for all districts is building and impervious surface coverage

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TR-Planned District

[This district is intended to incorporate the standards of the R2-S, T, Y and Z Districts in a single mixed-density residential district.]

Statement of Purpose. The TR-P District is established to encourage the development of planned neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes, detached or rear-loaded garages, traditional architectural features such as porches, and an interconnected street system.

Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted

	Single-family detached	Two-family - twin	Accessory dwelling unit	Civic/Institutional building
Lot Area (sq. ft.)	4,000	2,500/unit	5,000 (for principal building)	5,000
Lot Width	40'	22/unit	60'	60'
Front Yard Setback	15'	15'	n/a	15'
Side Yard Setback	5'	5'	5'	5'
Reversed Corner Side Yard Setback	8 (10' for garage)	8 (10' for garage)	5'	15'
Rear Yard	20', or 2' for attached garage adjacent to alley	20', or 2' for attached garage adjacent to alley	5', 3' if adjacent to alley	Equal to building height but no less than 20'
Usable Open Space (sq. ft.)	500	500	800 (for principal building)	n/a
Maximum height	2 stories/35'	2 stories/35'	2 stories/35'	n/a
Maximum lot coverage	60%	60%	n/a	60%
Maximum area accessory building	576	576	n/a	n/a

The R2 S-Z districts currently allow only single-family detached dwellings and secondary (accessory) dwellings, attached and detached.

Question: should this district allow two-family dwellings, as shown here? Other housing types?

The R2 S-Z district lot sizes and widths range from 3,500 to 5,000 and 37' to 44 feet. The R2Z (smallest) lots are intended to not exceed 25% of the total lots.

DIAGRAMS TO BE ADDED

Related Definitions

[These definitions will add to or replace current ones in that section of the Code]

Community garden: An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Market garden: An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, to be sold for profit.

Front façade: The wall of building closest to the street that separates interior living spaces from exterior. An open porch without living space above it shall not be considered a front façade. For buildings on corner or through lots, the front façade is that façade that fronts the street of higher classification, unless the _____ determines otherwise.

Lot coverage: The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than 5 feet, pervious pavement, and green roofs.

Pervious pavement. Pervious pavement materials include pervious interlocking concrete paving blocks, concrete grid pavers, perforated brick pavers, and similar materials determined by the City Engineer to qualify.

Usable open space. That portion of a zoning lot outside of a required rear or side yard that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, or paving, with the exception of greenhouses and swimming pool domes approved as conditional uses, sidewalks or paved paths no wider than 5 feet and pervious pavement. Usable open space may include balconies and roof decks where specified in this ordinance.

Yards: Open space on a zoning lot that is required to remain open and unobstructed to the sky, except as otherwise specified in this ordinance (i.e., encroachments into required yards.” The term “yard” is also referred to as “setback.”