

**Zoning Text GDP/SIP**  
**PDQ 401 N. Third Street**

Legal Description: The lands subject to this planned unit development shall include those described in Sheet C-1, attached hereto.

- A. Statement of Purpose: This zoning district is established to allow the construction of a convenience store, gas pumps, and car wash.
- B. Permitted Uses:
  - 1. Those that are stated as permitted uses in the Commercial and M1 zoning district
  - 2. Uses accessory or conditional to permitted (including car laundry) uses as listed above.
  - 3. Other uses listed here.
- C. Lot Area: Lot area is 2.6 acres as stated in the legal description in Exhibit A.
- D. Floor Area Ratio:
  - 1. Maximum floor area ration permitted is 6:1
  - 2. Maximum building height shall be 2 stories or as shown on approved plans.
- E. Yard Requirements Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping shall be provided as shown on the approved plans.
- G. Accessory Off-Street Parking and Loading: Accessory off-street parking and loading will be provided as shown on the approved plans.
- H. Lighting-Site lighting will be provided as shown on the approved plans
- I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared tot the C3 district, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinance for the C1 and M1 districts.
- K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alteration s or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.