

# **ZONING TEXT**

## **Charter Street Heating Plant Rebuild Project 117 North Charter Street**

<b>Statement of Purpose</b>	This document rezoning land parcel from R5 to a PUD/GDP/SIP is established to encompass the new operations proposed for the Charter Street Heating Plant Rebuild Project.
<b>Permitted Uses</b>	<p>The permitted use of this PUD/GDP/SIP shall include the following:</p> <p>a) Public utility and service uses, including but not limited to the generation of steam heat, chilled water and electricity</p>
<b>Lot Area, Bulk and Yard Requirements</b>	Lot area, building heights, floor area ratio; front, side and rear yards; and open space shall be as shown on the approved specific implementation plans.
<b>Off-Street Parking and Loading</b>	Off-street parking and off-street loading to maintain required plant operations will be provided as shown on the approved specific implementation plans. Off-street parking includes parking for plant personnel in the existing parking lot along Charter Street, as well as new parking lots for permitted University staff.
<b>Landscaping</b>	Landscaping will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
<b>Exterior Lighting</b>	Exterior lighting will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
<b>Exterior Signage</b>	Exterior signage will be designed in accordance with City of Madison ordinance for public ROW lands and as shown on the approved specific implementation plans.
<b>Alterations and Revisions</b>	No alteration or revision of this GDP and subsequent SIP shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may approve minor alterations which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying GDP/SIP approved by the Plan Commission.