

Zoning Text for 121 North Butler Street PUD(GDP-SIP)

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the continued use of two existing duplex residential buildings located respectively at 120 & 124 North Hancock Street and the construction of a new 38 unit multifamily residential building at 121 North Butler Street.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R6 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 20,625 SF or 0.47 Acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 2.0.
2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

No residential parking permits will be issued for *121 North Butler*, the applicant shall inform all tenants of this in their apartment leases.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be as approved by the Urban Design Commission.

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.

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 alterations 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.

Exhibit "A": Legal Description

119 N Butler

ORIGINAL PLAT, BLK 111, SE 25 1/4 FT OF NW 57 1/4 FT OF LOT 13.

123 N Butler

ORIGINAL PLAT, BLK 111, NW 32 FT OF LOT 13.

125 N Butler St

ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 14.

120 N Hancock St

ORIGINAL PLAT, BLK 111, SE 1/2 OF LOT 6.

124 N Hancock St

ORIGINAL PLAT, BLK 111, NW 1/2 OF LOT 6