

Zoning Text

Jenifer Ridge Condominiums

1310 #1 and 1310 #2 Jenifer Street

Madison WI 53703

Legal Description: The lands Subject to this Planned Unit Development district shall include those described on Exhibit A, Plat of Survey, attached hereto.

A. Statement of Purpose; This zoning district is established to allow for the establishment of: 2 NEW Owner Occupied Condominium Units; (2) newly constructed condominium units @ 1310 Jenifer Street.

B. Permitted Uses:

- 1 Those that are stated as permitted uses in the R-5 zoning district.
2. Uses accessory to permitted uses listed above.

C. Lot area : As stated on Exhibit A, Plat of Survey, attached hereto. Site plan A-1 , 0.1165 acres.

D. Flood Area; 1. Maximum floor area ratio and maximum building height shall be as shown on approved plans.

E. Yard Requirements; Yard area will be provided as shown on approved plan.

F. Landscaping; Site Landscaping shall be provided as shown on approved plans.

G. Accessory off Street Parking; "as shown on approved plan".

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

I. Signage; Signage will be allowed as per chapter 31 of the Madison general ordinances, as compared to R-5 district, or signage will be provided as approved on the recorded plans.

J. Family Definition; The Family Definition for this PUD-SIP shall coincide with the definition given in the Chapter 28.03 (2) of the Madison General ordinances for the R-5 zoning district.

K. Alterations and Revisions; NO alterations 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 district Alderperson and are compatible with the concept stated in the underlying General Development plan by the City Plan commission, those that are stated as permitted uses in the R-5 zoning district.