

## **Zoning Text**

**Project Name: 14 S. Franklin St.**

**Address: 14 S. Franklin St., Madison, WI 53703**

**Legal Description:** This planned unit development refers to the land of the original plat, block 267, NW 33 feet of NE 90 feet of Lot 3.

**A. Statement of Purpose:** This zoning district is established to allow for the construction of a Two-family dwelling with a maximum of three (3) bedrooms per dwelling unit.

**B. Permitted Uses:**

1. Single-family dwellings and Two-family dwellings.
2. Uses accessory to Single- and Two-family dwellings.

**C. Lot Area:** The lot area is 2,970 square feet.

**D. Floor Area Ratio:**

1. Maximum floor area ratio permitted is 0.89.
2. Maximum building height shall be 2 stories or as shown on approved plans.

**E. Yard Requirements:** Front, side, and rear yard areas will be provided, each of which shall not be less than the following:

1. Front Yard. -- Two (2) feet.
2. Side Yards. -- A combined total of both side yards of eight (8) feet.
3. Rear Yard.-- Twenty-three (23) feet.

**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.

**H. Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R5 zoning district.

**I. 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.