

ZONING TEXT FOR HOUSING DEVELOPMENT
433 Cantwell Court, 1526 Jenifer Street & 434 South Thornton Avenue

Planned Unit Development District

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

A. Statement of Purpose

The Planned Unit development is established as a medium density residential district to provide flexibility in land planning. The planned unit development is established to provide for a development that includes twelve dwelling units of mixed size and design. No Parking is provided on site.

B. Permitted Uses

The P.U.D. will be developed as 12 units for residential purposes. The following uses are permitted:

- 1) As provided in R-5 residential district
- 2) Multi-family dwellings
- 3) Accessory Uses including but not limited to the following:
 - a) Home occupations and professional offices in a house as defined in Sec. 28.03 (2) of the City of Madison Zoning Code.
 - b) Dependency living arrangements for persons with disabilities.
- 4) Recreational play structures designed for children.
- 5) One small exterior building for storage of maintenance, grounds keeping and gardening equipment.

C. Lot Area:

As stated on Exhibit A, attached hereto.

D. Building Height

Maximum building height shall be three stories.

E. Yard Requirements

Yard area shall be provided as shown on approved plans.

F. Landscaping

Site landscaping will be provided by as shown on approved plans.

G. Accessory Off-Street Parking & Loading

1. Accessory off street parking will not be provided.
2. One loading space will be provided as shown on approved plans.
3. Bicycle parking shall be provided as shown on approved plans.

H. Lighting:

Site lighting is not provided.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-5 Residential 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 Chapter 28.03 (2) of the Madison General Ordinances.

K. Alterations & Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless 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 & Development and the district Alderperson and are compatible with the concept stated in the under-laying General Development Plan approved by the City Plan Commission.

Exhibit A

See attached drawings, including site survey and architectural plans.