

ZONING TEXT PUD(SIP)
DOOR CREEK CHURCH
6602 DOMINION DRIVE
MADISON, WI 53718

July 15, 2014

LEGAL DESCRIPTION: Lot 112, Reston Heights

- A. STATEMENT OF PURPOSE:** This zoning district is established to allow for the development of three new residential lots for future development or sale. The intent of this amendment is to be consistent with the approved GDP for this site by modifying area 3 as previously mapped to include a duplex lot and two single family lots which will assist in blending the church grounds with the neighborhood. This amendment includes development in the following areas as shown on the “Amended General Development Plan”, attached hereto:

Area 3 (modified): This area will be modified to +/-4.0 acres but the use will remain as previously described in the GDP.

Area 8: Residential lots consisting of one (1) duplex lot and two (2) single family lots.

B. Permitted Uses:

1. Those that are stated as permitted uses in the GDP.
2. Residential lots consisting of one (1) duplex lot and two (2) single family lots.
3. Uses accessory to permitted uses listed above.
4. Uses consistent with the neighboring zoned residential lots.

- C. Subdivision of Property:** Further subdivision of the property consistent with the phased development as outlined in the GDP will be permitted.

- D. Alterations and Revisions:** No alteration or revisions 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 Developments and the District Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

Specific Zoning Text

Single Family Lot Standards

1. **Lot Area:** *Minimum Lot Area:* 7,200 Square Feet
2. **Lot Width:** *Minimum Lot width:* 60' Wide
3. **Height Regulation:** *Maximum Height:* In the Single Family Residence District, no building or structure shall exceed two and one-half (2 1/2) stories and thirty-five (35) feet in height.
4. **Yard Requirements:**
 - a. *Front Yard - Minimum Setback:* Twenty (20) feet from the public right of way line. a front porch, entry bay, or front stoop may encroach into the front yard area up to five (5) feet. In no case shall any structural elements of the house be any closer than fifteen (15) feet to the public right of way.
 - b. *Side Yard - Minimum Setback:* A minimum of six (6) feet will be allowed and the combined total of both side yards may not be less than fourteen (14) feet.
 - c. *Rear Yard - Minimum Setback:* Thirty (30) feet from the rear lot line.
5. **Usable Open Space:** *Minimum amount per lot:* A minimum of one thousand three hundred (1300) square feet of usable open space shall be provided per dwelling.
6. **Accessory Building Regulations:**
 - a. *Time of construction.* No assessor building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
 - b. *Percentage of Required Rear Yard Occupied.* No detached accessory building or buildings shall occupy more than fifty (50) percent of the area of the required rear yard. Any accessory building which exceeds four (4) automobile stalls or eight hundred (800) square feet of floor area shall first obtain a minor alteration or major alteration of the PUD at the discretion of the Alderman and Planning Director.
 - c. *Height of Accessory Buildings in Required Rear Yards.* No detached accessory building located in a required rear yard shall exceed 15 feet in height.
 - d. *Location.* No accessory building shall be erected in any yard except the rear yard, and all accessory buildings shall be located not less than three (3) feet from all lot lines and from any other building or structure on the same lot.

Architecture and Landscape Standards & Guidelines

House

1. The house facade is the most important aesthetic feature of the street corridor. The architecture of the façade should be brought forward to address the public street. To accomplish this the following standard have been written:
At least fifty (50) percent of the front house façade must fall within the twenty (20) to twenty-five (25) foot front yard minimum/maximum setback area. The garage door facade is not included in this calculation. Refer to the illustration below.
2. One ground floor entry shall be oriented to the front of the lot on a public or private street.
3. Balconies, entry bays and front porches are recommended to help enhance the human scale of the public street façade.

Garage

1. It is important the garage door does not dominate the architectural presence of the public street facade. To ensure the garage door is set back from the facade of the house the following standards have been written. The garage may be located in the rear yard, either attached to the rear of the house or detached from the house, or it can be attached to the side of the house with the following exceptions:
Under no condition shall the garage extend closer to the street than the front structural wall of the house facade. In this case the house facade excludes porches, entry bays, stoops, decks and any other similar elements. The garage door must be set back a minimum of three (3) feet from front corner of the structural wall it is attached to.

Landscape

1. Plans shall show the location, size and species of all existing trees on the site. Wherever, possible, healthy trees need to be saved.
2. Plans should use a good mix of plant species.
3. All proposed plans shall show the location and species of plants being used.
4. A minimum of thirty (30) percent of the front yard shall consist of planting beds with ground covers, shrubs or trees.

Duplex (Two-Family) Lot Standards

1. **Lot Area:** *Minimum Lot Area:* 11,000 Square Feet
2. **Lot Width:** *Minimum Lot width:* 90' Wide
3. **Height Regulation:** *Maximum Height:* In the Two-Family Residence District, no building or structure shall exceed two and one-half (2 1/2) stories and thirty-five (35) feet in height.
4. **Yard Requirements:**
 - a. **Front Yard - *Minimum Setback:*** Twenty (20) feet from the public right of way line. A front porch, entry bay, or front stoop may encroach into the front yard area up to five (5) feet. In no case shall any structural elements of the house be any closer than fifteen (15) feet to the public right of way.
Maximum Setback: Twenty-five (25) feet from the public right of way line.
 - b. **Side Yard - *Minimum Setback:*** A minimum of six (6) feet will be allowed and the combined total of both side yards may not be less than fourteen (14) feet.
Reverse corner lot minimum setback: A minimum fifteen (15) foot setback shall be provided for a side yard directly adjacent to a public street right of way.
 - c. **Rear Yard - *Minimum Setback:*** Thirty (30) feet from the rear lot line.
5. **Usable Open Space:** *Minimum amount per lot:* A minimum of seven hundred fifty (750) square feet of usable open space shall be provided per dwelling unit.
6. **Accessory Building Regulations:**
 - a. *Time of construction.* No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

- b. *Percentage of Required Rear Yard Occupied.* No detached accessory building or buildings shall occupy more than fifty (50) percent of the area of the required rear yard. Any accessory building which exceeds four (4) automobile stalls or eight hundred (800) square feet of floor area shall first obtain a minor alteration or major alteration of the PUD at the discretion of the Alderman and Planning Director.
- c. *Height of Accessory Buildings in Required Rear Yards.* No detached accessory building located in a required rear yard shall exceed 15 feet in height.
- d. *Location.* No accessory building shall be erected in any yard except the rear yard, and all accessory buildings shall be located not less than three (3) feet from all lot lines and from any other building or structure on the same lot.

Architecture and Landscape Standards & Guidelines

House

- 1. At least fifty (50) percent of the front house façade must fall within the twenty (20) to twenty-five (25) foot front yard minimum/maximum setback area. The garage door facade is not included in this calculation. Refer to the illustration below.
- 2. Two ground floor entries shall be oriented to the front of the lot on a public or private street.
- 3. Balconies, entry bays and front porches are recommended to help enhance the human scale of the public street façade.

Garage

- 1. It is important the garage door does not dominate the architectural presence of the public street facade. To ensure the garage door is set back from the facade of the house the following standards have been written. The garage may be located can be located in the rear yard, either attached to the rear of the house or detached from the house, or it can be attached to the side of the house with the following exceptions:
- 2. Under no condition shall the garage extend closer to the street than the front structural wall of the house facade. In this case the house facade excludes porches, entry bays, stoops, decks and any other similar elements. The garage door must be set back a minimum of three (3) feet from front corner of the structural wall it is attached to.

Landscape

- 1. Plans shall show the location, size and species of all existing trees on the site. Wherever, possible, healthy trees need to be saved.
- 2. Plans should use a good mix of plant species.
- 3. All proposed plans shall show the location and species of plants being used.
- 4. A minimum of thirty (30) percent of the front yard shall consist of planting beds with ground covers, shrubs or trees.