

## University Square

### **ZONING TEXT: PUD-GDP/SIP (SIP for maintenance of existing uses)**

**Legal Description:** The lands subject to this planned unit development shall include those described in the attached survey.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development comprising of commercial and residential uses. A future SIP application will be submitted to finalize zoning text for the project. This zoning district is also being established to allow for ongoing maintenance of existing structures at their current uses until future SIP application is submitted and approved.
- B. Permitted Uses:**
  - 1. Those that are stated as permitted uses in the C2 zoning district.
  - 2. Uses accessory to permitted uses as listed above.
  - 3. Buildings in which there are five (5) or more dwelling units and/or lodging rooms or where dwelling units and/or lodging rooms occupy more than fifty percent (50%) of the total building floor area.
- C. Lot Area:** As stated in survey, attached hereto.
- D. Floor Area Ratio:**
  - 1. Maximum floor area ratio permitted is 6.
  - 2. Maximum building height shall be 12 stories.
- 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.
- 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 the C2 district.
- J. Family definition:** The number of occupants allowed per unit will be limited by applicable building and life safety codes.
- 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.