

## 28C.0100 General Provisions for Residential Districts

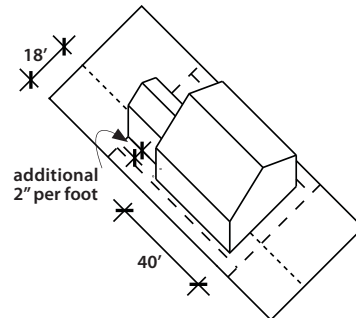
### (1) Setback Averaging, Front Setback

Where at least fifty percent (50%) of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures on the block face or the normal setback requirement in the district whichever is less, but no less than ten (10) feet. If a setback of an existing structure is greater than the required setback, then the required setback shall be counted toward the average. Setback averaging on lakefront lots is as specified in Section 28J.0810.

### (2) Sidewall Offset

In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall located within eighteen (18) feet of the side lot line that exceeds forty (40) feet in depth shall be set back an additional two (2) inches from the side lot line for every foot over forty (40) feet in depth. This requirement applies to all new construction with the following exceptions:

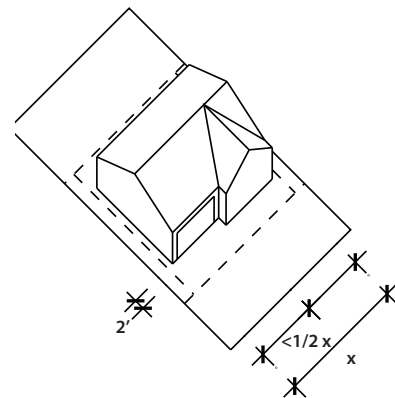
- A. Within the TR-P and TR-C4 districts, alley-loaded residential buildings are exempt from this requirement as it applies to building side walls within interior side yards.
- B. For nonresidential buildings within residential districts, any portion of a building side wall that exceeds forty (40) feet in depth shall be set back an additional two inches (2") from the side lot line for every foot over forty (40) feet in depth.
- C. This requirement applies to above-ground structures. In cases where buildings are connected by an underground space, the buildings are considered detached.



Sidewall Offset

### (3) Attached Garage Setback

In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building façade, measured at grade. That portion of the façade that contains the garage door must be recessed at least two feet (2') behind the remainder of the façade. The Plan Commission may waive this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.



Attached garage setback

### (4) Nonresidential Buildings: Parking Location

For new nonresidential buildings or additions that exceed the original building's gross floor area by more than fifty percent (50%), that are constructed after the effective date of this zoning code, surface parking shall not be permitted between the front façade of the building and the abutting street. This standard may be waived or modified through a conditional use process. In the case of a building addition, this standard applies to the addition, not to the original building.

### 28C.0101 Residential District Uses

*Occupancy restrictions on numbers of roomers, owner-occupancy, etc., are now included in Subchapter P, Definitions, under “family”*

Table 28C-1 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- D. Uses marked with an “A” are allowed when accessory to other allowed uses; A/C indicates an accessory use that may be permitted or conditional, depending on their size and scale, as specified.
- E. A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter 28\_\_, Supplemental Regulations.

Table 28C-1

Residential Districts																
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Standards
<b>Residential - Family Living</b>																
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	C	P	C	P	P	Y
Two-family dwelling – two-flat			P	P	P			P		P	C	P	C		P	Y
Two-family dwelling - twin			P	P	P					P	C	P	C		P	Y
Three-family dwelling - three-flat										P					P	Y
Single-family attached dwelling (3-8 dwelling units)			C		P						C	P	P		P	Y
Single-family attached dwelling (> 8 dwelling units)				C	C							C	C		P	Y
Multi-family dwelling (3-4 dwelling units)			P	P	P					P	P	P	P		P	Y
Multi-family dwelling (3-8 dwelling units)			C	C	P						C	P	P		P	Y
Multi-family dwelling (> 8 dwelling units)					C							C	C		P	Y
Multi-family building complex					C							C	C		C	Y
Caretaker’s dwelling (for nonresidential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Accessory dwelling unit, attached or detached	permitted as part of Overlay District														P	Y
<b>Residential - Group Living</b>																
Adult family home meeting separation requirements	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Adult family home not meeting separation requirements	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y

## 28C.0107 SR-V1 District

*[Residential neighborhoods within this district are typically characterized by two-family, single-family attached and small multi-family homes on small to moderately sized lots developed in compliance with the R3, R4 and R5 standards of the 1966 zoning code.]*

### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V1 District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Three-four unit building
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	2,000/d.u.
Lot Width	50	50	50	60
Front Yard Setback	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	6/15 total
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40
Maximum lot coverage	60%	60%	60%	60%
Usable open space (sq. ft. per d.u.)	750	750	750	500

SR-V1 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached (8 units max.)	Multi-family (8 units max.)	Nonresidential building
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	6 (one side only)	10	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40
Maximum lot coverage	60%	60%	60%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	500	500	n/a

## 28C.0108 SR-V2 District

[Residential neighborhoods within this district are typically characterized by multi-family complexes of multiple buildings, developed in compliance with the R4 and R5 standards of the 1966 zoning code. Some neighborhoods also include lower-density housing types]

### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V2 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached ( 8 units max.)	Multi-family (8 units max.)
Lot Area (sq. ft.)	6,000	6,000	4,000 (2 lots)	2,000/d.u.	2,000/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	10 (end units)	<u>10</u>
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/ <u>40</u>	3 stories/ <u>40</u>
Maximum lot coverage	60%	60%	60%	60%	60%
Usable open space (sq. ft. per d.u.)	500	500	500	500	500

SR-V2 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	6 (end units)	<u>10</u>	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/ <u>40</u>	4 stories/ <u>52</u>	35

### 28C.0113 TR-C4 District

*[This new district is designed to allow infill and redevelopment that is consistent with the City's smallest single-family residential lots. Such lots are found in small areas within older neighborhoods, often zoned R2 but nonconforming as to lot area and bulk requirements. The TR-C4 District may also be appropriate for portions of new traditional neighborhoods in outlying areas, which may include alley-accessed garages. The TR-C4 district will maintain the occupancy limits of the current R2 district.]*

#### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

#### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C3 District		
Building Type	Single-family detached	Nonresidential building
Lot Area (sq. ft.)	3,500	4,000
Lot Width	35	40
Front Yard Setback	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	5 Lot width < 40: 10% lot width	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	8 (10 for garage)	15
Rear Yard	street-accessed: 20 alley-accessed: 2*	Equal to building height but at least 20
Maximum height	2 stories/35	35
Maximum lot coverage	75%	75%
Maximum building coverage	n/a	65%
Usable open space (sq. ft. per d.u.)	500	n/a
* "Alley-accessed" refers to developments in which the garage or parking area is accessed from an alley.		

#### (3) Building Forms

The following building forms are permitted in the TR-C3 District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Civic/Institutional building

## 28.0116 TR-V2 District

*[Residential neighborhoods within this district are typically characterized by small multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R4 under that code.]*

### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Three-four unit building
Lot Area (sq. ft.)	4,800	4,800	4,800/d.u.	3,000/d.u.
Lot Width	40	40	20/d.u.	60
Front Yard Setback	20	20	20	20
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	6/15 total
Reversed Corner Side Yard Setback	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40
Maximum lot coverage	65%	65%	65%	65%
Usable open space (sq. ft. per d.u.)	500	500	500	500

TR-V2 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached (8 units max.)	Multi-family (8 units max.)	Nonresidential building (permitted or conditional)
Lot Area (sq. ft.)	2,000/d.u.	2,000/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	20	20	20

TR-V2 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached (8 units max.)	Multi-family (8 units max.)	Nonresidential building (permitted or conditional)
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	Two-story: 6	<u>10</u>	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/ <u>40</u>	3 stories/ <u>40</u>	<u>40</u>
Maximum lot coverage	65%	65%	65%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	500	500	n/a

### (3) Building Forms

The following building forms are permitted in the TR-V2 District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached
- B. Two-family - two-flat
- C. Two-family - twin
- D. Single-family attached building
- E. Small multi-family building
- F. Large multi-family building, stacked flats
- G. Civic/Institutional building

## 28.0118 TR-U1 District

*[Residential neighborhoods within this district are typically characterized by large and small low-rise multi-family buildings, including multi-family conversions of single-family buildings, interspersed with single-, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 under that code.]*

### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U1 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached (max. 8 units)	Multi-family (max. 8 units)
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	1,000/d.u.	1,000/d.u. + 300 per bedroom >2
Lot Width	50	50	25/d.u.	20/d.u.	50
Front Yard Setback	15	15	15	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	8 (end units)	<u>10</u>
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/ <u>40</u>	3 stories/ <u>40</u>
Maximum lot coverage	65%	65%	65%	70%	70%
Usable open space (sq. ft. per d.u.)*	320	320	320	320	320

\* Up to 75% of required usable open space may be located on balconies or roof decks meeting the standards in 28J.0810.

TR-U1 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	1,000/d.u.	1,000/d.u. + 300 per bedroom >2	6,000
Lot Width	20/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	8 (end units)	<u>10</u>	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/ <u>40</u>	5 stories/ <u>65</u>	<u>40</u>
Maximum lot coverage	70%	70%	70%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)*	320	320	n/a

*[5 stories/65 feet per recommendation that we average 13 feet/floor - given need for partially underground parking.]*

\* Up to 75% of required usable open space may be located on balconies or roof decks meeting the standards in Section 28J.0810.

### (3) Building Forms

The following building forms are permitted in the TR-U1 District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached
- B. Two-family - two-flat
- C. Two-family - twin
- D. Single-family attached building
- E. Small multi-family building
- F. Large multi-family building, stacked flats
- G. Civic/Institutional building

## 28.0119 TR-U2 District

*[Residential neighborhoods within this district are typically characterized by large multi-story multi-family buildings, interspersed with multi-family conversions of single-family buildings, and single, two- and three-family buildings. These neighborhoods were developed prior to the 1966 zoning code and frequently zoned R5 and R6 under that code. This district may also be used in new development or redevelopment as part of a traditional neighborhood pattern.*

*This draft suggests a maximum height of 6 stories/78 feet. (Current R6 has no height limit but it does have a floor area ratio maximum of 2.0.)*

### (1) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U2 District: Permitted Uses					
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family attached (max. 8 units)	Multi-family (max. 8 units)
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	800/d.u.	600/d.u. + 300 per bedroom >2
Lot Width	50	50	25/d.u.	20/d.u.	50
Front Yard Setback	15	15	15	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6	One-story: 5 Two-story: 6 (one side only)	8 (end units)	<u>10</u>
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30	25% lot depth but at least 30
Maximum height	<u>3</u> stories/35	<u>3</u> stories/35	<u>3</u> stories/35	3 stories/ <u>40</u>	4 stories/ <u>52</u>
Maximum lot coverage	65%	65%	65%	75%	75%
Usable open space (sq. ft. per d.u.)*	320	320	320	140	140

\* Up to 75% of required usable open space may be located on balconies or roof decks meeting the standards in Section 28J.0810.

TR-U2 District: Conditional and Nonresidential Uses			
Building Type	Single-family attached	Multi-family	Nonresidential building
Lot Area (sq. ft.)	800/d.u.	600/d.u. + 300 per bedroom >2	6,000
Lot Width	20/d.u.	50	50
Front Yard Setback	15	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	n/a
Side Yard Setback	8 (end units)	<u>10</u>	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	25% lot depth but at least 30	25% lot depth but at least 30	Equal to building height but at least 30
Maximum height	3 stories/ <u>40</u>	<u>6 stories/78</u>	<u>40</u>
Maximum lot coverage	75%	80%	75%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)*	140/d.u.	140/d.u.	n/a

*[6 stories/78 feet per recommendation that we average 13 feet/floor - given need for partially underground parking.]*

\* Up to 75% of required usable open space may be located on balconies or roof decks meeting the standards in Section 28J.0810.

### (3) Building Forms

The following building forms are permitted in the TR-U2 District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached
- B. Two-family - two-flat
- C. Two-family - twin
- D. Single-family attached building
- E. Small multi-family building
- F. Large multi-family building, stacked flats
- G. Civic/Institutional building

## 28C.0121 Traditional Residential - Planned (TR-P) District

*[This district was originally intended to incorporate the standards of the R2-S, T, Y and Z Districts in a single mixed-density residential district. Based on additional comments received, we have restructured the district as essentially the residential portion of a Traditional Neighborhood Development, with a broad range of housing types and a master-planning process for large projects. This draft combines elements from the two previous drafts, with specific dimensional standards plus more specific requirements for the master plan.]*

### (1) Statement of Purpose

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- A. Reduce public costs by making more efficient use of infrastructure;
- B. Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel;
- C. Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities;
- D. Promote the reinvestment in existing developed areas;
- E. Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

### (2) Permitted and Conditional Uses

See Table 28C-1 for a complete list of allowed uses within the residential districts.

### (3) Required Mix of Building Types

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include fifty (50) or more dwelling units shall meet the following standards:

- A. A minimum of three (3) residential building types from the following categories shall be included within the site:

*The R2 S-Z districts currently allow only single-family detached dwellings and secondary (accessory) dwellings, attached and detached. The R2 S-Z district lot sizes range from 3,500 to 5,000 square feet; lot widths from 37 to 44 feet. The R2Z (smallest) lots are intended to not exceed 25% of the total lots. This draft recommends a broader variety of housing types and lot configurations, with considerable flexibility. Large-scale developments would be designed through a master plan, which is tied to the rezoning and subdivision approval process.*

1. Single-family detached dwellings with street-accessed garages;
  2. Single-family detached dwellings with alley-accessed garages;
  3. Two-family and single-family attached buildings;
  4. Accessory dwelling units;
  5. Multi-family dwellings (3 units and up), including senior housing;
  6. Special-needs housing such as community living arrangements and assisted living facilities.
- B. A minimum of twenty percent (20%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- C. For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter (¼) mile radius.
- D. All residential lots shall be located within one-quarter (¼) mile of existing or planned public or common open space.

**(4) Dimensional Standards, Permitted and Conditional Uses**

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-P District: Permitted Uses				
Building Type	Single-family detached	Two-family - Two-flat	Two-family - Twin	Single-family accessory dwelling
Lot Area (sq. ft.)	3,500	2,500/d.u.	2,500/d.u.	5,000 (per lot)
Lot Width	37	40	25/d.u.	50
Front Yard Setback	15	15	15	n/a
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)
Rear Yard	street-accessed: 20 alley-accessed: 2*	street-accessed: 20 alley-accessed: 2*	street-accessed: 20 alley-accessed: 2*	street-accessed: 20 alley-accessed: 2*
Maximum height	3 stories/35	3 stories/35	3 stories/35	2 stories, no greater than height of principal structure
Maximum lot coverage	75%	75%	75%	80% (per lot)
Usable open space (sq. ft. per d.u.)	500	500	500	800 (per lot)
* "Alley-accessed" refers to developments in which the garage or parking area is accessed from an alley.				

<b>TR-P District: Permitted and Nonresidential Uses (permitted or conditional)</b>			
Building Type	Single-family attached	Multi-family (3 units and up)	Nonresidential
Lot Area (sq. ft.)	2,000/d.u.	600/d.u. + 300 per bedroom >2	5,000
Lot Width	20	50	50
Front Yard Setback	15	15	15
Maximum Front Yard Setback	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.	no more than 20% greater than block average, up to 30 max.
Side Yard Setback	8 (end units)	<u>10</u>	5
Reversed Corner Side Yard Setback	8 (10 for garage)	12 (10 for garage)	15
Rear Yard	street-accessed: 20 alley-accessed: 2*	street-accessed: 20 alley-accessed: 2*	equal to building height but at least 20
Maximum height	3 stories/ <u>40</u>	4 stories/ <u>52 (see A below)</u>	3 stories/ <u>40</u>
Maximum lot coverage	75%	75%	70%
Usable open space (sq. ft. per d.u.)	320	140	n/a
* "Alley-accessed" refers to developments in which the garage or parking area is accessed from an alley.			

- A. Heights exceeding the maximum may be allowed with conditional use approval.

**(5) Building Forms**

The following building forms are permitted in the TR-P District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached
- B. Two-family - two-flat
- C. Two-family - twin
- D. Single-family attached building
- E. Small multi-family building
- F. Large multi-family building, stacked flats
- G. Civic/Institutional building

**(6) Design Standards**

- A. Open space. Open space must be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.

1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
  2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
  3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
  4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- B. Street layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- C. Street design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- D. Non-residential uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

## (7) Submittal Requirements

- A. After the effective date of this ordinance, a master plan shall be required for all TR-P projects that are proposed to be ten (10) acres or larger in size or those that will include fifty (50) dwelling units or more. All TR-P master plans shall include each of the following elements:
1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23 (7)(a). The map shall identify each of the following items:
    - a. The use of each lot or outlot, including any spaces to be dedicated to the public;
    - b. The number of dwelling units to be provided on each lot;

- c. The number of floors of all buildings to be constructed on a lot – minimum and maximum;
  - d. The orientation of buildings in relation to all streets;
  - e. The yards and building setbacks for each developable lot;
  - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
2. A phasing plan for the implementation of the master planned development.
  3. Design standards for the proposed development, to be recorded in the covenants, conditions and restrictions for the subdivision. The design standards shall include:
    - a. Standards and guidelines for buildings, including massing and composition of structures, orientation of windows and entries, doors and other elements of the facade, and primary facade materials and colors;
    - b. A process for the application of such design standards, through an architectural review committee or similar review body.
  4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development.

*As recommended, list of standards is drawn from the Comprehensive Plan section on TNDs. Questions remain about how the standards will be reviewed and approved by the City.*

B. Standards for Approval of Master Plans

1. The proposed TR-P master plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P master plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling units types shall be avoided.
4. The proposed TR-P master plan shall be consistent with the statement of purpose of this section.
5. The TR-P master plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) MGO.

*Removed UDC review requirement.*

**(8) Review Procedures**

A master plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

## 28D.0200 General Provisions for Mixed-Use and Commercial Districts

### (1) General Statement of Purpose

Mixed use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

### (2) Design Standards

*[The following section has been separated into standards and guidelines, in order to clarify what is expected. Some districts, such as TSS, have more specific standards on items such as building placement.]*

The following design standards are applicable after the effective date of this code to all new buildings and major expansions (fifty percent (50%) or more of building floor area). Design standards shall apply only to the portion of the building or site that is undergoing alteration. Any design standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Entrance Orientation** (see figure 2A). Primary building entrances on all new buildings shall be oriented to the primary abutting public street. The entrance shall have a functional door. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
- B. **Facade articulation.** Consistent with the design of traditional storefront buildings, new buildings of more than 40 feet in width shall be divided into smaller increments, between 20 and 40 feet in width, through articulation of the facade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.
  1. Facade modulation (see figure B1) - stepping back or extending forward a portion of the facade.
  2. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
  3. Division into storefronts, with separate display windows and entrances.
  4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (see figure B2).
  5. Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval.
- C. **Design of street-facing facades.** No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as



A. Entrance Orientation



B1. Facade articulation



B2. Variation in roof lines

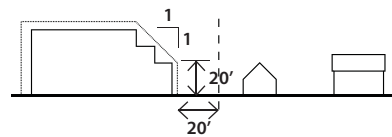
- C. Live-Work Building
- D. Single-family Attached Building
- E. Small Apartment Building
- F. Courtyard Apartment Building
- G. Large Apartment Building, Stacked Flats
- H. Single-Family Detached Building
- I. Two-Family Building - Twin or Two-Flat
- J. Civic or Institutional Building

**(4) Dimensional Standards**

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Neighborhood Mixed Use District	
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Other cases [i.e., infill between party wall storefront buildings]	none unless needed for access
Rear yard setback	20
Maximum lot coverage	75%
Maximum height	4 stories / 55 feet (see C below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

*Mixed-use building height recommendation: 13' per floor; 16 feet for ground floor*



Rear Yard Height Transition

- A. **Rear yard height transition to residential districts.** Where the NMX District abuts a residential district at the rear lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. This standard may be waived or modified through a conditional use process.
- B. **Usable open space.** Usable open space may be shared among units, and may take the form of balconies, roof decks, green roofs or other above-ground amenities.
- C. **Additional height.** Building height exceeding the maximum may be allowed with conditional use approval

## (5) Frontage Requirements

The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building's floor area. Frontage requirements may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

Frontage requirements may be defined as part of a neighborhood or corridor plan and shown on the zoning map. For areas where frontage types have been defined, the following applies:

- A. **Fixed Frontage.** Within the "fixed frontage" areas shown on the zoning map, buildings shall be placed within five (5) feet from the front lot line (see illustration).
- B. **Flexible Frontage.** Within the "flexible frontage" areas shown on the zoning map, buildings shall be placed between zero (0) and twenty-five (25) feet from the front lot line. In general, nonresidential and mixed-use buildings will typically be placed close to the street, while residential buildings will be placed farther back (see illustration).

For areas where frontage types have not been defined, the following applies:

- C. **Frontage Not Defined.** In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within five (5) feet of the front lot line on either street for a distance of at least thirty (30) feet from the corner. Buildings in other locations on the block shall be placed between zero (0) and twenty-five (25) feet from the front lot line.

## 28D.0203 Traditional Shopping Street (TSS) District

### (1) Statement of Purpose

The TSS District is established to encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing and moving through these corridors.
- B. Encourage diversification of uses, including residential and civic uses, in order to enhance the vitality and appeal of these areas.
- C. Maintain the viability of existing residential buildings located within or adjacent to these corridors.
- D. Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.
- E. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

### (2) Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

#### (4) Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Traditional Shopping Street District	
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side Yard Setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40': 10% lot width
Other cases [i.e., infill between party wall storefront buildings]	0, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	4 stories / <u>55 feet (see B below)</u>

[no usable open space requirement in this district]

**A. Rear Yard Height Transition to Residential Districts.** Where the TSS District abuts a residential district at the rear lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. This standard may be waived or modified through a conditional use process.

**B. Additional height.** Building height exceeding the maximum may be allowed with conditional use approval

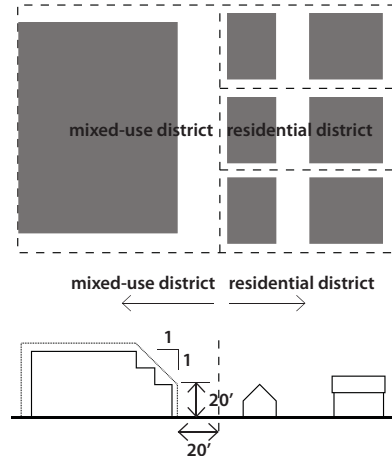
#### (5) Frontage Requirements

The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building's floor area. Frontage requirements may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

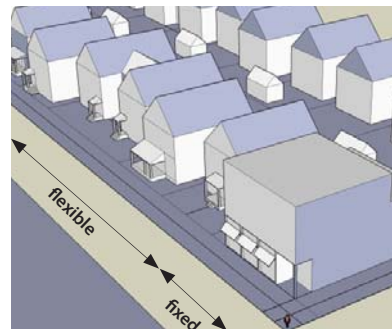
Frontage requirements may be defined as part of a neighborhood or corridor plan and shown on the zoning map. For areas where frontage types have been defined, the following applies:

**A. Fixed Frontage.** Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed within five (5) feet of the edge of sidewalk.

**B. Flexible Frontage.** Within the “flexible frontage” areas shown on the zoning map, buildings shall be placed between zero (0) and twenty-five (25) feet from the edge of sidewalk. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.



Rear Yard Height Transition



Example of Fixed and Flexible Frontage

## (6) Building Forms

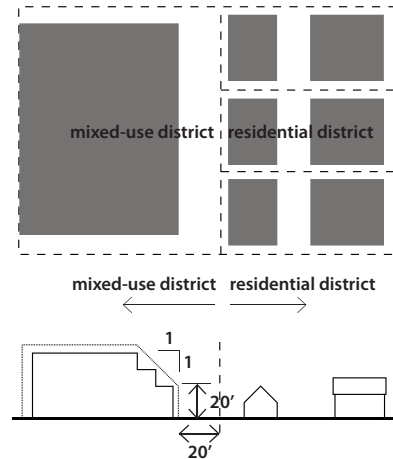
The following building forms are permitted in the MXC District. See Subchapter 28L for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Single-Family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Podium Building
- Flex Building
- Civic or Institutional Building

## (7) Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Mixed Use Center District	
Front yard setback	See frontage requirements
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6
Other cases [i.e., infill between party wall storefront buildings]	0, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	5 stories/68 feet (see B below)
Usable open space – residential only	160 sq. ft. /unit



Rear Yard Height Transition

- A. **Rear yard height transitions to residential districts.** Where the MXC District abuts a residential district at the rear lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. This standard may be waived or modified through a conditional use process.
- B. **Additional height.** Heights exceeding the maximum may be allowed as a conditional use.

## (8) Frontage Requirements

Frontage areas shall include both existing perimeter streets and new or existing internal streets. Frontage requirements may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Perimeter streets.** A minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within forty (40) feet of the street right-of-way and with front or side facades oriented to the street.
- B. **Internal streets.** A minimum of fifty percent (50%) of the lot frontage on internal streets shall be occupied by buildings placed within twenty-five (25) feet of the street right-of-way or sidewalk edge, and with front or side facades oriented to the street.

## 28D.0205 Commercial Corridor - Transitional District

### (1) Statement of Purpose

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- A. Improve the quality of landscaping, site design and urban design along these corridors.
- B. Maintain the viability of existing residential uses located along predominantly commercial corridors.
- C. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- D. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

### (2) Building Standards

The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building's floor area.

- A. **Maximum size.** Buildings shall not exceed twenty-five thousand (25,000) square feet gross floor area for an individual establishment or forty thousand (40,000) square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards governing large retail developments in 33.24, MGO.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.

- C. All building facades visible from a public street or public walkway shall employ materials and design features similar to or complementary to those of the front facade.
- D. Structured parking is encouraged. Surface parking shall not be placed between the front or side façade of a building and the primary abutting street.
- E. Surface parking shall be divided into separate modules no greater in size than one hundred (100) spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least twenty (20) feet in width.
- F. Parking abutting the primary street frontage shall be limited to fifty percent (50%) of the total lot frontage.

**(3) Specific Building Types**

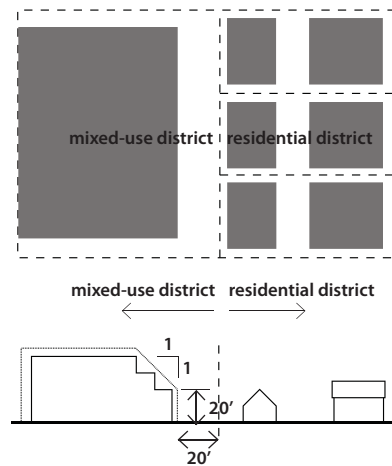
The following building forms are permitted in the CC-T District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Storefront/Commercial Block Building
- B. Parking / Liner Buildings
- C. Residential – Commercial Conversion
- D. Live-Work Building
- E. Podium Building
- F. Flex Building
- G. Single-Family Detached Building
- H. Two-Family Building - Twin or Two-Flat
- I. Single-Family Attached Building
- J. Small Apartment Building
- K. Courtyard Apartment Building
- L. Large Apartment Building, Stacked Flats
- M. Civic or Institutional Building

**(4) Dimensional Standards**

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Corridor - Transitional District	
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width



Rear Yard Height Transition

Other cases [i.e., infill between party wall storefront building]	none unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	5 stories / <u>68</u> feet (see B below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. **Rear and side yard height transitions to residential districts.** Where the CC-T District abuts a residential district at the rear or side lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet, and building height at the side yard setback line shall not exceed the maximum height allowed in the abutting residential district. From these points, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line (a 45° angle) up to the maximum allowed height. This standard may be waived or modified through a conditional use process.
- B. **Additional height.** Heights exceeding the maximum may be allowed as a conditional use.

**(5) Frontage Requirements**

The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building’s floor area. Frontage requirements may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Fixed Frontage.** Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed within ten (10) feet of the edge of sidewalk.
- B. **Flexible Frontage.** Within the “flexible frontage” areas shown on the zoning map, a minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within thirty (30) feet of the street right-of-way and with front or side facades oriented to the street. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.
- C. **Frontage Not Defined.** In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within ten (10) feet of the edge of sidewalk for a distance of at least thirty (30) feet from the corner. Buildings in other locations on the block shall meet the “Flexible Frontage” standard of item B above.

*[deleted “Alternative Building Placement” – would be covered by waiver above]*

- E. Flex Building
- F. Single-family Attached Building
- G. Small Apartment Building
- H. Courtyard Apartment Building
- I. Large Apartment Building, Stacked Flats
- J. Civic or Institutional Building

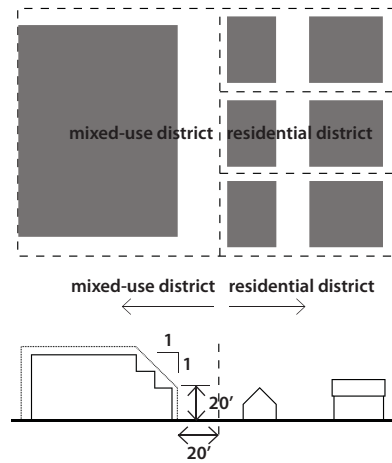
**(4) Frontage Requirements**

Buildings are encouraged to be located with a direct relationship to primary abutting streets or to new internal streets. New buildings shall be placed with at least sixty percent (60%) of their front or side facades oriented to and within thirty (30) feet of an external or internal street. Frontage requirements may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

**(5) Dimensional Standards**

Commercial Center District	
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Other cases	One-story: 5 Two-story or higher: 6
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	5 stories / <u>68 feet</u> (see B below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. **Rear and side yard height transitions to residential districts.** Where the CC District abuts a residential district, building height at the rear yard setback line shall not exceed 2 stories/25 feet, and building height at the side yard setback line shall not exceed the maximum height allowed in the abutting residential district. From these points, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line (a 45° angle) up to the maximum allowed height. This standard may be waived or modified through a conditional use process.
- B. **Additional height.** Heights exceeding the maximum may be allowed as a conditional use.



Rear Yard Height Transition

## 28F.0403 Traditional Workplace District

*[Traditional Workplace areas are the original industrial corridors and centers of the City, typically located along rail lines. Some rail corridors have been converted to recreational and commuter trails while others may support transit in the future, helping to strengthen the viability of surrounding areas as employment centers. Traditional Workplace areas now contain a mix of office, warehouse and industrial uses. Some are planned for redevelopment for more intensive employment use, as well as new uses such as open space, and residential development.]*

### (1) Statement of Purpose

The TW District is established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Workplace locations. The district is also intended to:

- A. Encourage businesses with the potential to provide significant numbers of living-wage jobs that contribute to a sustainable economy and a strong tax base.
- B. Support the continued use or adaptive re-use of traditional industrial buildings for a variety of purposes.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

### (2) Building Standards: New Development

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area. Any standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Parking placement.** Parking shall not be placed between the front façade of a building and the abutting street, with the exception specified below. Parking shall be located to the rear or side of the principal building.
- B. When an existing landmark building, a contributing building in a historic district, or a building eligible for landmark designation is being enlarged, the above requirement shall not apply.
- C. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to a TW district.
- D. **Frontage.** For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within five (5) feet of the inner edge of the sidewalk or, if no sidewalk exists, the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.

*Parking abutting any street frontage must be screened per landscaping standards.*

### (3) Building Standards: New and Existing Development

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage or display. No outdoor storage or display of goods shall be allowed except for the following:
  - 1. Outdoor dining accessory to restaurants, taverns and coffee shops.
  - 2. Incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines and soda machines.
  - 3. Automatic teller machines accessory to banks.
  - 4. Landscape and hardware supplies may be displayed outside during business hours.
  - 5. Periodic "sidewalk sales" may be allowed as a temporary use.
- B. No drive-in or drive-through uses are allowed.

*same as latest draft of Mixed-Use & Commercial Districts*

### (4) Specific Building Types

The following building forms are permitted in the TW District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-Family Attached Building
- B. Apartment Building types
- C. Carriage House Building
- D. Commercial Block Building
- E. Parking Building
- F. Liner Building
- G. Live-Work Building
- H. Residential-Commercial Conversion
- I. Podium Building
- J. Flex Building
- K. Industrial Building

### (5) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>Traditional Workplace District</b>	
Lot area (sq. ft.)	6,000
Lot width	50
Front yard setback	none (see frontage requirements)
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : other cases	One-story: 5 Two-story: 6 Lot width <40: 10% lot width
Rear yard setback	20
Maximum lot coverage	85%
Minimum height	22 feet measured to building cornice
Maximum height	5 stories/ <u>68 feet</u>
Usable open space - residential only	160 sq. ft./unit

*Mixed-use building height recommendation: 13' per floor; 16 feet for ground floor*

**A. Rear yard height transitions to adjacent residential districts.**

Where the TW District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

**(6) Residential Use Requirements.**

A primary intent of the TW District is to encourage the continuation of existing employment uses. Residential uses are secondary in importance to those employment uses. Therefore any location proposed for residential uses must be adequately separated or buffered from potential adverse impacts created by existing industrial uses.

- A. Where residential uses are proposed in an existing building, there shall be no vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition generated by uses in the building that will have an adverse impact on the residential use. New residential uses are not allowed where any such potential nuisances exist.
- B. New residential buildings are not be allowed in locations where vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition generated by existing uses would adversely impact the residential use.

**(7) Retail and Service Uses.**

Retail and service uses shall not exceed five thousand (5,000) square feet in floor area except as a conditional use.

## 28F.0404 Suburban Employment District

*Suburban Employment areas are characterized by large-floorplate free-standing buildings or building complexes used for office, office-showroom and limited industrial uses, frequently interspersed with large and small free-standing or attached commercial buildings. To date, this pattern of development has been largely auto-oriented: many buildings are surrounded by parking and entrances are oriented toward parking areas. One goal of this district is to foster a more compact and pedestrian-oriented development pattern.*

*Some areas exhibit an auto-oriented pattern today and we can expect some demand for it in the future. However, if there are limited areas mapped for this pattern, someone who wants to develop isolated single-use buildings must request a rezoning. This type of discretionary action is the hardest type of permit to get. If most areas are zoned for pedestrian-friendly patterns in advance, then we have made that pattern the rule and this the exception.*

### (1) Statement of Purpose

The SE District is established to encourage a broad range of employment activities, including limited industrial uses conducted within enclosed buildings, while also encouraging shared access, improved landscaping and site design, and bicycle and pedestrian facilities. The district is also intended to:

- A. Encourage the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment.
- B. Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

### (2) Building Standards: New Development

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area. Any standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Parking placement.** The majority of off-street parking shall be located to the rear or side of the principal building. A maximum of two rows and seventy (70) feet of parking is allowed between the front of the principal building and the street, set back at least twenty-five (25) feet from the front lot line.
- B. The building front must be oriented to the primary street. Loading and service areas shall be located at the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an SE district.

- C. **Frontage.** For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner. Parking shall not be placed between buildings and the street in these areas.

### (3) Building Standards: New and Existing Development

The following standards apply to new and existing buildings and uses:

- A. **Outdoor storage or display.** No outdoor storage or display of goods shall be allowed except for the following:
  - 1. Outdoor dining accessory to restaurants, taverns and coffee shops.
  - 2. Incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines and soda machines.
  - 3. Automatic teller machines accessory to banks.
  - 4. Landscape and hardware supplies may be displayed outside during business hours.
  - 5. Periodic "sidewalk sales" may be allowed as a temporary use.

### (4) Specific Building Types

The following building forms are permitted in the SE District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Commercial Block Building
- B. Parking Building
- C. Liner Building
- D. Podium Building
- E. Flex Building
- F. Industrial Building

### (5) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

<b>Suburban Employment District</b>	
Lot area (sq. ft.)	20,000
Lot width	65
Front yard setback	none (see frontage requirements)
Side yard setback	15 or 20% building height (the greater)
Rear yard setback	30 feet
Maximum lot coverage	75%
Minimum height	22 feet measured to building cornice
Maximum height	5 stories/ <u>68 feet</u> Residential uses: 4 stories/ <u>55 feet</u>
Usable open space – residential only	400 sq. ft./unit

**A. Rear yard height transitions to adjacent residential districts.**

Where the SE District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

## **(6) Retail and Service Uses**

Retail and service uses shall not exceed five thousand (5,000) square feet in floor area except as a conditional use.

## **28F.0405 Suburban Employment Center District**

*[This new district is designed to allow the continuing build-out of existing office and research parks that are characterized by large-floorplate free-standing buildings in a park-like environment. These sites are typically designed according to a master plan, with an internal street system, common landscape design, coordinated signage, stormwater management, and often with a trail system and other amenities. Road networks tend to be curvilinear and building entrances are typically oriented toward parking, whether surface or structured.]*

### **(1) Statement of Purpose**

The SEC district is established to recognize existing office and research parks developed in accordance with master plans, and to provide for the continued development of these parks in accordance with their adopted plans. Therefore, the placement of buildings, open space, internal roads and parking within these parks is allowed to remain in its current form. The district is also intended to encourage the integration of complementary employment and related uses in an attractive and functional environment. The district is not intended to apply to new office and research parks.

### **(2) Development Standards**

The following standards apply to new and existing buildings and uses:

- E. Maintain and improve the quality of the natural landscape within employment campuses.
- F. Provide appropriate transitions to surrounding land uses.
- G. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

## (2) Building and Site Standards: New Development

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area. Any standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. **Parking placement.** Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to the rear or side of the principal building.
- B. **Frontage.** For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.
- C. **Loading.** All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an EC district.

## (3) Building and Site Standards: New and Existing Development

The following standards apply to new and existing buildings and uses:

- A. All activities shall be conducted within completely enclosed buildings, except for:
  - 1. outdoor dining accessory to restaurants and coffee shops.
  - 2. off-street parking and loading;
  - 3. automatic teller machines;
  - 4. drive-up service windows for banks and financial institutions, as regulated.
- B. Access to the employment campus shall be from a collector or arterial street.

## (4) Specific Building Types

The following building forms are permitted in the EC District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Commercial Block Building
- B. Parking Building

## (2) Building Standards: New Development

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area. Any standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. Parking placement. A maximum of two rows of parking stalls, or seventy (70) feet of parking area, shall be placed between the front façade of a building and the front lot line. Parking shall be located to the rear or side of the principal building to the extent feasible.
- B. Frontage. For buildings at corner locations, at least seventy percent (70%) of the building façade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.

## (3) Building Standards: New and Existing Development

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage. Outdoor storage shall be screened according to the standards of Section 28J.0812(10)B.
- B. Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an IL district.

## (4) Specific Building Types

The following building forms are permitted in the LI District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Commercial Block Building
- B. Flex Building
- C. Industrial Building
- D. Parking Building
- E. Liner Building
- F. Podium Building

## (5) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

## (2) Building Standards: New Development

The following standard applies to new buildings and additions exceeding fifty percent (50%) of the original building's floor area. Any standard may be waived by the Plan Commission, following review by the Urban Design Commission, if the constraints of the existing sites and structure(s) make compliance infeasible.

- A. Parking placement. A maximum of two rows of parking stalls, or seventy (70) feet of parking area, shall be placed between the front façade of a building and the abutting street. Parking shall be located to the rear or side of the principal building to the extent feasible.

## (3) Building Standards: New and Existing Development

The following standards apply to new and existing buildings and uses:

- A. Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an IG district.
- B. Outdoor storage and container storage are limited to eighty percent (80%) of the gross floor area of the principal building that uses the storage area. Outdoor storage shall be screened according to the standards of 28J.0812.
- C. Outdoor display of merchandise is permitted if accessory to a permanent business located in a permanent structure on site. Outdoor display must be located outside of required setbacks and may occur only during the business hours of the applicable business establishment.

## (4) Specific Building Types

The following building forms are permitted in the IG District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Flex Building
- B. Industrial Building
- C. Parking Building
- D. Liner Building
- E. Commercial Block Building

## (5) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

height of at least ten (10) feet and with sixty percent (60%) façade transparency between two (2) and eight (8) feet from ground level.

- E. All parking structures shall be lined with other allowed uses at ground floor level along a minimum of seventy-five percent (75%) of the primary street frontage.

## **(6) Multiple Use Requirements**

Development proposals on sites of one (1) or more acres shall include at least three of the following use categories. A minimum of 10% of the proposed gross floor area of the development shall be devoted to each of the use categories that are proposed:

- A. Residential uses
- B. Office uses
- C. Commercial uses (including retail, service, restaurants and lodging)
- D. Manufacturing and employment uses
- E. Civic and institutional uses (educational, public, etc.)

## **(7) Public Space Requirement**

Development proposals on sites of ten (10) or more acres must set aside a minimum of five percent (5%) of the project site as open space, which may be designed as a square, plaza, terrace or green, with a variety of landscaped and paved surfaces, public art, and seating areas. This requirement may be waived in cases where a master development plan already specifies the location and design of open space on the site.

## **(8) Parking Standards**

No minimum off-street parking is required, except where parking minimums are specified in a station area plan. Parking maximums established in Subchapter 28J shall apply, except where more specific requirements are established in a station area plan.

## **(9) Exemptions**

Where an existing building or its accessory parking does not conform to the TOD overlay district requirements or serves an existing nonconforming use, the building may be expanded without fully meeting the requirements of this section as long as the expansion does not increase the nonconformity.