
28C. Residential Districts

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 above-ground structures. In cases where buildings are connected by an underground space, the buildings are considered detached.)

(3) Long Façade Articulation

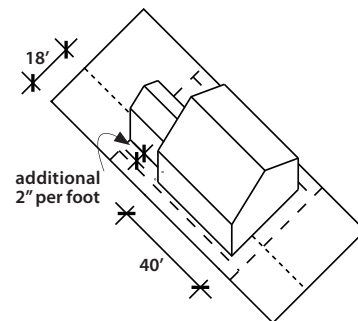
In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall that exceeds forty (40) feet in depth shall be set back an additional two inches (2") from the side lot line for every foot over forty (40) feet in depth.

(4) Attached Garage Setback

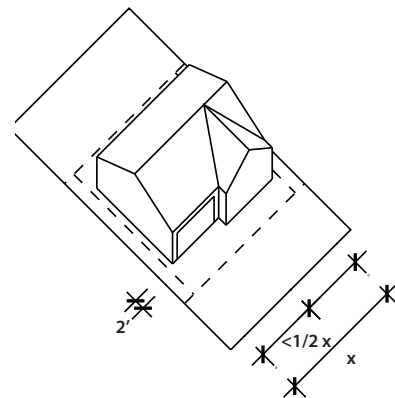
In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that 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.

(5) 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.



Sidewall Offset



Attached garage setback

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-V1 | TR-V2 | TR-U1 | TR-U2 | TR-R | TR-P | Standards |
| Residential - Family Living | | | | | | | | | | | | | | | |
| Single-family detached dwellings | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Two-family dwelling – two-flat | | | P | P | P | | | P | P | P | P | P | | P | Y |
| Two-family dwelling - twin | | | P | P | P | | | | P | P | P | P | | 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 | Y |
| Accessory dwelling unit, attached or detached | permitted as part of Overlay District | | | | | | | | | | | | | | |
| Residential - Group Living | | | | | | | | | | | | | | | |
| Adult family home meeting separation requirements | 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 | Y |

| Residential Districts | | | | | | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| | SR-C1 | SR-C2 | SR-C3 | SR-V1 | SR-V2 | TR-C1 | TR-C2 | TR-C3 | TR-V1 | TR-V2 | TR-U1 | TR-U2 | TR-R | TR-P | Standards |
| Cohousing community | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | Y |
| Community living arrangement (up to 8 residents) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Community living arrangement (9 - 15 residents) | | | P | P | P | | | P | P | P | P | P | | | Y |
| Housing cooperative | | | | C | C | | | C | P/ C | P/ C | P/ C | P/ C | | C | Y |
| Dormitory | | | | | C | | | | | | C | C | | | Y |
| Lodging house, fraternity or sorority | | | | | | | | | | | C | C | | | Y |
| Assisted living, congregate care, nursing home | | | | C | C | | | | C | C | C | C | | | Y |
| Hostel | | | | | | | | | | | C | C | | | Y |
| Convent, monastery or similar residential group accessory to place of worship | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Civic and Institutional | | | | | | | | | | | | | | | |
| Adaptive reuse of former public school or municipal buildings | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | Y |
| Cemetery | C | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| Colleges and universities | | | | | | | | | | | C | C | | | Y |
| Day care home | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Day care center in school or religious inst. | P | P | P | P | P | P | P | P | P | P | P | P | C | P | Y |
| Day care center, nursery school | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Library, museum | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Mission house in conjunction with religious institution | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Parks and playgrounds | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Place of worship | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | P/ C | Y |
| Public safety facilities (fire, police stations, etc.) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Schools, public and private | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Retail, Service, Recreation and Other Uses | | | | | | | | | | | | | | | |
| Bed and breakfast establishments | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Community garden | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Home occupation | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | A/ C | Y |
| Market garden | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Golf course, public or private | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |

| Residential Districts | | | | | | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|-----------|
| | SR-C1 | SR-C2 | SR-C3 | SR-V1 | SR-V2 | TR-C1 | TR-C2 | TR-C3 | TR-V1 | TR-V2 | TR-U1 | TR-U2 | TR-R | TR-P | Standards |
| Swimming and tennis clubs, private | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Limited retail use of landmark site or building | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Mixed-use building at corner location | | C | C | C | C | C | C | C | C | C | C | C | | C | Y |
| Management office, restaurant, limited retail, recreation facilities within multi-family building | | | | | A | | | | | A | A | A | | | Y |
| Any structure with floor area exceeding 10,000 sq. ft. | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Lakefront development | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Utility Uses | | | | | | | | | | | | | | | |
| Electric substations | C | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| Gas regulator stations, mixing and gate stations | C | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| Telecommunications towers and transmission equipment buildings | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Sewerage system lift stations | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Water pumping stations, water reservoirs | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Accessory Uses and Structures | | | | | | | | | | | | | | | |
| Emergency electric generator | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Accessory building or structure, not exceeding maximum size | A | A | A | A | A | A | A | A | A | A | A | A | A* | A | Y |
| Accessory building or structure, exceeding maximum size | C | C | C | C | C | C | C | C | C | C | C | C | | C | Y |
| Keeping of up to 4 chickens | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Lease of off-street parking space(s) | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Y |
| Parking lot accessory to a nonresidential use | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Parking lot exceeding minimum required parking | C | C | C | C | C | C | C | C | C | C | C | C | C | C | Y |
| Temporary Uses | | | | | | | | | | | | | | | |
| Dependency living arrangement | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Real estate sales office | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Portable storage units | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Temporary accessory apartment | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Temporary buildings for storage of construction materials and equipment | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |
| Yard sales | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Y |

* Garage or workshop in TR-R district must meet standards of that district for garage replacement.

28C.0102 Suburban Residential - Consistent Districts: Statement of Purpose

The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- C. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- D. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

28C.0103 SR-C1 District

[Residential neighborhoods within this district are characterized by single-family homes on generously-sized lots developed in compliance with the R1 standards of the 1966 zoning code]

(1) Permitted and Conditional Uses

See Table R.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-C1 District | | |
|--------------------------------------|-----------------------------------|---|
| Building Type | Single-family detached | Nonresidential building |
| Lot Area (sq. ft.) | 8,000 | 8,000 |
| Lot Width | 60 | 60 |
| Front Yard Setback | 30 or block average | 30 or block average |
| Side Yard Setback | One-story: 6 Two-story: 7 | One-story: 6 <u>Two-story or more: 7</u> |
| Reversed Corner Side Yard Setback | 15 | 30 |
| Rear Yard Setback (see A below) | 30% lot depth but no less than 35 | Equal to building height but at least 35 |
| Maximum height | 2 stories/35 | <u>35</u> |
| Maximum lot coverage | 50% | 50% |
| Maximum building coverage | n/a | 50% |
| Usable open space (sq. ft. per d.u.) | 1,300 | n/a |

A. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%)

(3) Building Forms

The following building forms are permitted in the SR-C1 District. See Subchapter __ for design standards and guidelines for building forms.

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

28C.0104 SR-C2 District

[Residential neighborhoods within this district are characterized by single-family homes on moderately sized lots developed in compliance with the R2 standards of the 1966 zoning code.]

(1) Permitted and Conditional Uses

See Table R.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-C2 District | | |
|--------------------------------------|-------------------------------|--|
| Building Type | Single-family detached | Nonresidential building |
| Lot Area (sq. ft.) | 6,000 | 6,000 |
| Lot Width | 50 | 50 |
| Front Yard Setback | 30 or block average | 30 or block average |
| Side Yard Setback | One-story: 6 Two-story: 7 | One-story: 6 Two-story or more: 7 |
| Reversed Corner Side Yard Setback | 15 | 30 |
| Rear Yard Setback (see A below) | 30% lot depth but at least 35 | Equal to building height but at least 35 |
| Maximum height | 2 stories/35 | 35 |
| Maximum lot coverage | 50% | 50% |
| Usable open space (sq. ft. per d.u.) | 1,000 | n/a |
| Maximum building coverage | n/a | 50% |

A. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%)

(3) Building Forms

The following building forms are permitted in the SR-C2 District. See Subchapter 28L for design standards and guidelines for building forms.

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

28C.0105 SR-C3 District

[Residential neighborhoods within this district are typically characterized by two-family homes on moderately sized lots developed in compliance with the R3 standards of the 1966 zoning code.]

(1) Permitted and Conditional Uses

See Table R.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.

Two-family two-flat: “stacked” units in 2-story building.

Two-family – twin: side-by-side units, aka “zero lot line.”

The lot area for the two-flat applies to the entire building; for the twin we assume separate lots.

| SR-C3 District | | | | |
|--------------------------------------|-------------------------------|-------------------------------|--|--|
| Building Type | Single-family detached | Two-family - Two-flat | Two-family - Twin | Nonresidential building |
| Lot Area (sq. ft.) | 6,000 | 8,000 | 4,000 (2 lots) | 6,000 |
| Lot Width | 50 | 50 | 50 | 50 |
| Front Yard Setback | 25 or avg. | 25 or avg. | 25 or avg. | 25 or avg. |
| Side Yard Setback | One-story: 5 Two-story: 6 | Two-story: 6 | One-story: 5 Two-story: 6 (one side only) | One-story: 5 Two-story or more: 6 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 25 |
| Rear Yard Setback (see B below) | 30% lot depth but at least 35 | 30% lot depth but at least 35 | 30% lot depth but at least 35 | Equal to building height but at least 35 |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35 |
| Maximum lot coverage | 60% | 60% | 60% | 60% |
| Maximum building coverage | n/a | n/a | n/a | 50% |
| Usable open space (sq. ft. per d.u.) | 750 | 750 | 750 | n/a |

- A. Dispersion requirement. A maximum of four two-family twin units (2 buildings) may be constructed within 300 feet of any other twin units, as measured around the perimeter of a block, unless a lesser distance is allowed by conditional use.
- B. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%)

(3) Building Forms

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

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

- C. Single-family detached
- D. Two-family - two-flat
- E. Two-family - twin
- F. Civic/Institutional building

28C.0106 Suburban Residential - Varied Districts: Statement of Purpose

The SR-V Districts are established to stabilize and protect the essential characteristics of residential areas of varying densities and housing types, typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Maintain and improve the viability of existing housing of all types, while encouraging the updating of older housing in a context-sensitive manner.
- C. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- D. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

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 R.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 (2 lots) | 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/35 |
| 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 or avg. | 25 or avg. | 25 or avg. |
| Side Yard Setback | 6 | 6 + 1 per unit > 2 | 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/35 | 3 stories/35 | 35 |
| 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 |

- A. Dispersion of dwellings: No building or group of twin, attached or multi-family buildings containing over 4 dwelling units shall be constructed within 300 feet of any other twin, attached or multi-family building(s), as measured around the perimeter of a block, except by conditional use.

(3) Building Forms

The following building forms are permitted in the SR-V1 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. Three-flat building
- E. Single-family attached building
- F. Small multi-family building
- G. Large multi-family building, stacked flats
- H. Civic/Institutional building

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 R.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) | 6 + 1 per unit >2 |
| 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/35 | 3 stories/35 |
| 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 or avg. | 25 or avg. | 25 or avg. |
| Side Yard Setback | 6 | 6 + 1 per unit > 2 | 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/35 | 4 stories/48 | 35 |

| SR-V2 District: Conditional and Nonresidential Uses | | | |
|--|-------------------------------|---------------------|--------------------------------|
| Building Type | Single-family attached | Multi-family | Nonresidential building |
| 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 |

(3) Building Forms

The following building forms permitted in the SR-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. Three-flat
- E. Single-family attached building
- F. Small multi-family building
- G. Large multi-family building, stacked flats
- H. Civic/Institutional building

28C.0109 Traditional Residential - Consistent Districts: Statement of Purpose

The TR-C Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. The districts are also intended to:

- A. Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- B. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- E. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

28C.0110 TR-C1 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards.]

(1) Permitted and Conditional Uses

See Table R.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-C1 District | | |
|--------------------------------------|--|--|
| Building Type | Single-family detached | Nonresidential building |
| Lot Area (sq. ft.) | 6,000 | 6,000 |
| Lot Width | 50 | 50 |
| Front Yard Setback | 20 | 20 |
| Maximum Front Yard Setback | no more than 20% greater than block average, up to 30 max. | |
| Side Yard Setback | One-story: 6 Two-story: 7 | 10 |
| Reversed Corner Side Yard Setback | 15 | 15 |
| Rear Yard Setback (see A below) | 30% lot depth but at least 35 | Equal to building height but at least 35 |
| Maximum height | 2 stories/35 | 35 |
| Maximum lot coverage | 50% | 50% |
| Usable open space (sq. ft. per d.u.) | 1,000 | n/a |
| Maximum building coverage | n/a | 50% |

A. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(3) Building Forms

The following building forms are permitted in the TR-C1 District. See Subchapter 28L for design standards and guidelines for building forms.

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

28C.0111 TR-C2 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging.]

(1) Permitted and Conditional Uses

See Table R.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-C2 District | | |
|--------------------------------------|--|--|
| Building Type | Single-family detached | Nonresidential building |
| Lot Area (sq. ft.) | 4,800 | 4,800 |
| Lot Width | 40 | 40 |
| Front Yard Setback | 20 | 20 |
| Maximum Front Yard Setback | no more than 20% greater than block average, up to 30 max. | |
| Side Yard Setback | One-story: 5 Two-story: 6 Lot width <40: 10% lot width | 10 |
| Reversed Corner Side Yard Setback | 12 | 20 |
| Rear Yard | 30% lot depth but at least 30 | Equal to building height but at least 30 |
| Maximum height | 2 stories/35 | 35 |
| Maximum lot coverage | 65% | 65% |
| Usable open space (sq. ft. per d.u.) | 750 | n/a |
| Maximum building coverage | n/a | 50% |

(3) Building Forms

The following building forms are permitted in the TR-C2 District. See Subchapter 28L for design standards and guidelines for building forms.

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

28C.0112 TR-C3 District

[Residential neighborhoods within this district are characterized by modestly-sized, primarily single-family and two-family buildings on relatively small and narrow lots that were developed prior to the 1966 zoning code. Most garages are detached and placed in rear or side yards. Because of lot sizes, building modifications can be challenging. The TR-C3 district is established to allow a mixture of single- and two-family dwellings while maintaining the occupancy limits of the current R4A district.]

(1) Permitted and Conditional Uses

See Table R.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 | Two-family - Two-flat | Nonresidential building |
| Lot Area (sq. ft.) | 4,800 | 4,800 | 4,800 |
| Lot Width | 40 | 40 | 40 |
| Front Yard Setback | 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. | n/a |
| Side Yard Setback | One-story: 5 Two-story: 6 Lot width < 40: 10% lot width | Two-story: 6 Lot width < 40: 10% lot width | One-story: 5 Two-story or more: 6 |
| Reversed Corner Side Yard Setback | 12 | 12 | 20 |
| Rear Yard | 30% lot depth but at least 30 | 30% lot depth but at least 30 | Equal to building height but at least 30 |
| Maximum height | 2 stories/35 | 2 stories/35 | 35 |
| Maximum lot coverage | 65% | 65% | 65% |
| Maximum building coverage | n/a | n/a | 50% |
| Usable open space (sq. ft. per d.u.) | 750 | 750 | n/a |

(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. Two-flat building
- C. Civic/Institutional building

28C.0113 Traditional Residential - Varied Districts: Statement of Purpose

The TR-V Districts are established to stabilize and protect the essential characteristics of mature residential areas typically located on the Isthmus, near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing while encouraging a suitable environment for family life. The districts are also intended to:

- A. Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- B. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- E. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

28.0114 TR-V1 District

[Residential neighborhoods within this district are typically characterized by a mixture of single-family, two-family and three-family homes on small to moderately sized lots, developed prior to the 1966 zoning code and frequently zoned R3 or R4 under that code.]

(1) Permitted and Conditional Uses

See Table R.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-V1 District: Permitted Uses | | | | |
|--------------------------------------|--|--|--|--|
| Building Type | Single-family detached | Two-family - Two-flat | Two-family - Twin | Three-flat building |
| Lot Area (sq. ft.) | 6,000 | 8,000 | 4,000/d.u. | 8,000 |
| Lot Width | 50 | 50 | 25/d.u. | 50 |
| 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) | One-story: 5 Two-story or more: 6 |
| 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/35 |
| Maximum lot coverage | 65% | 65% | 65% | 65% |
| Usable open space (sq. ft. per d.u.) | 500 | 500 | 500 | 500 |

- A. Dispersion requirement. No two-family or three-flat building shall be constructed within 300 feet of any other two-family three-flat, attached or multi-family building located within the same block, as measured around the perimeter of the block.

| TR-V1: Nonresidential (permitted or conditional) | |
|--|-------------------------|
| Building Type | Nonresidential building |
| Lot Area (sq. ft.) | 6,000 |
| Lot Width | 50 |
| Front Yard Setback | 20 |

| TR-V1: Nonresidential (permitted or conditional) | |
|---|--|
| Building Type | Nonresidential building |
| Side Yard Setback | One-story: 5 Two-story or more: 6 |
| Reversed Corner Side Yard Setback | 20 |
| Rear Yard | Equal to building height but at least 30 |
| Maximum Height | 35 |
| Maximum Lot Coverage | 65% |
| Maximum Building Coverage | 50% |

(3) Building Forms

The following building forms are permitted in the TR-V1 District. See Subchapter 28L for design standards and guidelines for building forms.

- A. Single-family detached building
- B. Two-flat building
- C. Three-flat building
- D. Civic/Institutional building

28.0115 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 R.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/35 |
| 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 | 6 + 1 per unit > 2 | 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/35 | 3 stories/35 | 35 |
| 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

28.0116 Traditional Residential - Urban Districts: Statement of Purpose

The TR-U Districts are established to stabilize and protect the essential characteristics of high-density residential area typically located near Downtown and near the University of Wisconsin campus, and to accommodate a full range of life-cycle housing. The districts are also intended to:

- A. Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- B. Promote the preservation of historic buildings and districts within or close to concentrations of high-density housing.
- C. Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- D. Encourage restoration of single-family dwellings previously converted to multi-family units back to single- or two-family dwellings.
- E. Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- F. Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

28.0117 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 R.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) | 6 + 1 per unit >2 |
| 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/35 | 3 stories/35 |
| 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) | 6 + 1 per unit >2 | 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/35 | 5 stories/60 | 35 |
| 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 |

* 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

28.0118 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 draft suggests a maximum height of 5 stories/54 feet, with the understanding that height in Downtown Districts will be governed by various downtown height limits. (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 R.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) | 6 + 1 per unit >2 |
| 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/35 | 4 stories/45 |
| 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) | 6 + 1 per unit >2 | 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/35 | <u>5 stories/54</u> | 35 |
| 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 |

* 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

28.0119 Traditional Residential - Rustic (TR-R) District

[This district is intended to essentially mirror the R1-R Rustic Residence District, with a few minor updates. It may be applicable to other large-lot areas as well.]

(1) Statement of Purpose

The TR-R District is established to stabilize and protect the natural beauty, historic character and park-like setting of certain heavily wooded low-density residential neighborhoods. The district is also intended to promote the preservation of the neighborhood’s historic buildings, tree cover and landscape plan.

(2) Permitted and Conditional Uses

See Table R.1 for a complete list of allowed uses within the residential districts.

(3) Dimensional Standards, Permitted and Conditional Uses

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

Name changed from “Estate” back to “Rustic” per resident wishes.

Note: there is currently no minimum lot width in the R-1R District; a 65’ width would be a new requirement that is consistent with the existing development pattern.

Maximum height in R1-R is currently “3 stories” with no limit in feet. We are suggesting 40’.

“Lot coverage” in R1-R is currently defined to mean total floor area of new construction. The proposed new definition of lot coverage for all districts is building and impervious surface coverage

| TR-R District: Permitted and Conditional Uses | | |
|---|----------------------------|----------------------------|
| Building Type | Single-family detached | Nonresidential building |
| Lot Area (sq. ft.) | 0.6 acres (26,136 sq. ft.) | 0.6 acres (26,136 sq. ft.) |
| Lot Width | 65 | 65 |
| Front Yard Setback | 50 | 50 |
| Side Yard Setback | 30 | 30 |
| Reversed Corner Side Yard Setback | 30 | 30 |
| Rear Yard | 40 | 40 |
| Maximum height | 3 stories/40 | <u>40</u> |
| Maximum lot coverage | 15% | 15% |
| Maximum area accessory building (see below) | 800 sq. ft. | as determined by CUP |

- A. Detached Garage Replacement. New detached garages are not permitted. Detached garages existing as of January 1, 1989 may be replaced with a structure no larger than 800 square feet or the size of the principal building, whichever is less.

(4) Building Forms

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

- A. Single-family detached

28C.0120 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. 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.

The TR-P will be designed through a master planning process. 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 R.1 for a complete list of allowed uses within the residential districts.

(3) Required Mix of Building Types

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, as defined through a master plan. The master plan 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 | 2 stories/35 | 2 stories/35 | 2 stories/35 | 2 stories, no greater than height of principal structure |
| Maximum lot coverage | 70% | 70% | 70% | 70% (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. | | | | |

| TR-P District: Permitted and Nonresidential Uses (permitted or conditional) | | | |
|--|--|--|--|
| 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) | 6 + 1 per unit > 2 | 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/35 | 4 stories/50 | 3 stories/35 |
| 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. | | | |

(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. A master plan shall be required for all TR-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 to be developed on lots with multiple street frontages;
 - e. The yards and building setbacks for each developable lot.
2. A phasing plan for the implementation of the master planned development.
 3. The design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The design standards shall include the minimum requirements for all buildings to be constructed within the development and include a list of acceptable building materials to be used. The design standards section shall also establish a process for the review of the buildings to be constructed.
 4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development.

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).

(8) Review Procedures

A master plan for a TR-P district will be reviewed and approved as part of the zoning map amendment and subdivision plat. The Urban Design Commission shall review the master plan and make recommendations for approval, denial or modification to the Plan Commission, based on the standards in subsection (B) above.