

portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the facade. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.

- (4) Parking Location: Residential Buildings. For new, Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, or additions that exceed the original building's gross floor area by more than one hundred percent (100%), parking shall be located behind or beside each building, below the building, or in a common parking court in the interior of a block. If located on the side of the building within the side yard, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street.
- (5) Parking Location: Nonresidential Buildings. For new nonresidential buildings in residential districts or additions that exceed the original building's gross floor area by more than one hundred percent (100%), that are constructed after the effective date of this zoning code, surface parking shall not be permitted between the front facade of the building and the abutting street.
- (6) When other chapters of the Madison General Ordinances refer to residential districts, the Downtown Residential Districts, DR1 and DR2, shall be included. (Cr. by ORD-13-00007, 1-15-13)

28.032 RESIDENTIAL DISTRICT USES.

- (1) Table 28C-1 lists all permitted and conditional uses in the residential districts.
 - (a) "P" means permitted in the districts where designated.
 - (b) "C" means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
 - (c) "P/C" means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
 - (d) "Y" means there are specific requirements in Subchapter 28J associated with a use.
 - (e) "SR-C1" means Suburban Residential-Consistent 1 District.
 - (f) "SR-C2" means Suburban Residential-Consistent 2 District.
 - (g) "SR-C3" means Suburban Residential-Consistent 3 District.
 - (h) "SR-V1" means Suburban Residential-Varied 1 District.
 - (i) "SR-V2" means Suburban Residential-Varied 2 District.
 - (j) "TR-C1" means Traditional Residential-Consistent 1 District.
 - (k) "TR-C2" means Traditional Residential-Consistent 2 District.
 - (l) "TR-C3" means Traditional Residential-Consistent 3 District.
 - (m) "TR-C4" means Traditional Residential-Consistent 4 District.
 - (n) "TR-V1" means Traditional Residential-Varied 1 District.
 - (o) "TR-V2" means Traditional Residential-Varied 2 District.
 - (p) "TR-U1" means Traditional Residential Urban 1 District.
 - (q) "TR-U2" means Traditional Residential Urban 2 District.
 - (r) "TR-R" means Traditional Residential-Rural District.
 - (s) "TR-P" means Traditional Residential-Planned District.

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	Supplemental Regulations
Residential – Family Living																
Addition of dwelling unit to single family home									C							
Multi-family building complex					C						C	C	C		C	Y
Multi-family dwelling (4 dwelling units)				P	P					P	P	P	P		P	
Multi-family dwelling (5-8 dwelling units)				C	P						C	P	P		P	
Multi-family dwelling (> 8 dwelling units)					C						C	C	C		P	
Single-family attached dwelling (3-8 dwelling units)				C	P						C	P	P		P	
Single-family attached dwelling (> 8 dwelling units)					C							C	C		P	
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Three-family dwelling - three-unit				P	P				P	P	P	P	P		P	
Two-family dwelling - twin			P	P	P					P	C	P	C		P	Y
Two-family dwelling – two unit			P	P	P				P	P	C	P	C		P	
Residential – Group Living																
Adult family home	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	P/ C	Y
Assisted living-facility, congregate care facility, skilled nursing facility				C	C					C	C	C	C			Y
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	P/ C	Y
Community living arrangement (up to 8 residents)	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	P/ C	Y
Community living arrangement (9-15 residents)	C	C	P/ C	P/ C	P/ C	C	C	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C	C	C	Y
Community living arrangement (>15 residents)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Dormitory					C							C	C			Y
Hostel												C	C			
Housing cooperative			P/ C	P/ C	P/ C					P/ C	P/ C	P/ C	P/ C			Y
Lodging house, fraternity or sorority												C	C			Y
Civic and Institutional																
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Colleges and universities												C	C			✗
Day care center in school or place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	✗
Day care center	C	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	C	Y
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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	Supplemental Regulations
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	P/C	Y
Public safety or service facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
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	P/C	Y
Schools, public and private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Not-for-profit schools of theater arts for children							P									
Retail, Service, Recreation and Other Uses																
Bed and breakfast establishments	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Bicycle-sharing facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Building or structure with floor area exceeding 10,000 sq. ft. in floor area	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Counseling and community services					C						C					
Farmers markets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Golf course	C	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	C	Y
Mobile grocery store	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Offices for human service programs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Outdoor recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Recreational, community, and neighborhood centers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utility Uses																
Electric power production and/or heating and cooling plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Gas regulator stations, mixing and gate stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Railroad right-of-way	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sewerage system lift stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Telecommunications towers and transmission equipment buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Water pumping stations, water reservoirs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Agriculture																
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Market garden	C	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-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations
Accessory Uses and Structures																
Accessory building or structure	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	P/C	Y
Accessory dwelling unit	Conditional Use in All Districts														P	Y
Caretaker's dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Composting	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Convent, monastery or similar residential group	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	Y
Day care home, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Dependency living arrangement	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Emergency electric generator	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Home occupation	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	P/C	Y
Keeping of chickens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Keeping of honeybees	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Lease of off-street parking facility accessory to a nonresidential use to non-users of principal use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Lease of off-street parking facility accessory to residential use to non-tenants	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building					C						C	C	C			Y
Mission house	P	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	P	Y
Real estate sales office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Solar energy systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Surface parking lot exceeding minimum required parking	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Wind energy systems	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Yard sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y

(Am. by ORD-13-00007, 1-15-13)

28.033 RESIDENTIAL DISTRICT BUILDING FORMS.

Building Form	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
Single-Family Detached Building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Civic/Institutional Building	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-Family, Two-Unit			✓	✓	✓				✓	✓	✓	✓	✓		✓
Two-Family - Twin			✓	✓	✓					✓	✓	✓	✓		✓
Three-Unit Building				✓	✓				✓	✓	✓				
Single-Family Attached				✓	✓						✓	✓	✓		✓
Small Multi-Family Building				✓	✓						✓	✓	✓		✓
Large Multi-family Building					✓						✓	✓	✓		✓
Courtyard Multi-Family Building					✓						✓	✓	✓		✓
Podium Building												✓	✓		✓

28.034 SUBURBAN RESIDENTIAL - CONSISTENT DISTRICTS.**(1) 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 while accommodating 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) 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.
- (e) In new development, use of the SR-C1 District, in conjunction with other residential districts, should be limited to insuring a mix of housing types, or for reasons related to topography, stormwater management, or other environmental considerations.