195 Attachment 1

Borough of Madison

Schedule I
Height, Yard, Area and Bulk Requirements
[Amended 5-14-1984; 9-14-1987; 11-9-1987 by Ord. No. 31-87; 8-9-1993 by Ord. No. 27-93; 7-11-1994 by Ord. No. 21-94; 4-23-2001 by Ord. No. 14-2001; 2-11-2002 by Ord. No. 1-2002; 6-24-2002 by Ord. No. 18-2002; 8-9-2004 by Ord. No. 36-2004; 6-13-2005 by Ord. No. 18-2005; 3-24-2008 by Ord. No. 7-2008; 4-13-2009 by Ord. No. 11-2009; 11-9-2009 by Ord. No. 54-2009; 7-12-2010 by Ord. No. 35-2010; 10-16-2013 by Ord. No. 41-2013]

Zone	Maximum Height		Minimum Yards[c] (feet)			Minimum Lot Area (square feet)	Maximum Distance From Row Area To Be Calculated	Minimum Lot Width		Minimum Lot Depth	Maximum Impervious Cover	Maximum Principal Building Coverage	Other Requirements
	Stories	Feet	Front	Side, Each	Rear			Interior	Corner				
R-C Single-Family Residential Cluster	See § 195-32.2 requirements												
R-1 Single-Family Residential	2 ½	35	50	20[i,n]	50	25,000	200	125[g]	155	135	20%	10%[m]	
R-2 Single-Family Residential	2 ½	35	40	20[i,n]	50	15,000	175	100[h]	120	135	25%	12.5%[m]	
R-3 Single-Family Residential	2 ½	35	35	12[i,n]	40	9,375	125	75	100	100	30%	15%[m]	
R-4 Single-Family Residential	2 ½	35	30	8[i,n]	40	6,250	125	50	75	110	40%	20%[m]	
R-4 Two-Family Residential	2 ½	35	30	10[i,n]	40	7,250	125	60	85	110	40%	20%	
R-5 Multifamily Residential	2 ½	35	See § 195-32.1			65,000	—	150	200	300	50%	25%	See § 195-32.1
R-5A Multifamily Residential	See § 195-32.14												
R-6 Attached Single-Family & Patio Homes	2 ½	35	See § 195-32.1			65,000	—	150	200	300	50%	25%	See § 195-32.1
R-SH Senior Citizen Housing	4	40	100	45	50	4 acres	—	200	200	250	50%	25%	See § 195-32.1
P Residential/Office	2 ½	35	30	10	40	7,250	125	60	85	110	60%		
CBD-1 Central Business	3[p]	45	[b]	[c]	[d]	10,000	—	75	100	100	85%		
CBD-2 Central Business	Same as CBD-1 for nonresidential uses, except that the maximum impervious coverage shall be 85%. For residential uses, Standards of R-4 Zone shall apply.												
CC Community Commercial	2 ½	35	15[j]	5	15	7,500	150	50	75	150	70%	[k]	Maximum FAR .25[o]
U University	[f]	[f]	100	50	50	25 acres	—	1,000	—	—	20%		
OR Office & Research	3	55 [elevation 282 (based on NAVD 88)	75	40	75	100,000	—	250			57%[(q)]		No building shall be constructed closer than 100 feet to any boundary of a residential zone.
POR Private Outdoor Recreation	2 ½	35	[l]	[l]	[l]	25 acres	—	—	—	—	3	—	
PCD-O Planned Commercial Development-Office Zone. See § 195-32.8.													
R-PH Residential Public Housing. See § 195-32.12.													

Notes: See notes following Schedule I.