

Zoning Requirements & Identification of Variances

INSTRUCTIONS: Complete all open spaces below by inserting data for the zoning district in which the property is situated. If more space is needed, attach additional copies of this table.

Zoning District (Please insert name of district) R1				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size	25,000	27,447	27,447	
Minimum lot width	125	135	135	
Minimum lot depth	135	139.59	139.59	
Principal Building:				
Minimum front yard setback	50	50.31	50.31	
Minimum side yard (r) setback	20	25.84	25.84	
Minimum side yard (l) setback	20	34.88	34.88	
Minimum rear yard setback	50	61	61	
Maximum building height	35	35	35	
Maximum building stories	2.5	2.5	2.5	
Max. principal building coverage		2732 SF	2732 SF	
Max. pr. bldg. coverage ratio	10 %	9.95 %	9.95 %	
Accessory Structure:				
Minimum side setback				
Minimum rear setback				
Maximum floor area				
Maximum building height				
Impervious lot coverage (list all additional impervious surfaces, including any areas not listed below)				
1. Principal building coverage (insert SF from above)		2732 SF	2732 SF	
2. Garage		- SF	- SF	
3. Shed		- SF	- SF	
4. Driveway		2082 SF	2082 SF	
5. Front walks/stoop pavers @ 80%		260 = 208 SF	260 = 208 SF	
6. Rear walks/patio		141 SF	pavers 818 SF (655) X	
7. rear stoops		59 SF	59 SF	
8. rear seat walls		0 SF	125 SF	X
9.		SF	SF	
Total impervious lot coverage		5222 SF	5861 SF	
Max. imperv. lot coverage ratio	%	19.02 %	21.35 %	
Other Requirements (if applicable)				

NOTE: The zoning requirements are in Chapter 195 of the Borough of Madison Code, which is available online at www.rosenet.org/gov.