

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 R-1 Single Family Residence				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
LOT				
Minimum lot size (sf)	25,000	25,771	25,771	
Minimum lot width	125	135.93	135.93	
Minimum lot depth	135	152.05	152.05	
PRINCIPAL BUILDING				
Minimum front yard setback	50	22.60	24.00	
Minimum side yard (r) setback	22.2	34.2'	34.2'	
Minimum side yard (l) setback	22.2	25.2'	12.0'	X
Minimum rear yard setback	50	79'	79'	
Maximum building height	35'	28.1'	18.04'	
Max. principal building coverage (sf)	2,577	2,090	2,544	
Max. pr. bldg. Coverage ratio	10.0%	8.11%	9.87%	
ACCESSORY STRUCTURE				
Minimum side setback	5	5.80	5.80	
Minimum rear setback	5	12.10	12.10	
Maximum floor area	500	100.00	100.00	
Maximum building height	15	10.00	10.00	
Impervious lot coverage				
<small>(list all additional impervious surfaces, including any areas not listed below)</small>				
1. Principal building coverage (SF)	2,577	2,090	2,544	
2. Front Walk		352	352	
3. Rear Walk		155	155	
4. Driveway		1,921	1,921	
5. Patio		688	688	
6. Stone & Gravel Drive		304	304	
7. Shed		100	100	
Total Impervious Lot Coverage (SF)	5,154	5,610	6,064	
Total Impervious Lot Coverage (%)	40%	21.77%	23.53%	X
Other Requirements (if applicable)				
Drywell	-		-	

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