

## PUD/GDP/SIP Zoning Text

### **Troy Gardens Planned Unit Development District**

**Project Name:** Troy Gardens

**Project Address:** 502 Troy Drive, 602 Troy Drive

**Legal Description:** The lands included in this planned unit development district shall be: as to 502 Troy Drive, those described in the attached Exhibit A; and as to 602 Troy Drive, those described in the attached Exhibit B.

A. **Statement of Purpose:** This planned unit development district is established to allow for: as to 502 Troy Drive, construction and/or maintenance of areas to be used for conservancy, agriculture and/or education and buildings, roads and driveways related to such uses; and as for 602 Troy Drive, construction of 30 residential dwelling units, a common house/community building, vehicle driveways and parking, maintenance and storage facilities, open space and other common elements to serve those units and the users of 502 Troy Drive.

B. **Permitted Uses:**

1. 502 Troy Drive: Community gardens; farming; natural areas; land conservation; roads; sidewalks; bicycle trails; playgrounds with equipment; storage, maintenance, office, produce sales and restroom buildings the aggregate floor area of which does not exceed 25,000 square feet; picnic and gathering shelters; camping; teaching and education; parking lots; greenhouses; hoop houses; marketing and sale of agricultural products produced on site; fencing; utility easements; public parkland; irrigation ditches and systems; pedestrian hiking trails; and related uses; and all uses not prohibited under the terms of the Conservation Easement between Madison Area CLT Corporation and Urban Open Space Foundation and approved by the City of Madison, attached as Exhibit C, dated December 28, 2001 and recorded as document number 3425048 in the office of the Dane County Register of Deeds, as amended from time to time as permitted therein and approved by the City of Madison.

2. 602 Troy Drive: 30 residential dwelling units, a common house/community building, vehicle driveways and parking, maintenance and storage facilities, open space and other common elements to serve those units and the users of 502 Troy Drive, and utility easements.

C. **Accessory Uses:**

1. 502 Troy Drive: Accessory uses as permitted in the conservancy zoning district.

2. 602 Troy Drive: Accessory uses as permitted in the R1 zoning district, including but not limited to: "Home Occupations", "Professional Offices in a Home," and "Family Day Care Home", each as defined in Mad. Gen Ord. Section 28.03(2).

D. **Lot Area:** As to 602 Troy Drive, 200,000 square feet; and as to 502 Troy Drive, 1,100,000 square feet.

- E. **Floor Area Ratio:**
  - 1. Maximum floor area ratio permitted is as per approved plan.
  - 2. Maximum building height shall be the greater of: a basement plus two stories plus attic or crawl space; or as shown on approved plans.
- F. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- G. **Landscaping:** Site landscaping will be provided as shown on the approved plans.
- H. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- I. **Lighting:** Site lighting will be provided as shown on approved plans.
- J. **Signage:** Signage will be provided as shown on the approved plans.
- K. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 zoning district.
- L. **Alterations and Revisions:** No material alteration or revision of this PUD/GDP/SIP Zoning Text shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.