

TOD OVERLAY ZONE CONSIDERATIONS

City of Madison – Department of Transportation

Plan Commission work session

Oct. 29, 2020

MADISON DEPARTMENT



OF TRANSPORTATION

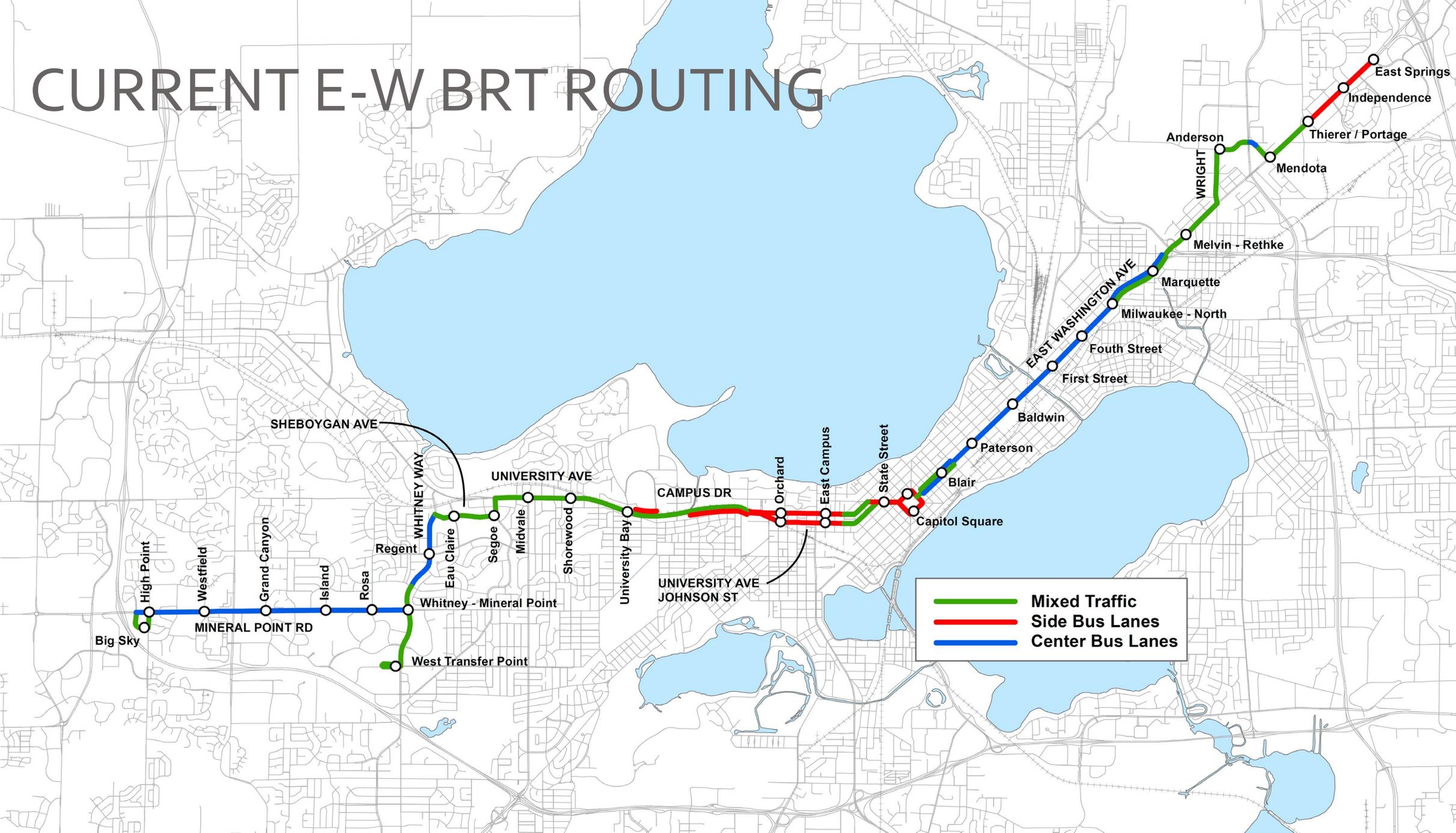
OUTLINE

- BRT update
- Introduction: Transit-Oriented Development (TOD) overlays
- Need for revised TOD Overlay Zone regulations
- Peer city examples
- Spatial delineation of the TOD Overlay Zone
- Potential revisions in the Zoning Ordinance

MADISON E-W BRT

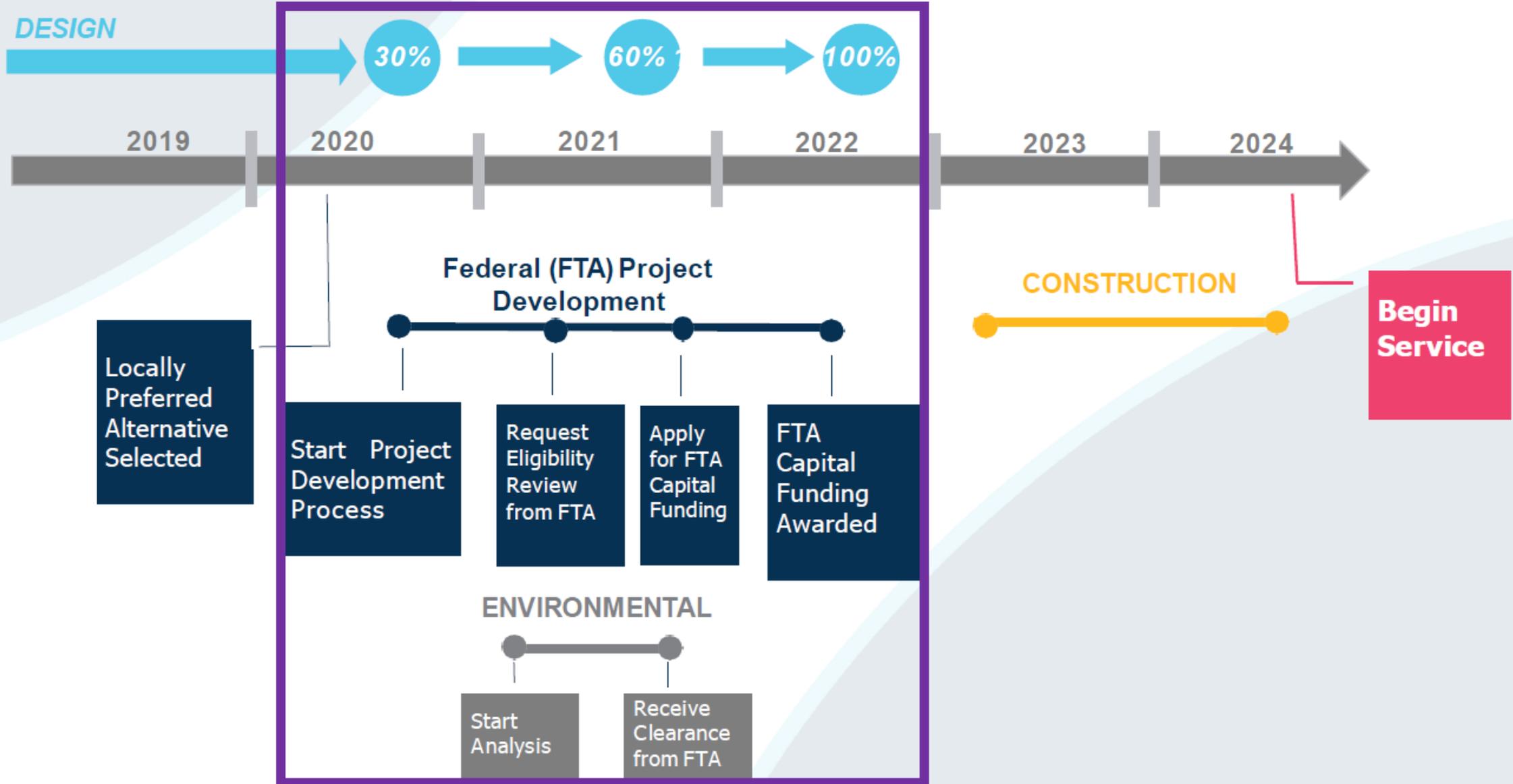
- Madison just submitted the E-W Bus Rapid Transit (BRT) project to the Federal Transit Authority (FTA) for evaluation.
 - 15.5 miles
 - 32 stations
 - 5 to 15 minute frequency in the core
 - Includes 15 minute service to the north and south transfer points
- It is expected that the project will get a medium-high rating, with the possibility for a project agreement (Federal Funding) as early as 2022.
- Current schedule show BRT in operation as early as 2024

CURRENT E-W BRT ROUTING



BRT TIMELINE

Project Development



WHAT IS A TOD OVERLAY ZONE?

Overlay Zone:

A regulatory tool that creates a zoning district with special provisions in addition to (or in-lieu of) those in the underlying base zone. Regulations or incentives are attached to the overlay district to encourage particular types of development in specific areas.

Transit Oriented Development (TOD) Overlay zone:

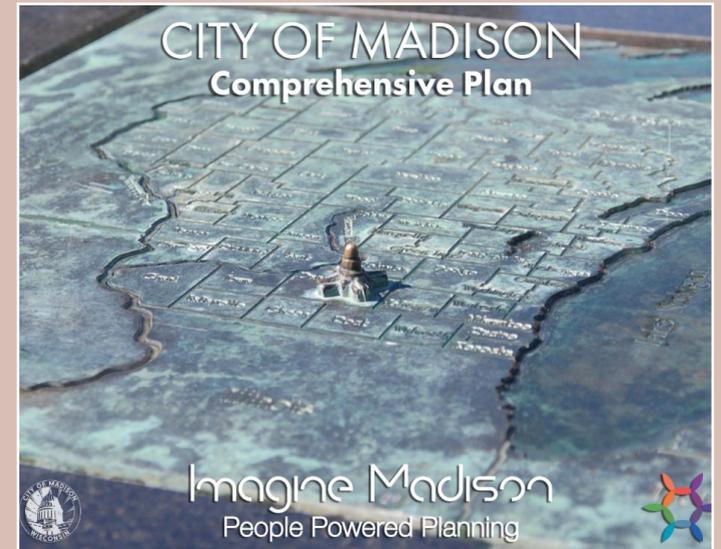
Typically established within an accessible radius of an existing or planned transit station or along a transit corridor – to allow for different uses, higher development intensity, and modified standards, sometimes combined with various bonuses and incentives.

NEED FOR REVISED TOD OVERLAY DISTRICT

- Existing Section 28.104 has not been applied anywhere in Madison; discussion was previously focused around rail-based TOD.
- Need to establish a TOD Overlay Zoning District along the proposed East-West BRT Corridor.
- Would spell out modified standards, uses and development intensities over and above base zoning district requirements.

Aligned with Comprehensive Plan, Strategy 5 Actions:

- a) Implement **TOD overlay zoning along BRT** and other existing and planned high frequency transit service corridors to create development intensity minimums, reduce parking requirements, and support transit use.
- b) Ensure that **redevelopment** is well-integrated into adjacent **low density** residential areas.
- d) Prepare plans to transition auto-oriented commercial areas into **mixed-use Activity Centers**



REVISIONS REQUIRED IN TOD ORDINANCE

1. Purpose & Applicability

Spatially delineating the overlay zone along the proposed East West BRT corridor

2. Land Uses

Prohibited uses
Permitted and conditional uses

3. Development Regulations

Increasing density and maximum height allowance, reducing setbacks

4. Parking Regulations

Reducing parking minimums and/or maximums

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Gives consideration to underlying zoning districts

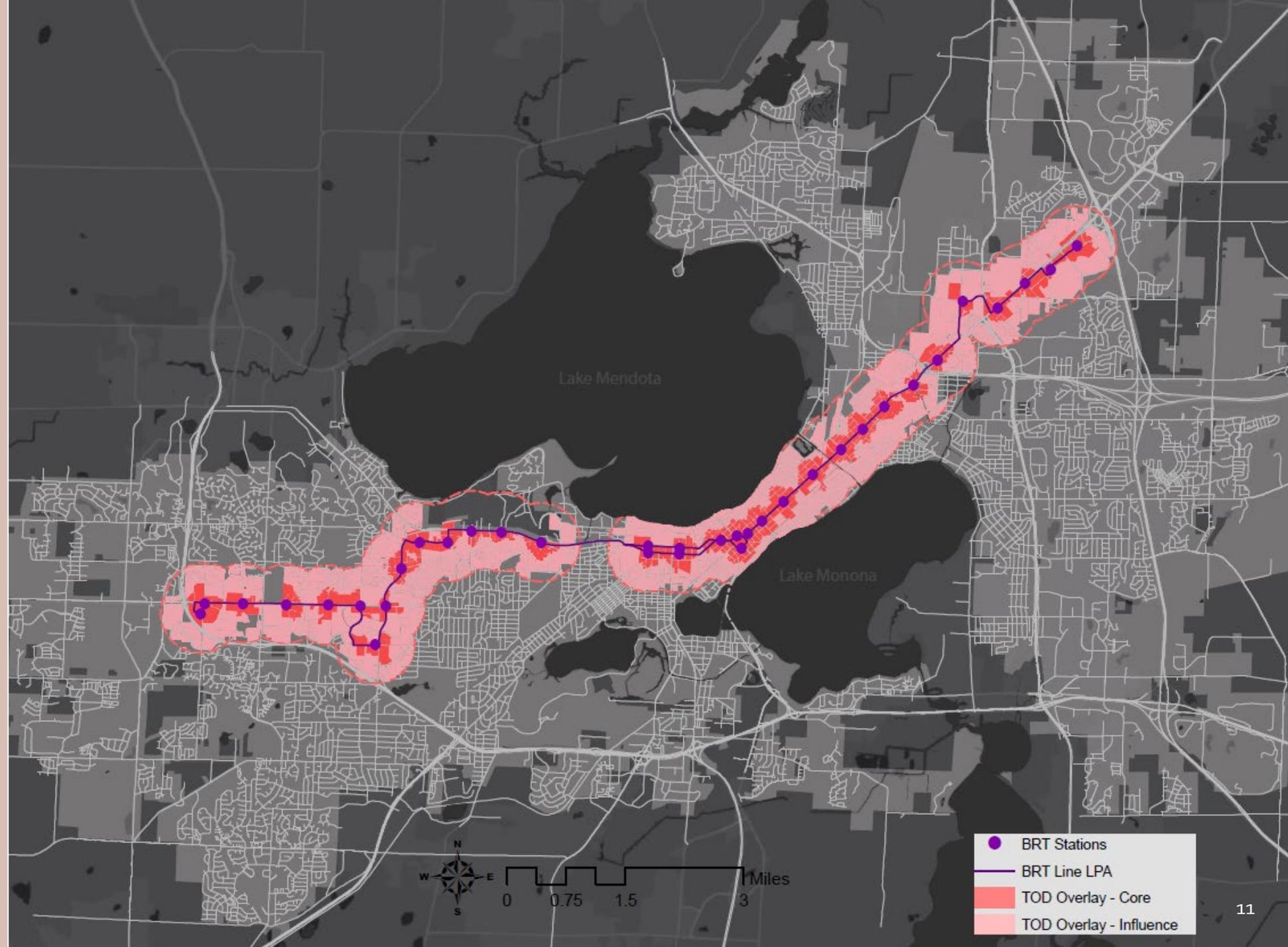
PROPOSED TOD OVERLAY ZONE

Primary region:

- Parcels completely within ¼-mile radius
- **Mandatory** to comply with the TOD Overlay Zone regulations

Influence region:

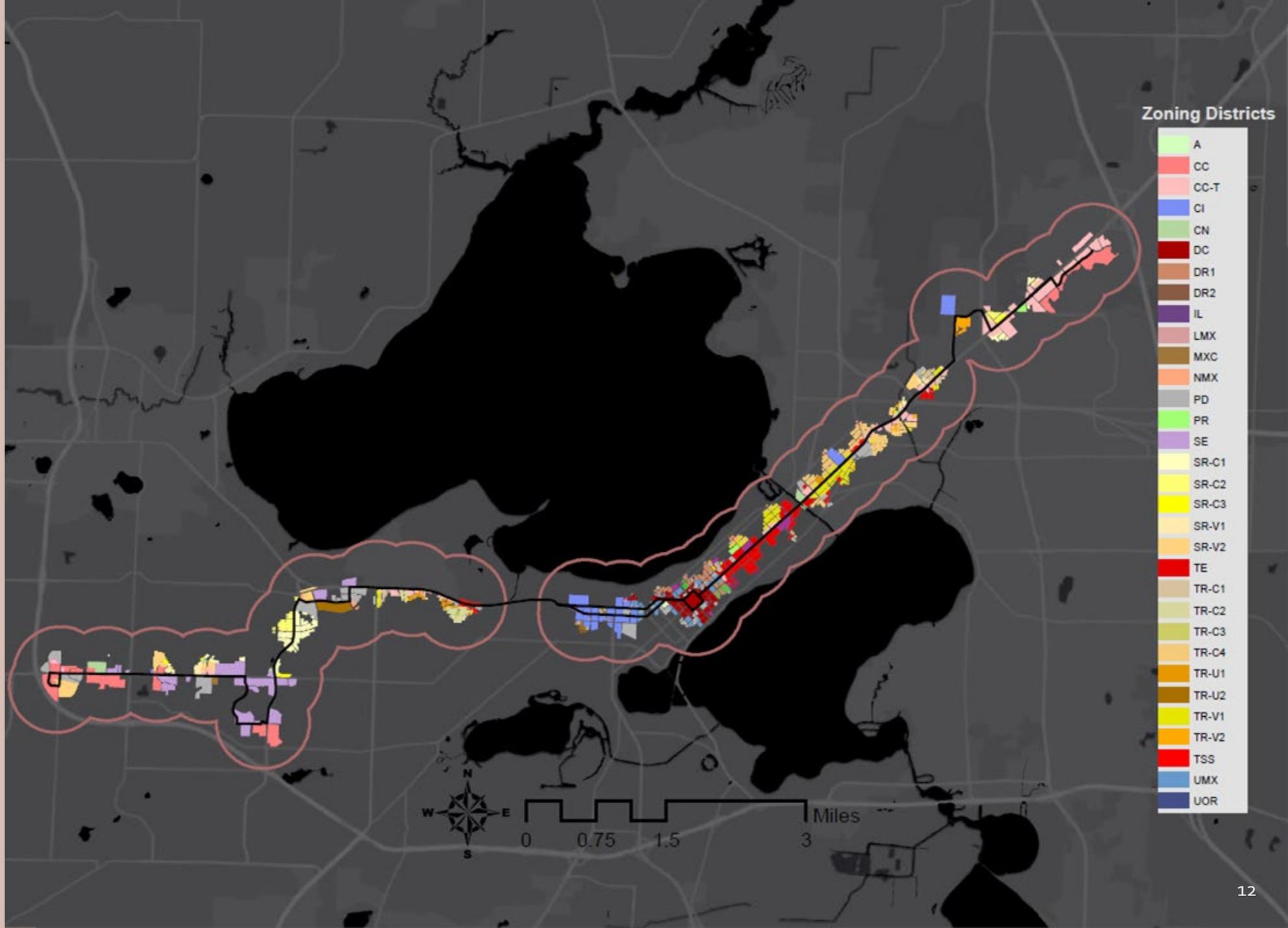
- Parcels partly within ¼ mile and those between ¼- and ½-mile radius
- **May opt-in** to follow the TOD Overlay regulations



PROPOSED TOD OVERLAY ZONE

Underlying zoning
districts in the Primary
Region:

Parcels completely
within 1/4-mile walkshed
(~4,800 parcels)



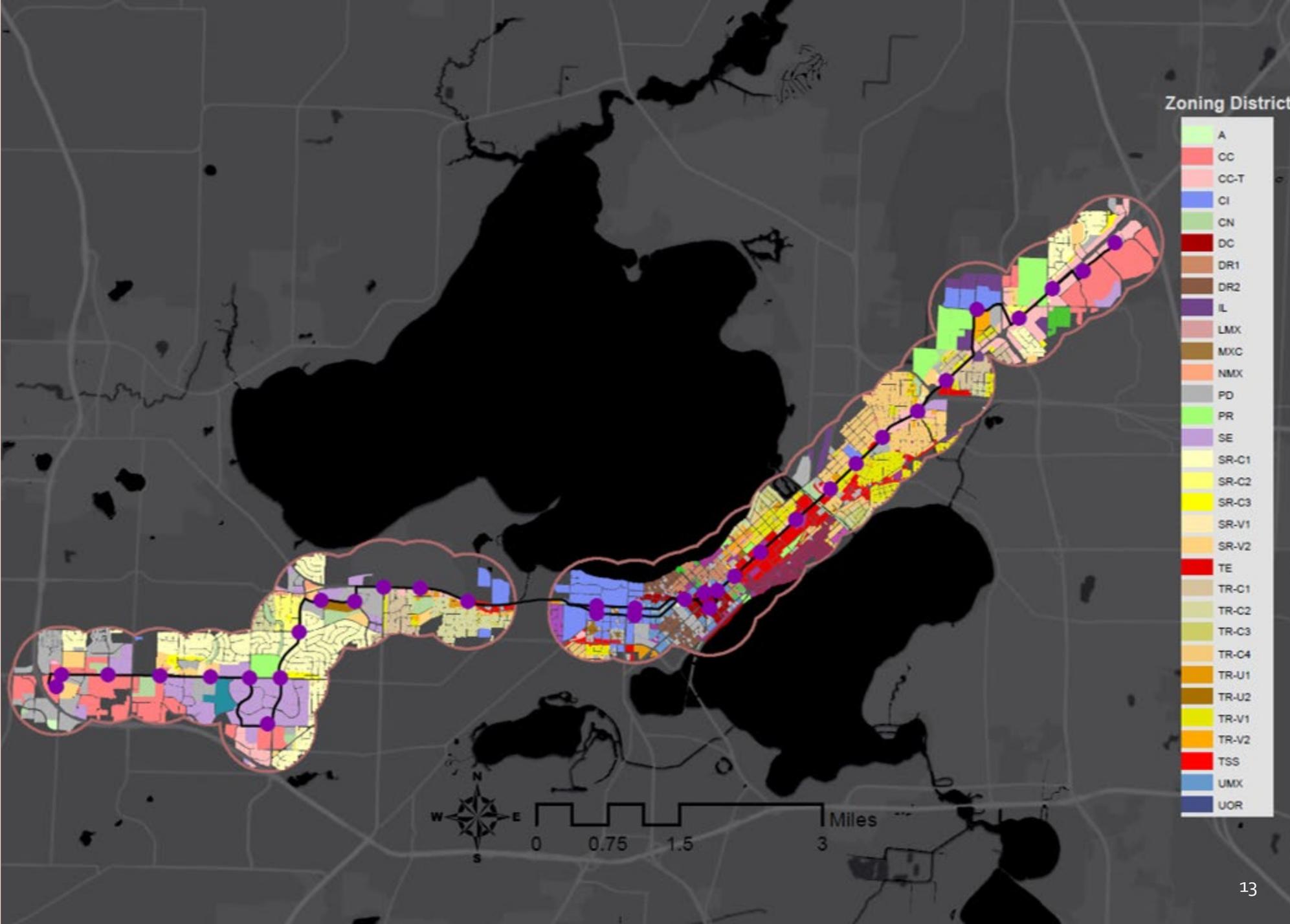
TOD OVERLAY ZONE

Underlying zoning districts in the Primary Region:

Parcels completely within ¼-mile walkshed (~4,800 parcels)

Underlying zoning districts in the Influence Region:

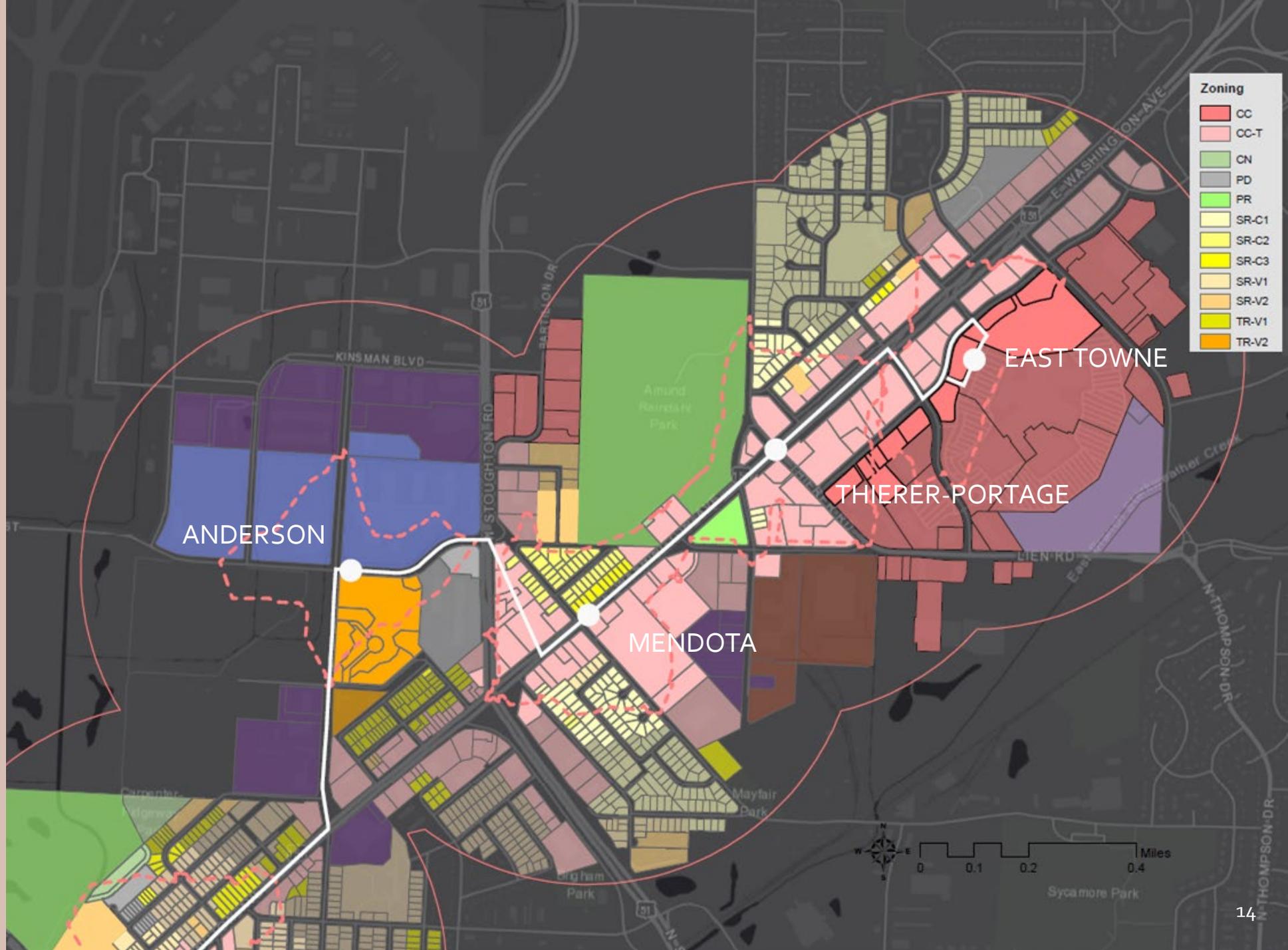
Parcels between ¼-mile walkshed and ½-mile radius (~14,000 parcels)



EAST TOWNE AREA

(~240 Parcels in primary area)

- **Commercial Corridor – Transitional District & Commercial Center District**
- **Suburban Residential Districts** (low to moderate density) in ½-mile radius
- **SR-Consistent:** Only single family detached dwelling units permitted
- **SR-Varied & TR-Varied:** Residential areas with varying densities and housing types



REVISIONS REQUIRED – LAND USES

- Prohibit auto-related uses (already in place – revise list)
- Encourage mixed use

Other potential uses to prohibit:

- Drive-throughs
- Bulk retail and wholesale usage
- Distribution and storage, warehouse
- Junkyards
- Standalone large retail
- Large surface parking lots

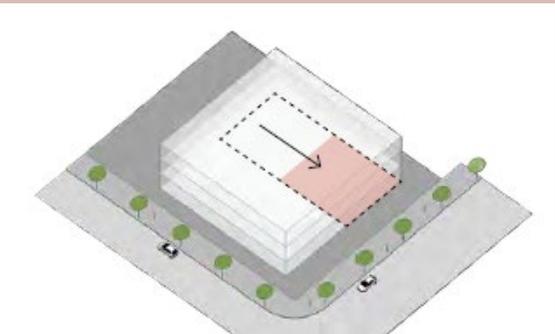
Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Auto body shop		C	C	C	C	C	Y
Auto repair station		C	C	C	C	C	Y
Auto sales and rental					P	P	Y
Auto service station, convenience store		C	C	C	C	C	Y
Car wash			C	C	C	C	Y
Heavy traffic vehicle sales					P	P	
Motorcycle and moped sales					P	P	
Parking, Storage and Display Facilities							
Parking facility, private		C	C	C	C	C	
Parking facility, public		P	P	P	P	P	

REVISIONS REQUIRED – DEV. REGULATIONS

Gives consideration to underlying zoning districts

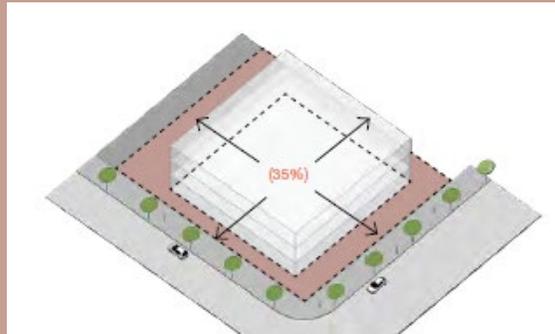
a. Density

Incrementally allow higher density use in the base zoning districts



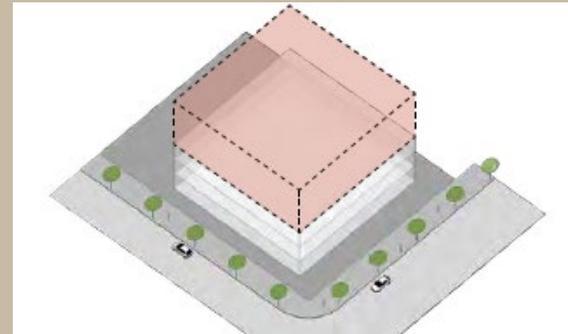
b. Setbacks & Bulk Reqrmts.

Reduce setback standards, DU area standards, open space requirements



c. Height

Increase permitted and/or conditional maximum height



d. Others

Zoning incentives:
density bonuses

Urban Design:
Parking location & orientation-
Encourage street frontage, move parking behind

REVISIONS REQUIRED – PARKING

- Reducing or eliminating parking minimums; other potential revisions:

Neighborhood Mixed-Use (NMX)	No minimum	<ol style="list-style-type: none"> Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area. Restaurants, restaurant-taverns, taverns, restaurant-nightclub, nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, restaurant-tavern, tavern, or brewpub.
Traditional Shopping Street (TSS)	No minimums	<ol style="list-style-type: none"> Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area for an individual establishment or twenty-five thousand (25,000) square feet floor area for a mixed-use or multi-tenant building. Restaurants, restaurant-taverns, taverns, restaurant-nightclub, nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, restaurant-tavern, tavern, or brewpub.

- Reducing parking maximums

TOD PLANNING GRANT

- Applying for a federal TOD Planning Grant that could contribute to TOD interventions in Madison
 - *Establish TOD-Overlay Ordinance*
 - *Coordinate Land-Banking, TIF, & Affordable Housing Fund along East West BRT Corridor*
 - *Prioritize Pedestrian & Bicycle Infrastructure Improvements within 1/2 mile of BRT Stations*

THANK YOU!

APPENDIX: AFFECTED ZONING DISTRICTS

Category	Zoning District	Core Region	Influence Region
Residential (also includes Downtown Residential Districts, DR1 & DR2)	Suburban Residential - Consistent District 1	189	1724
	Suburban Residential - Consistent District 2	77	121
	Suburban Residential - Consistent District 3	35	142
	Suburban Residential - Varied District 1	62	61
	Suburban Residential - Varied District 2	126	617
	Traditional Residential - Consistent District 1	58	456
	Traditional Residential - Consistent District 2	130	984
	Traditional Residential - Consistent District 3	16	298
	Traditional Residential - Consistent District 4	557	1823
	Traditional Residential - Varied District 1	506	1195
	Traditional Residential - Varied District 2	31	224
	Traditional Residential - Urban District 1	46	36
	Traditional Residential - Urban District 2	36	34
	Traditional Residential - Planned District	-	1
Commercial and Mixed-Use Districts	Limited Mixed-Use	1	0
	Neighborhood Mixed-Use District	89	48
	Traditional Shopping Street District	84	121
	Mixed-Use Center District	-	3
	Commercial Corridor - Transitional District	165	145
	Commercial Center District	51	137

Category	Zoning District	Core Region	Influence Region
Employment Districts	Traditional Employment District	206	61
	Suburban Employment District	111	108
	Industrial - Limited District	2	41
	Industrial - General District	-	3
Downtown and Urban Districts	Downtown Core	312	22
	Urban Office Residential	4	0
	Urban Mixed-Use	155	93
	Downtown Residential 1	319	165
	Downtown Residential 2	60	353
Special Districts	Agricultural District	1	1
	Conservancy District	19	23
	Parks and Recreation	6	17
	Campus Institutional District	63	47
	Planned Development District	1505	3573
Historic Districts	Designated Landmark	15	117
	Mansion Hill Historic District	12	13
	Third Lake Ridge Historic District	5	866
	University Heights Historic District		123
	Marquette Bungalows Historic District	-	46
First Settlement Historic District	68	31	
Total no. of parcels		4837	14045