

HOUSING FORWARD

OVERVIEW OF NOV 2025 PROPOSED ORDINANCES

Housing Policy Committee, November 18, 2025



Housing **FORWARD**

#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale “missing middle” housing

[Leg ID 90552](#) & [90557](#)

- Continue to simplify zoning standards for infill housing, implement plans through the zoning code

Leg IDs [90553](#), [90554](#), [90555](#), & [90556](#)

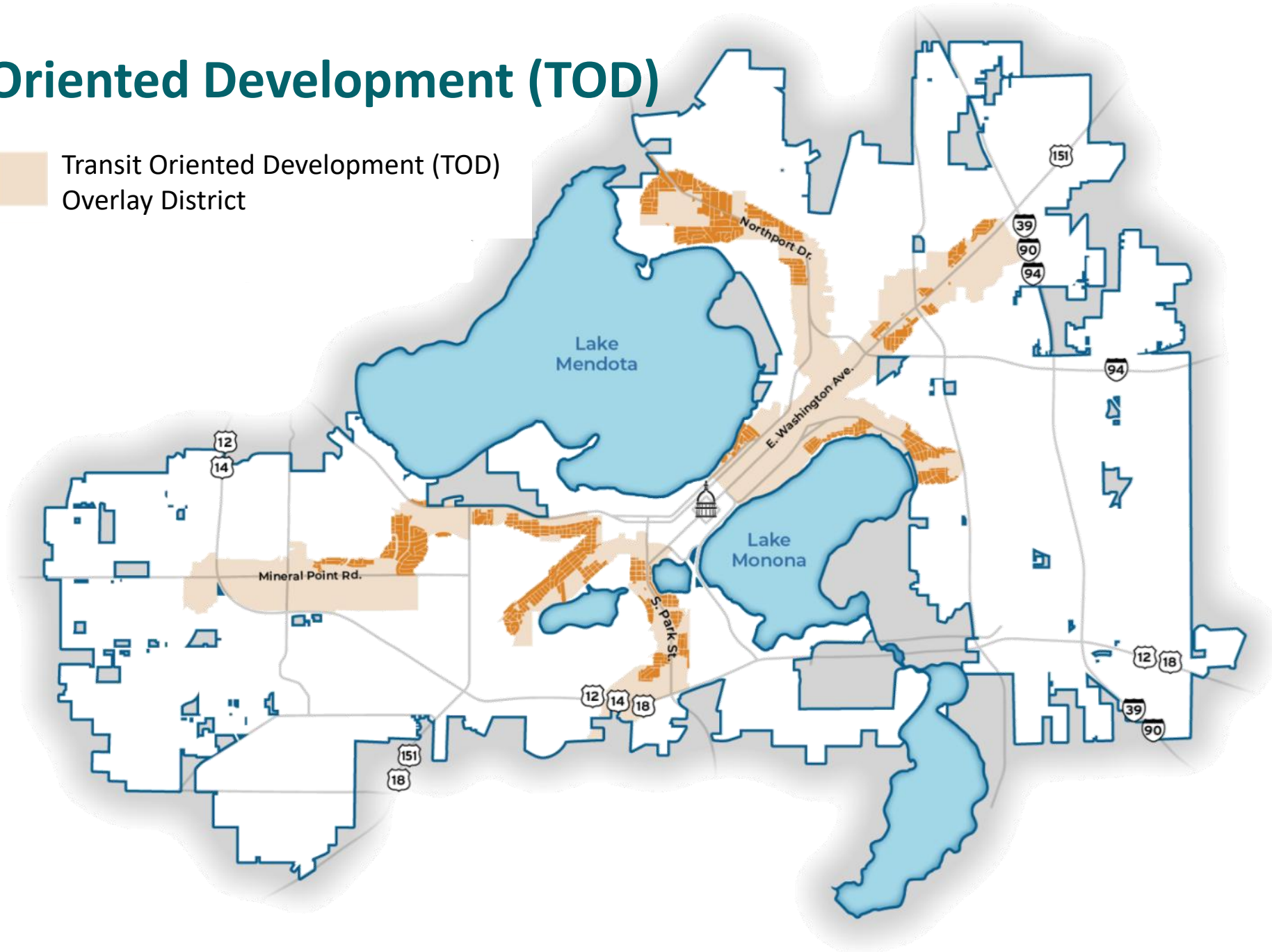
- Look for ways to make lot division & subdivision processes simpler to create more new lots for homes

[Leg ID 90557](#)

Transit-Oriented Development (TOD)



 Transit Oriented Development (TOD)
Overlay District



Transit-Oriented Development (TOD) Changes

Enabling 3 & 4-Unit Buildings in Residential Areas



- Expand ability to construct buildings with up to 4 units to all residential zoning districts in the TOD Overlay
- Would be relevant in existing residential areas in West, North, East, & South parts of Madison
- Any redevelopment would be up to property owner to initiate



4-unit building example



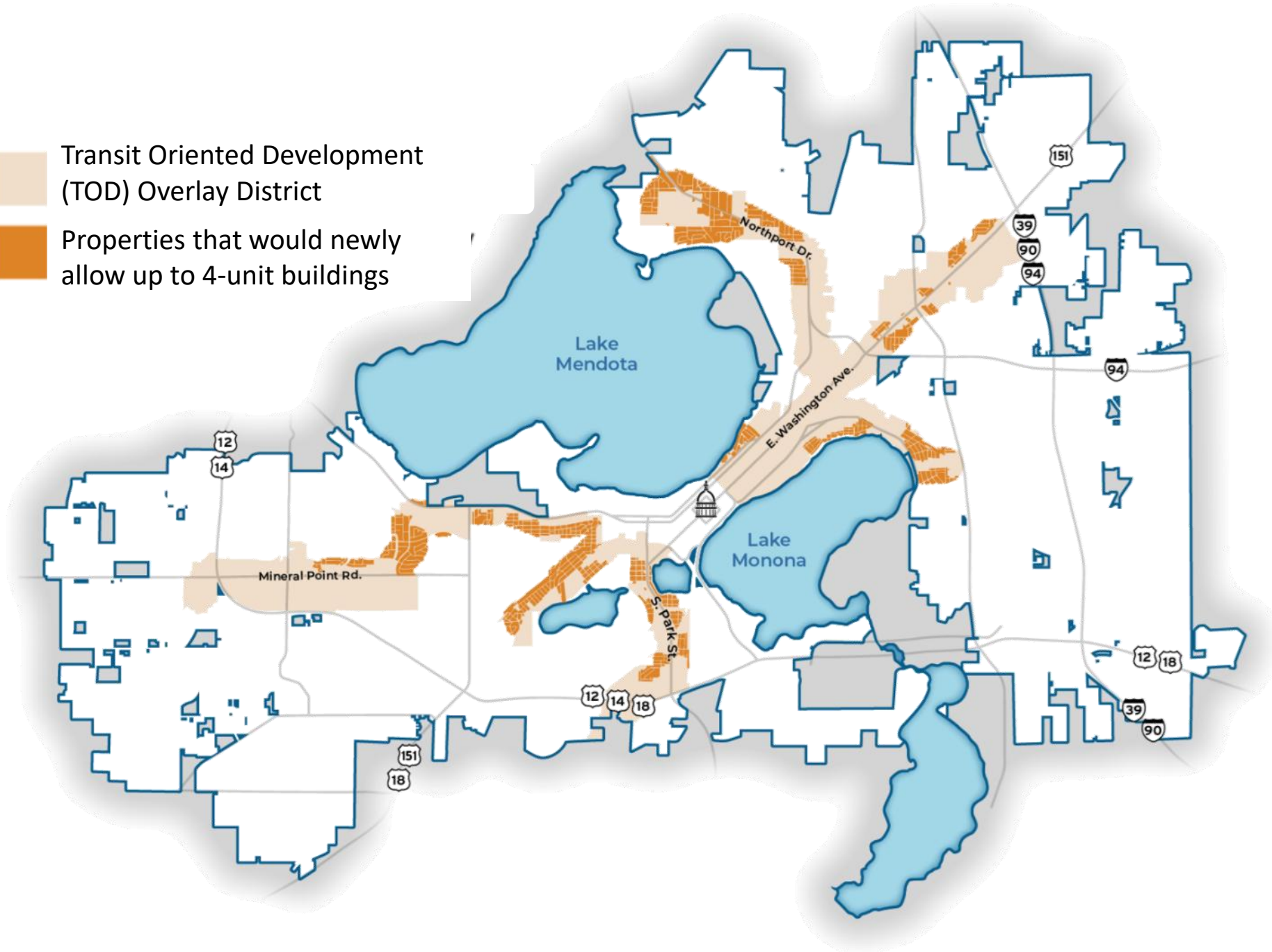
4-unit building example



4-unit building (townhomes) example <https://www.houseplans.pro/plans/plan/f-688>



-  Transit Oriented Development (TOD) Overlay District
-  Properties that would newly allow up to 4-unit buildings



Transit-Oriented Development (TOD) Changes

Updated Standards for Drive-Through Facilities



- Future drive-through facilities in the TOD Overlay must be in or on buildings:
 - At least 3 stories
 - Cover 60% of lot area
- Existing drive-through facilities aren't impacted





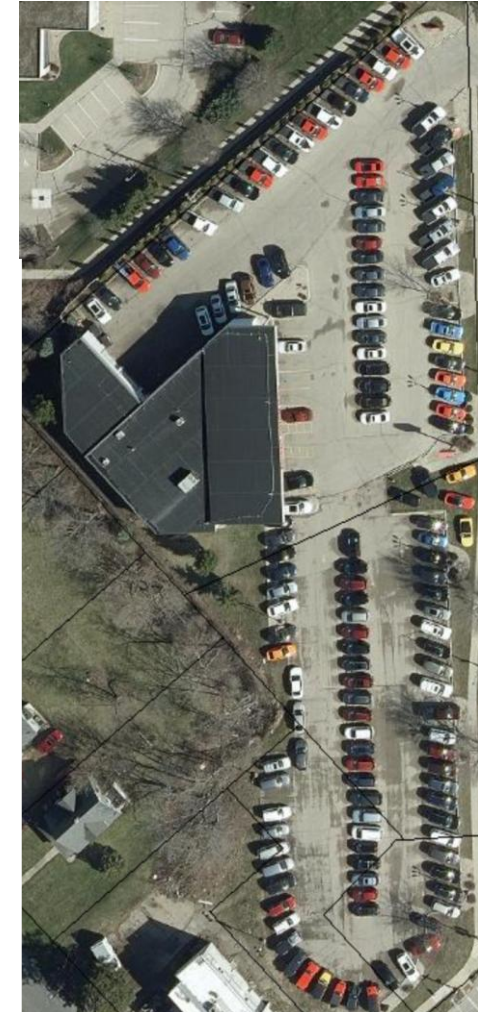
Transit-Oriented Development (TOD) Changes

Limiting Certain Auto-Centric Land Uses



Within the TOD Overlay, changes would prohibit NEW

- *Standalone* surface parking lots
- Car washes
- Auto sales & rental businesses
- Existing facilities/uses aren't impacted

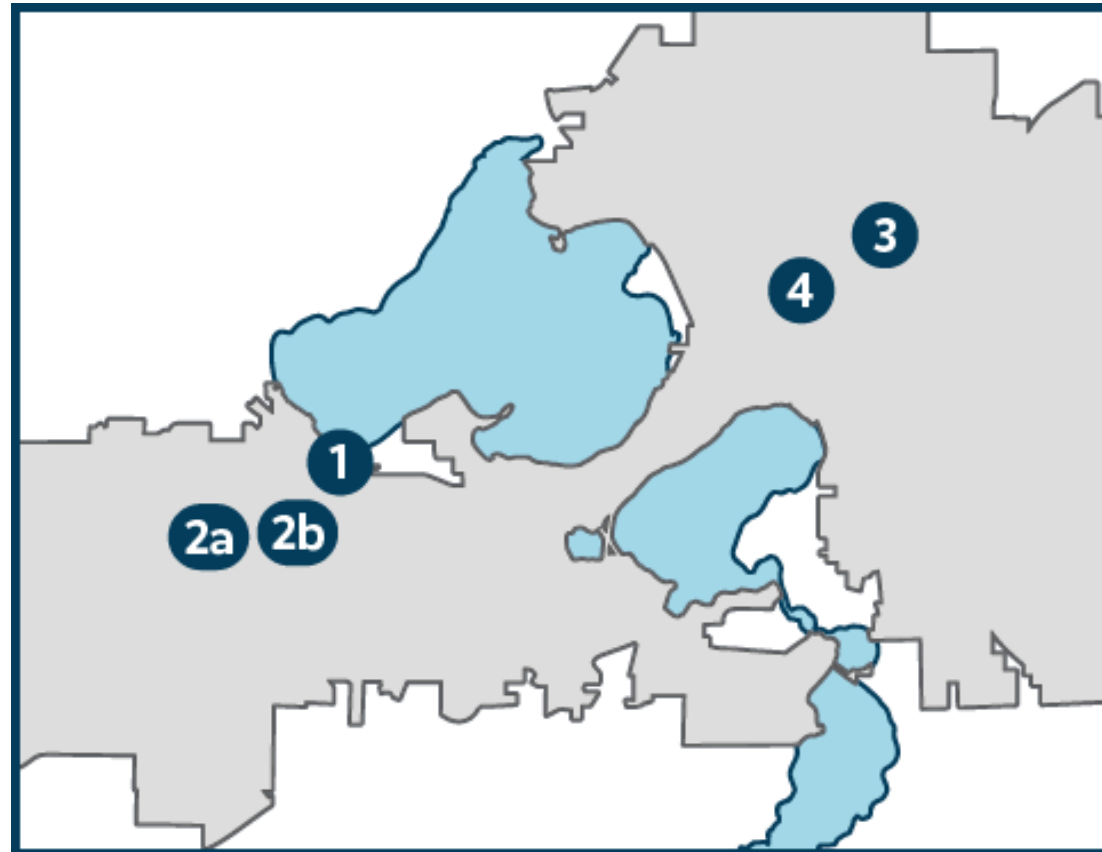


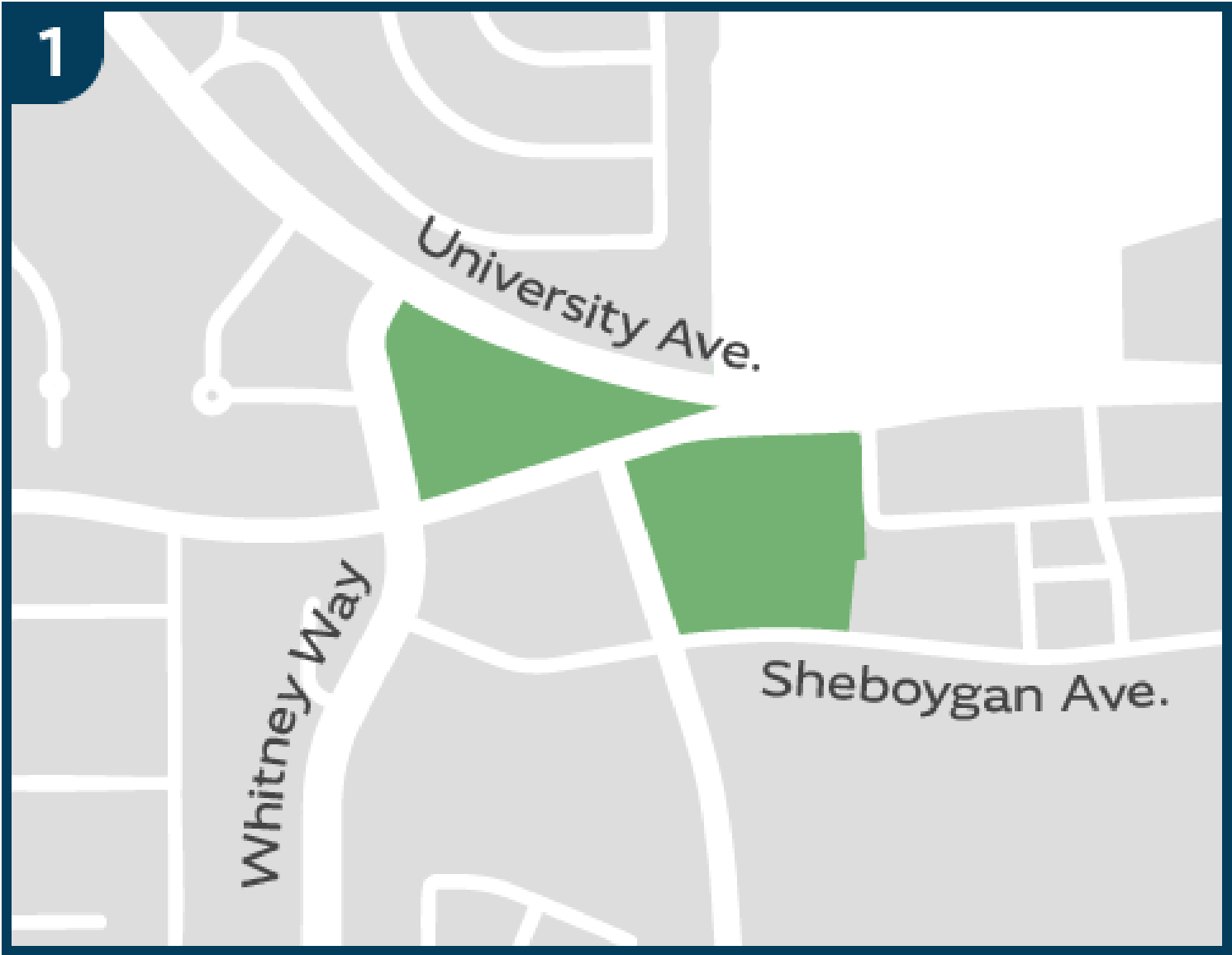
Transit-Oriented Development (TOD) Changes

Changing Zoning Designations to Support Plan Recommendations



- Encourage additional mixed-use development, including housing, by changing zoning designation of some specific areas
- Purpose is to support development where it can benefit from and support high-frequency transit and in alignment with adopted plan recommendations





A map of the Baltic Sea region showing sampling locations. The sea is colored light blue, and the surrounding land is gray. Five locations are marked with numbered circles: 1 (green circle), 2a (dark blue circle), 2b (dark blue circle), 3 (dark blue circle), and 4 (dark blue circle). Location 1 is on the Swedish coast, while 2a and 2b are further west. Locations 3 and 4 are in the eastern part of the sea.



Area 1: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID [90553](#)*)



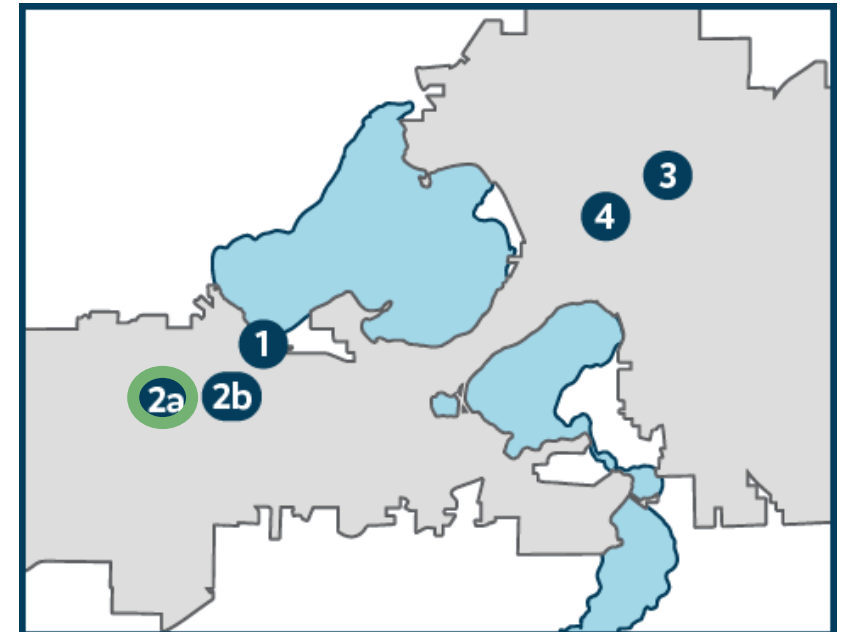
2a

Mineral Point Rd.

Gammon Rd.

Gammon Pl.

Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID [90554](#)*)





Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (Leg ID [90554](#))

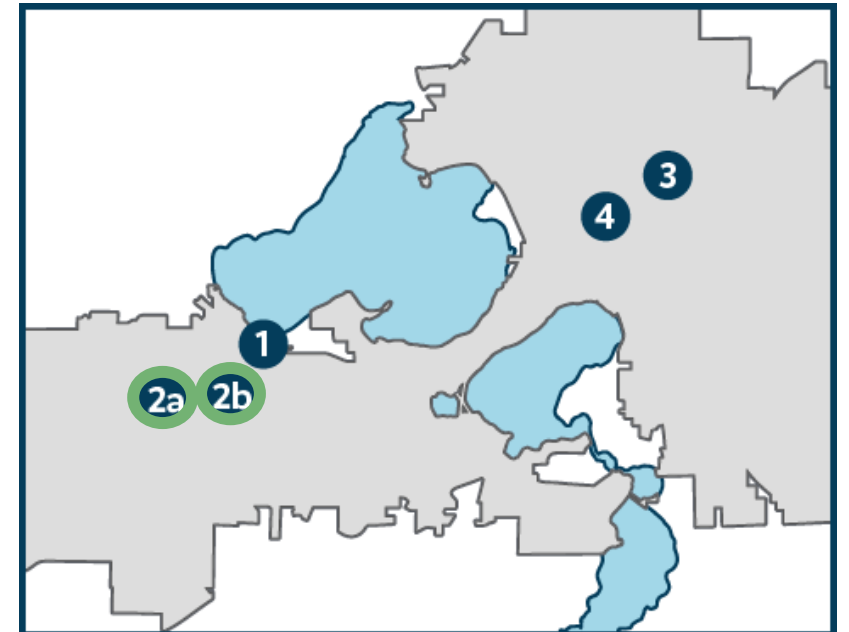


2b

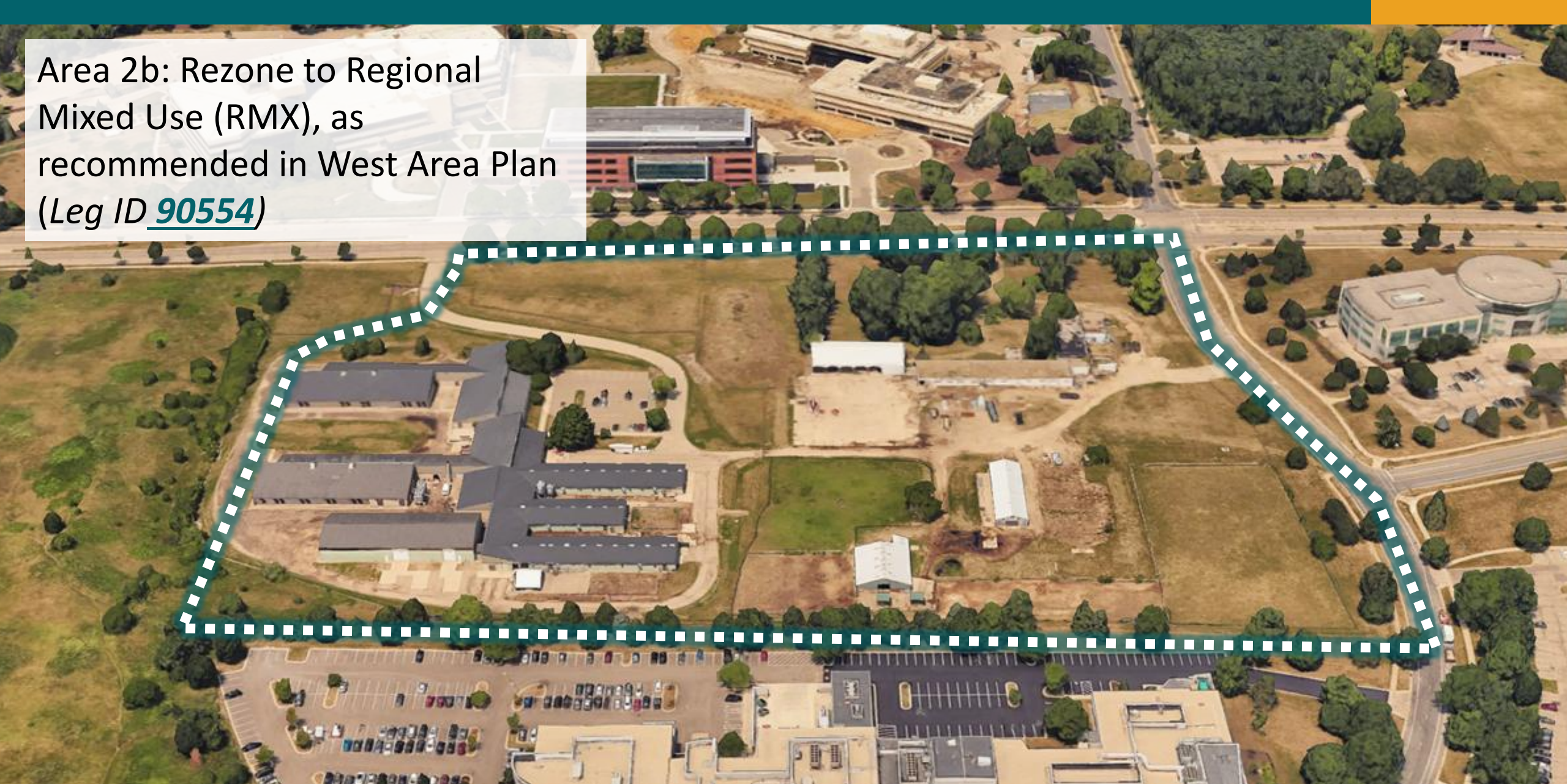
Mineral Point Rd.

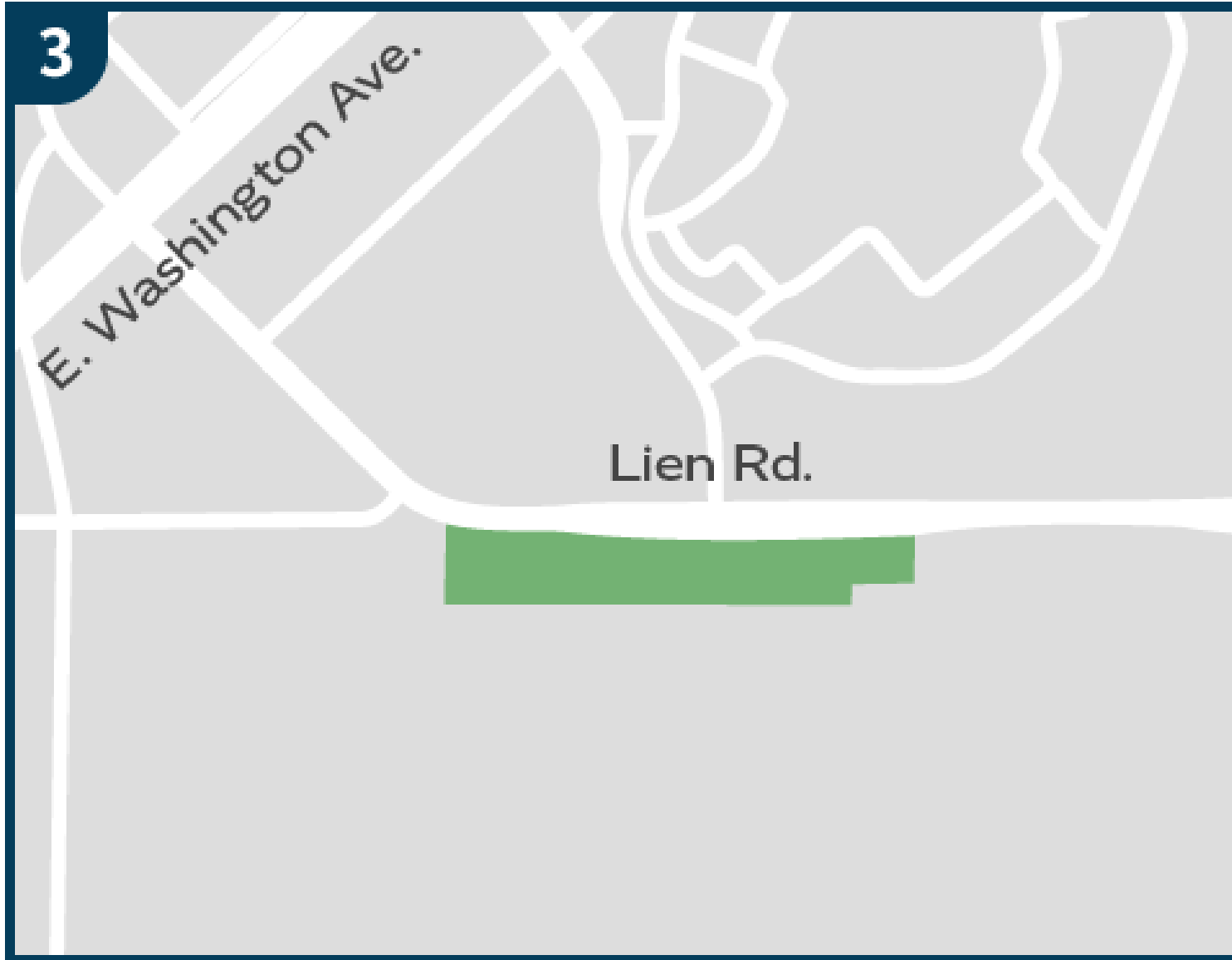
Rosa Rd.

Area 2b: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (Leg ID [90554](#))

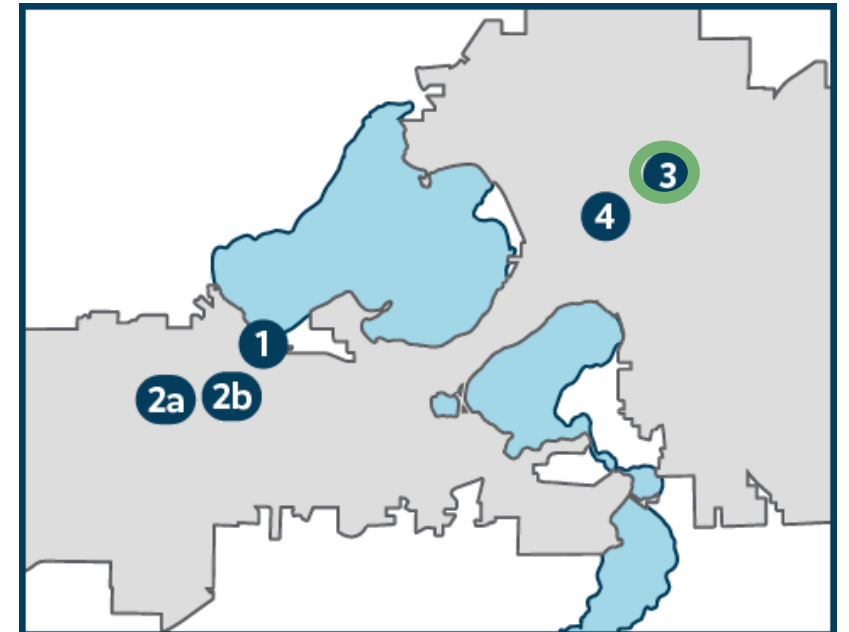


Area 2b: Rezone to Regional
Mixed Use (RMX), as
recommended in West Area Plan
(*Leg ID [90554](#)*)





Area 3: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID [90555](#)*)





Area 3: Rezone to Community
Corridor-Transitional (CC-T), as
recommended in Northeast Area
Plan (*Leg ID [90555](#)*)

Google Earth 3D Image

Area 4: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID [90556](#)*)



Cottage Courts as a new, permitted housing type



GALLERY 17



<https://atlanta.urbanize.city/post/decaturn-affordable-cottages-project-photos-now-selling>

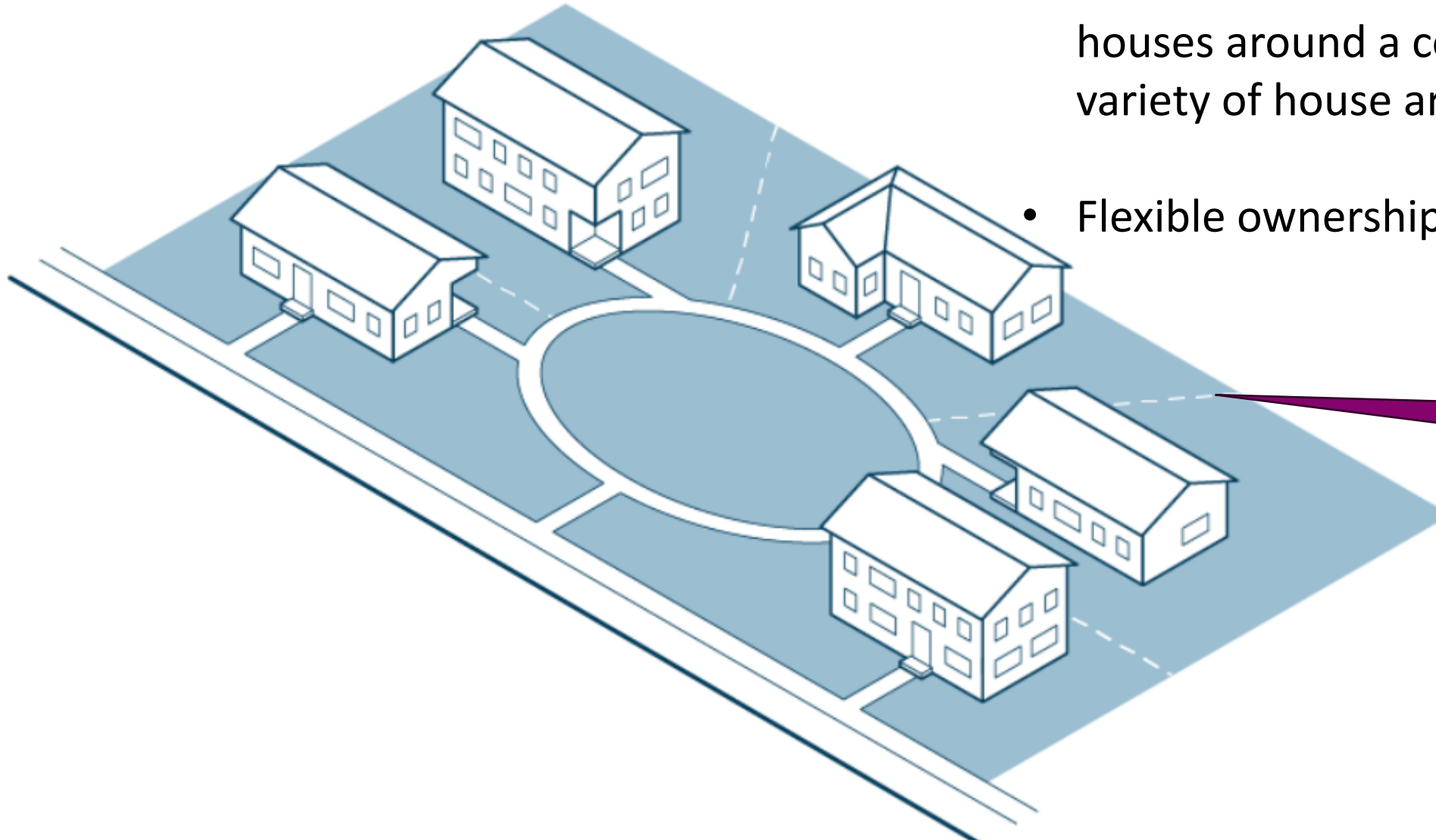
Cottage Courts as a new, permitted housing type

- Allows development of property in residential zoning districts to create 8 homes, each limited to 1,000 sq ft footprint
- Can be a single lot under single ownership, condominiums, or individual lots
- May include shared parking area, but no individual garages/driveways





- Allows various arrangements of houses around a courtyard and a variety of house architecture
- Flexible ownership options



Lot lines



Next Steps



Community Information Meeting

Wed, Nov 5, 5:30 pm (Virtual – Zoom)

Housing Policy Committee

Tue, Nov 18, 4:30 pm (Virtual – Zoom)

Transportation Commission

Wed, Nov 19, 5:00 pm (Virtual – Zoom)

Note: Only TOD
Changes *Leg ID 90552*

Plan Commission

Mon, Dec 1, 5:30 pm (Virtual – Zoom)

Common Council

Tue, Dec 9, 6:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, November 18, 2025

