

ZONING DISTRICT COMPARISON

Current District	Proposed District	Primary Purpose (Proposed Zoning District)
A Agriculture	A - Agricultural	Cultivation and animal husbandry; intensive ag. by conditional use
	UA - Urban Agricultural	Cultivation and animal husbandry within developed areas; more intensive activities require management plan
C - Conservancy	C - Conservancy	Parks, preserves, protected open space, environmentally sensitive areas, golf courses, etc.
R1 –Single-Family Residence	SR-Consistent 1 TR-Consistent 1	SR-C1: Single-family detached, 8,000 sq. ft. minimum TR-C1: Single-family detached, 6,000 sq. ft. minimum
R1-R Rustic Residence	TR-Rustic	Single-family detached, 0.6 ac. lot size; deep setbacks
R2 – Single-Family Residence	SR-Consistent 2 TR-Consistent 2	SR-C2: 6,000 sq. ft. minimum TR-C2: 4,800 sq. ft. minimum (recognizes existing small lots)
R2S, R2T, R2Y, R2Z Single-Family	TR-Planned	Single, two-family, attached and small multi-family types; traditional neighborhood design, alley and street access
R3 – Single- and Two-Family Res. R4A Limited General Residence	SR-C3 TR-C3	SR-C3: 6,000 to 8,000 sq. ft., single- and two-family TR-C3: 4,800 sq. ft., single- and two-family
R4 General Residence	SR-V1 TR-V1 SR-V2 TR-V2	SR-V1: single, two to 4-family, 6,000 to 8,000 sq. ft. TR-V1: single, two and 3-family, 6,000 to 8,000 sq. ft. SR-V2: single to multifamily (8 units), 2,000 to 6,000 sq. ft. TR-V2: single to multi-family (8 units): 2,000 to 4,800 sq. ft.
R5 General Residence	TR-U1 TR-U2	TR-U1: single to multifamily, 1,000 to 6,000 sq. ft. TR-U2: single to multifamily, 600 to 6,000 sq. ft.
R6 General Residence	Downtown Districts (TBD)	
R6H General Residence	Downtown Districts (TBD), Historic District Overlay	
C1 Limited Commercial	NMX Neighborhood Mixed Use	Neighborhood-scale uses; 5,000 – 10,000 sq. ft. for businesses/buildings; 3 story height, building frontage standards
C2 General Commercial	TSS Traditional Shopping Street	Mixed-use corridor, neighborhood-scale uses; 10,000 – 25,000 sq. ft. businesses, buildings, 3 story height, building frontage standards
C2 General Commercial	CC-T Commercial Corridor - Transitional	Mixed-use highway corridors, medium-scale uses; 25,000 – 40,000 sq. ft. businesses/buildings, 5 story height, building frontage standards
C2 General Commercial	MXC Mixed-Use Center	Master-planned district; unified design and circulation; 25,000 – 40,000 sq. ft. businesses/buildings, 4 story height
C3 Highway Commercial	CC-T Commercial Corridor - Transitional	Mixed-use highway corridors, medium-scale uses; 25,000 – 40,000 sq. ft. businesses/buildings, 5 story height, building frontage standards
C3L Commercial Service and Distribution	CC Commercial Center	Existing shopping centers and large-scale commercial uses; 25,000 – 40,000 sq. ft. businesses/buildings, 5 story height, building frontage standards
C4 Central Commercial	<i>Downtown District TBD</i>	

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M1 Limited Mfg (Urban)	TW Traditional Workplace	Mixed-use district with employment focus, limited residential and commercial; focus on reuse; 5 story height, frontage standards
O-1 Limited Office-Res. O-2 Business and Professional Office	SE Suburban Employment	Free-standing offices, limited production; 20,000 sq. ft. lot size; 5 story height
RPSM Research Park – Specialized Manufacturing RDC – Research and Development Center	EC Employment Campus	Master-planned office and research parks, internal circulation, design review, parking placement standards; minimum FAR and 2-story height, no maximum height
O-3 Administrative Office O-4 Administrative and R & D	SEC Suburban Employment Center	Similar to existing office/research park standards; design review; 1 acre lot size; 75% lot coverage; no maximum height
SM, Specific Mfg, M1 Limited Mfg (General)	IL Industrial – Limited	Standard district; limits commercial uses, screening of outdoor storage, 20,000 sq. ft. lot size; 75% lot coverage; no maximum height
M2 General Mfg	IG – Industrial - General	Standard district; limits commercial uses, 10,000 sq. ft. lot size; 75% lot coverage; no maximum height
NONE	Airport District	Recognizes Dane County airport standards
NONE	Campus Institutional District	Encourages institutional master plans with City / public review process
Planned Unit Development / related districts	Planned Development	Sets higher standards for use of this method.
Planned Comm. Mobile Home Park	Planned Mobile Home Park	Similar to current standards
Wellhead Protection Overlay	Wellhead Protection Overlay	Same
Floodplain	Floodplain	Reorganized into single subchapter
Wetland	Wetland Overlay	Overlay district will improve ability to map
NONE	Transit-Oriented Development Overlay	Support transit investment and station area planning by requiring minimum density/intensity in rail station areas, (to be defined)
Neighborhood Conservation Overlay	Neighborhood Conservation Overlay	Same
Historic District Suffixes	Historic District/ Landmark Overlay	Same requirements
NONE	Urban Design Overlay	Links Urban Design Districts to Zoning; allows UD District standards based on neighborhood plan to supersede some zoning standards
NONE	Accessory Dwelling Unit Overlay	Allows neighborhood study process to allow ADUs