



Zoning Code Rewrite Madison, Wisconsin

Project Bulletin, June 2009

ZONING CODE REVIEW MEETINGS

- Community Summit**
 Monday June 22
 Overture Center - Promenade Hall and Terrace
 5:30 - 8:00 pm
- Zoning Code Rewrite Advisory Committee: (ZCRAC)**
 Tuesday June 23
 Madison Public Library
 5:30 pm
- Community Meetings**
 Wednesday June 24
 Warner Park Community and Recreation Center and Sequoia Branch Library
 5:30 - 8:00 pm

Introducing the Draft Zoning Code

After an 18-month code development process, a new Draft Zoning Code is being presented for public review. The draft document is the result of a collective effort by consultants and City staff, the Zoning Code Rewrite Advisory Committee, Plan Commission, and many other interested citizens and organizations.

Unlike comprehensive plans, zoning codes are rarely rewritten in full. Madison's last complete update was in 1966. It was designed for a suburban era in which the single-family house on a quarter-acre lot was considered the norm. Since then, the code has been amended numerous times – so many that it has grown almost incomprehensibly complex. The new code is designed not only to implement the recommendations of Madison's adopted Comprehensive Plan, neighborhood and special area plans, but to be relatively transparent and user-friendly.

What does a Zoning Code do?

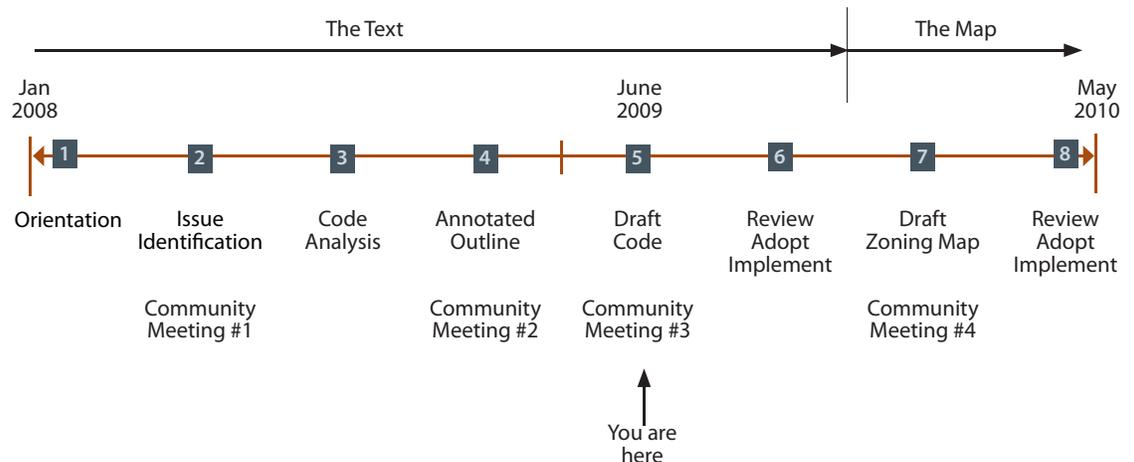
The zoning code is one of the primary tools the City of Madison uses to regulate development. All existing and new development in the City must be consistent with the requirements of the zoning code. These requirements range from the types of development allowed on a property, to building setbacks from the street and adjacent properties, to the amount of parking required on a site. The new zoning code includes standards for building form, including placement of entrances and windows, with the goal of creating a pedestrian-oriented environment.

The Rewrite Process

The process began in 2007 with the hiring of a consultant team led by Cuningham Group Architecture, P.A. The Advisory Committee was appointed in early 2008. Consultants worked with the Committee and staff to identify issues and prepare a Zoning Analysis Report, released in July 2008. An Annotated Outline followed, which outlined proposed zoning districts. Community meetings were held in May and September of 2008. Code drafting began in August 2008 and has continued through this month.

Is the Draft Code complete?

The Draft Code is missing one important section: the Downtown Districts. These will be developed in conjunction with the Downtown Plan, which is nearing completion. These districts will include the Capitol Square, State Street, and surrounding neighborhoods and employment centers. In addition, the appeals process in the Procedures section of the draft is still going through revisions.



HOW CAN I STAY INFORMED?

- <http://www.cityofmadison.com/zoningRewrite/>

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
<i>NONE</i>	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>	

ZONING DISTRICT COMPARISON

Current District	Proposed District	Primary Purpose (Proposed Zoning District)
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



Does the new Code include form-based elements or other innovative concepts?

The new Code includes many building design and form standards and guidelines.

- Building form and design standards for Mixed-Use and Commercial districts bring buildings close to the sidewalk and reduce the visibility of surface parking to create a more lively pedestrian environment.
- New employment districts (Traditional Workplace and Employment Campus) encourage adaptive reuse of industrial buildings and greater densities than existing suburban business parks.
- A new transit-oriented development overlay district will apply around transit stations, based on a station area plan, with minimum levels of density, intensity and mixed use.
- Residential districts are designed to respond to existing neighborhood context, with lot sizes and setbacks that are context-based. Traditional neighborhoods are valued and used as a template for new neighborhoods.

How does the new Code respond to Madison's goals and strategies for a more sustainable city?

The new Code includes standards for more open space protection, compact development, local food production, reducing dependence on the automobile, and other aspects of sustainability.

- **Lot coverage** requirement establishes a maximum percentage of impervious surfaces on a lot; the remainder must be green space.
- **Pervious pavement and green roofs** are encouraged because they are not included in maximum lot coverage.
- The amount of **required parking** is reduced for almost all uses. Most commercial, mixed-use and employment districts do not require off-street parking, except for large uses and buildings or concentrations of eating places.
- **Bicycle parking** is "detached" from number of automobile spaces required. New standards for short and long-term bike parking, and bike parking design are added.
- **Landscaping requirements** are increased, are now based on total "developed area" rather than parking area, with a greater variety of landscape options.
- **Community gardens** are a permitted use in all districts. **Farmers' markets** are a permitted use in almost all Mixed-use, Commercial and Employment districts.
- A new **Urban Agriculture District** allows more intensive food production within developed parts of the City, including greenhouses.
- A **variety of agricultural enterprises**, including bee-keeping and aquaculture, are allowed in Agriculture, Urban Agriculture and Employment districts.
- New lakefront development standards limit lot coverage and regulate setbacks based on neighborhood context.

How will public comments be reviewed? How will the draft Code be revised?

Public comments will be forwarded to the Advisory Committee and Plan Commission for consideration. We anticipate that a revised draft will be introduced to the Common Council in August for referral to the Plan Commission and other boards and commissions.

How will the Zoning Map be completed?

Development of the Zoning Map will begin this summer and continue into 2010. There will be many opportunities for neighborhood and public review of the map as it applies to specific parts of the City. A series of public meetings on the proposed map are scheduled for January - February 2010.

Zoning Code Rewrite Advisory Committee

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Randall Glysch, Vice-Chair
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Julia Kerr, Alder District 13
Steve King, Alder District 7
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