

Common Council Briefing

UPDATE ON ZONING CODE REWRITE

PROJECT OBJECTIVES

City of Madison
Department of Planning and Community and
Economic Development

Project Objectives

1. Ensure that the new Zoning Code implements the recommendations of the City's adopted **Comprehensive Plan** (January 2006) and its detailed neighborhood and special area plans.
2. The City desires a Zoning Code that is **integrated with and cross-references other land use related ordinances** including the Land Subdivision Regulations, Landmarks Ordinance, the Urban Design Ordinance and Street Graphics Ordinance.
3. The City desires a Zoning Code that includes **graphics that illustrate regulations** and make the Code easy to use.
4. The City desires a **hybrid Zoning Code** that incorporates land use-based (Euclidean) and form-based zoning provisions, where appropriate. The provisions shall address the design and land use recommendations of the City's various codes, ordinances and plans. The Code shall include urban design standards (text and graphics) as deemed necessary by the City.
5. The City desires a Zoning Code that includes **mixed-use zoning districts** and attendant regulations for both built-up areas of the City as well as lands at the urban edge.
6. The City desires a Zoning Code that includes a **traditional neighborhood development** zoning district.
7. The City desires a Zoning Code that includes provisions that will help the City achieve **high-quality infill and redevelopment** projects that are consistent with the context of existing development in the area.
8. The City desires a Zoning Code that includes provisions that **link land use and transportation**, with an emphasis on promoting transit-oriented development and traditional neighborhood development.
9. The City desires a Zoning Code that **promotes and supports transit use, biking, and pedestrians**.
10. The City desires a Zoning Code that provides for and promotes a **sustainable built and natural environment** through the use of the City's adopted sustainable development framework and strategic planning process (the Natural Step).

PROJECT OBJECTIVE #1

...Comprehensive Plan...

Statement of purpose of Individual districts:

Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

District regulations designed to achieve desired high-quality urban form and site design

PROJECT OBJECTIVE #2

*...integrated with and cross-references
other land use related ordinances...*

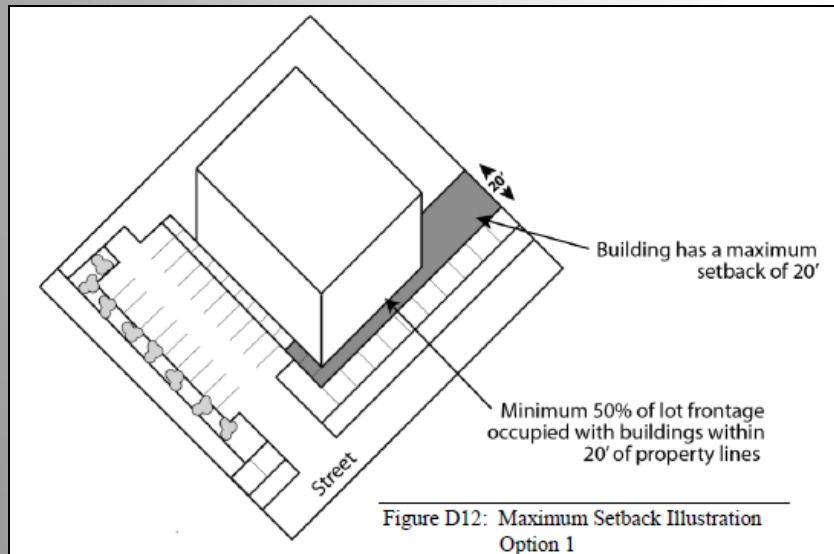
The ordinance is designed to cross reference and provide clear linkages other ordinances that relate to land development, including, but not limited to:

- Landmarks ordinances
- Urban Design ordinances
- Large-format retail development regulations
- Subdivision ordinance

PROJECT OBJECTIVE #3

...graphics that illustrate regulations...

Graphics, tables, photographs and other visual aids have been included for ease of use and clarity to the end user.



Mixed-Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Offices						
Artist, photographer studio, etc.	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	
General office	P	P	P	P	P	
Medical Facilities						
Clinic - Health	P	P	P	P	P	
Hospital			C	C	C	Y
Medical laboratory			P	C	C	
Physical, occupational or massage therapy	P	P	P	P	P	
Veterinary clinic	P	P	P	P	P	Y
Retail Sales and Services						
Animal boarding facility, kennel				C	C	Y
Animal day care	C	C	C	C	P	Y
Animal grooming	P	P	P	P	P	
Auction rooms		P	P	P	P	
Bank, financial institution	P	P	P	P	P	

PROJECT OBJECTIVE #3

...graphics that illustrate regulations...

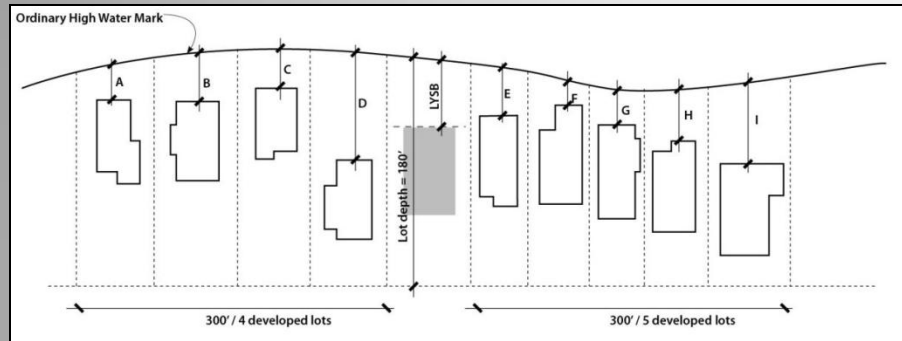
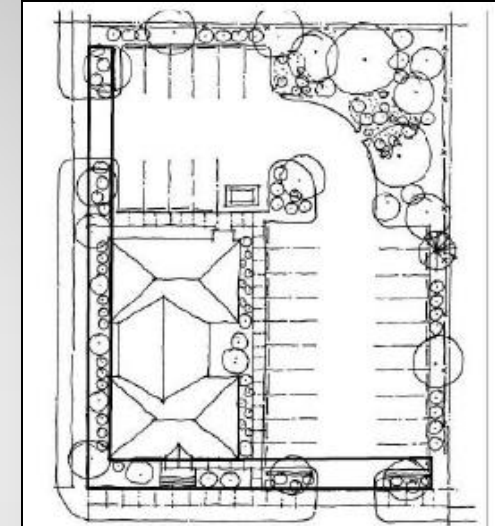


Table 28M-2. Notice Requirements.

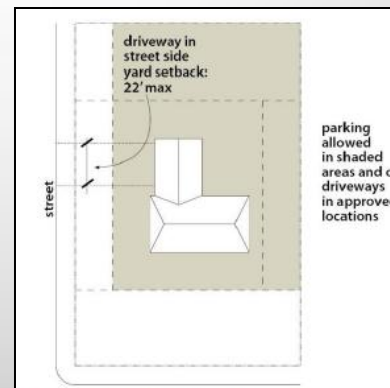
Type of Notice (Responsible Party)	Requirements	Map Amendment	Text Amendment	Conditional Use	Variance	Demolition
Preapplication (Applicant)	Applicant must notify the following persons at least thirty (30) days before filing an application. Notice shall be by U.S. mail or electronic mail, with a copy to the Department Director and the Zoning Administrator.					
	<ul style="list-style-type: none"> neighborhood association registered with City that serves the area where the property is located 	✓	✓	✓		✓
	<ul style="list-style-type: none"> business association listed with City that serves the area where the property is located 	✓	✓	✓		✓
	<ul style="list-style-type: none"> any person registered with the Department of Department of Planning and Community and Economic Development to receive such notice 					✓
	<ul style="list-style-type: none"> the alderperson of the district in which the property is located. 	✓	✓	✓		✓



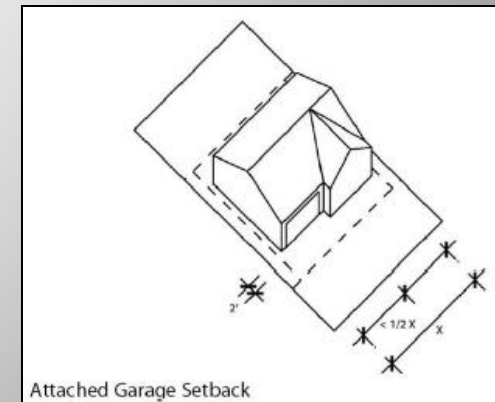
Development frontage landscaping examples



Development frontage landscaping



E. Street side yard driveway example; attached garage



Attached Garage Setback

PROJECT OBJECTIVE #4

...*hybrid Zoning Code*...

The ordinance merges *land-use based* and *form based* principals

- Design requirements have been incorporated into commercial and mixed-use districts
- Building forms have been created, to establish base forms for various building types
- Building material list

Compatibility with Traditional Buildings. (See Figure D4.) New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.



Figure D4 Compatibility with Traditional Buildings

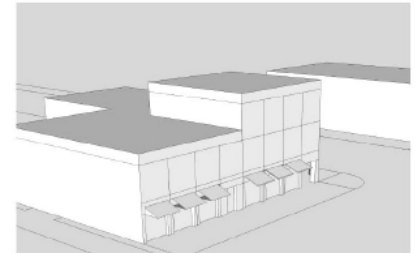
Building Alignment. (See Figure D5.) Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.



28.173 MIXED USE AND NON-RESIDENTIAL BUILDING FORMS.

(1) Commercial Block Building.

- (a) Building Type. A multi-story building that is designed to support a mix of commercial or office uses on the ground floor with office, studio, lodging and/or residential units above. Buildings are typically designed with storefronts or arcades at ground floor.
- (b) Access and Entry. Principal entry to each ground floor unit shall be a direct entrance from the primary abutting street. Buildings shall be designed with storefronts, stoops or patios along at least forty percent (40%) of the front ground floor façade along the primary abutting street.
- Parking, loading and trash disposal may be accessed from an alley or through a side yard or rear yard



Typical Commercial Block Building

Building Materials List

Building Materials	Allowable for use as/at:				
	Trim/Accent Material	Top of Building	Middle of Building	Base/ Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face/ Split-Face Block	✓	✓	✓	✓	A
Wood/ Wood Composite	✓	✓	✓		
Fiber-Cement Siding/ Panels	✓	✓	✓	✓	
Concrete Panels, Tilt-up or Precast	✓	✓	✓	✓	B
EIFS/ Synthetic Stucco	✓	✓			C
Stone/ Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	D
Hand-Laid Stucco	✓	✓			C
Vinyl Siding	✓				E
Glass Curtain Wall System	✓	✓	✓	✓	
Reflective Glass/ Spandrel	✓				F
Glass (Storefront)	✓	✓	✓	✓	

A – Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building wall adjacent to a public street or walkway.

B – Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

C – Shall not be within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated.

D – Shall be used in conjunction with a palette of materials; shall be a heavy gauge metal, and; shall be non-reflective.

E – Shall be used in limited quantities due to its limited durability.

F – Shall be used in limited quantities as an accent material.

PROJECT OBJECTIVE #5

...mixed-use zoning districts...

Mixed-use districts introduced

Most zoning districts allow for mixed-use buildings

Mixed-use development is generally encouraged where mixed-use buildings are allowed.

PROJECT OBJECTIVE #6

...traditional neighborhood development...

Traditional Residential-Planned (TR-P) district accommodates traditional neighborhood development, by encouraging a mix of residential and institutional uses. When combined with neighborhood mixed-use district and traditional workplace district, TND neighborhoods can become a reality.

PROJECT OBJECTIVE #7

...high-quality infill and redevelopment...

Design requirements and building forms establish base-line regulations to ensure quality development.

Facade Articulation. Consistent with the design of traditional storefront buildings, new buildings of more than forty (40) feet in width shall be divided into smaller increments, through articulation of the facade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.

1. Facade modulation (See Figure B1) - stepping back or extending forward a portion of the facade.
2. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
3. Division into storefronts, with separate display windows and entrances.
4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (See Figure B2).



Figure D2 Facade Articulation



Figure D3 Variation in Roof Lines

Building Articulation. (See Figure D6.) Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, stepbacks of upper stories, changes in roof types and planes, building materials, and window patterns. The base of the building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.

Figure D5 Building Alignment



Figure D6 Building Articulation

PROJECT OBJECTIVE #8

...link land use and transportation...

Transit-oriented development overlay district available when stations are identified, to encourage appropriate density and mixes of land uses, in relation to future *Station Area Plans*.

Master planning, including transportation-related planning required for campus institutional district and other larger integrated commercial or employment campuses.

PROJECT OBJECTIVE #9

*...promotes and supports transit use,
biking, and pedestrians.*

Master planning, including transportation-related planning requirement for campus institutional district and other larger integrated commercial or employment campuses.

The ordinance responds to contemporary needs and demands in regard to bicycle parking, bicycle rack design, and bicycle storage.

Pedestrian orientation and street walls encourage to activate streetscape and encourage street-level activity, where appropriate

PROJECT OBJECTIVE #10

*...sustainable built and natural
environment...*

Sustainability principles in the new ordinance:

Example: **Open Space and Landscape**

Sustainability example: Open Space and Landscape

- 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
- Usable open space requirements revised so paved areas are not included (except walkways/pervious)
- Landscaping requirements are increased, are now based on total “developed area” rather than parking area. Greater variety of landscape options



Other Sustainability Concepts

Sustainability Aspects of the 2009 Draft Zoning Code

Open Space, Impervious Surfaces and Landscaping

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.

Usable open space requirements revised so paved areas are not included (except walkways/pervious)

Landscaping requirements are increased, are now based on total “developed area” rather than parking area. Greater variety of landscape options.

Residential Districts – Compact Development and Diverse Housing Types

Smaller lot sizes in many districts enable more compact infill development (*lot sizes in some districts may be reduced further, based on mapping considerations*)

Narrower front yard setbacks encourage interaction.

Open porches may extend into front yard setbacks.

Amount of required parking is reduced.

Required parking need not be constructed.

Many districts allow or require a mix of housing types.

Accessory dwelling units may be developed through an overlay district process.

PROJECT OBJECTIVE #10
*...sustainable built and
natural environment...*

Other Sustainability Concepts

Mixed Use, Walkability and Community Health

New Neighborhood Mixed-Use District and Traditional Shopping Street District geared to neighborhood nodes and corridors, small-floorplate uses.

All Mixed-Use and Commercial districts allow residential uses.

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.

Traditional Workplace District encourages adaptive reuse of industrial buildings for a mix of uses.

New employment districts (Traditional Workplace and Employment Campus) encourage greater densities than existing suburban business parks.

Transit-Oriented Development

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.

Parking

The amount of required parking is reduced for almost all uses.

Maximum parking standards are added for each use

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 vs. long-term bike parking, parking area design

Increased landscaping for off-street parking, including bio-retention

Shared parking standards are updated to encourage shared parking

Renewable Energy

Wind and solar equipment allowed in required setbacks (state legislation).

Other Sustainability Concepts

Sustainability Aspects of the 2009 Draft Zoning Code

Shoreland

New lakefront development standards limit lot coverage and regulate setbacks.

Local Food Production

Community gardens a permitted use in all districts.

Market gardens (for-profit) a conditional use in most districts.

Urban Agriculture District allows more intensive food production, including greenhouses.

Farmers markets a permitted use in all Mixed-use, Commercial and Employment and Agricultural districts. To be added as accessory use to institutional uses in Residential districts.

Bee-keeping and aquaculture allowed in Agriculture, Urban Agriculture and Employment districts.

<http://www.cityofmadison.com/neighborhoods/zoningrewrite>



City of Madison — Zoning Code Rewrite

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