

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) 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



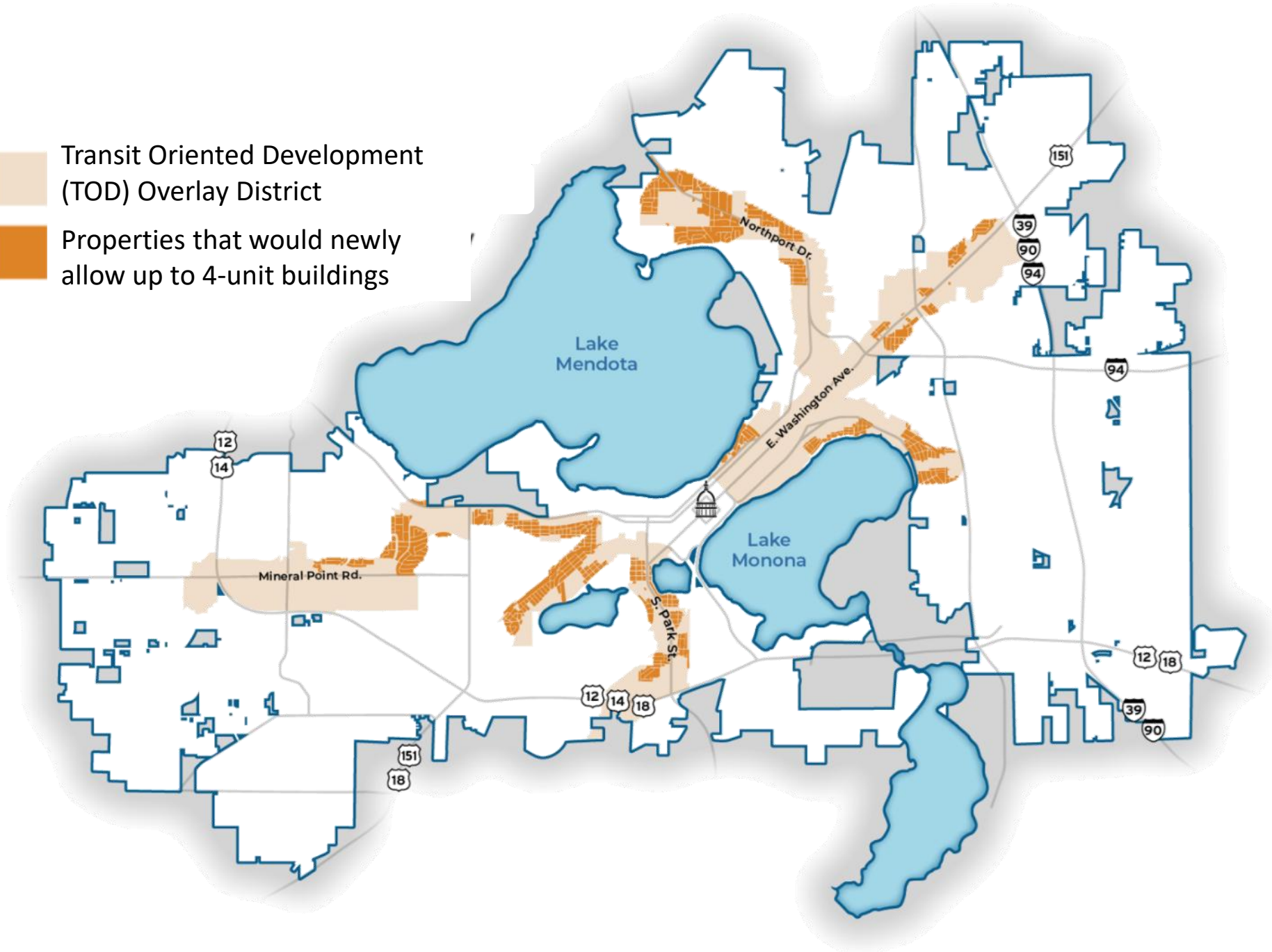
4-unit building example



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
 - That 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

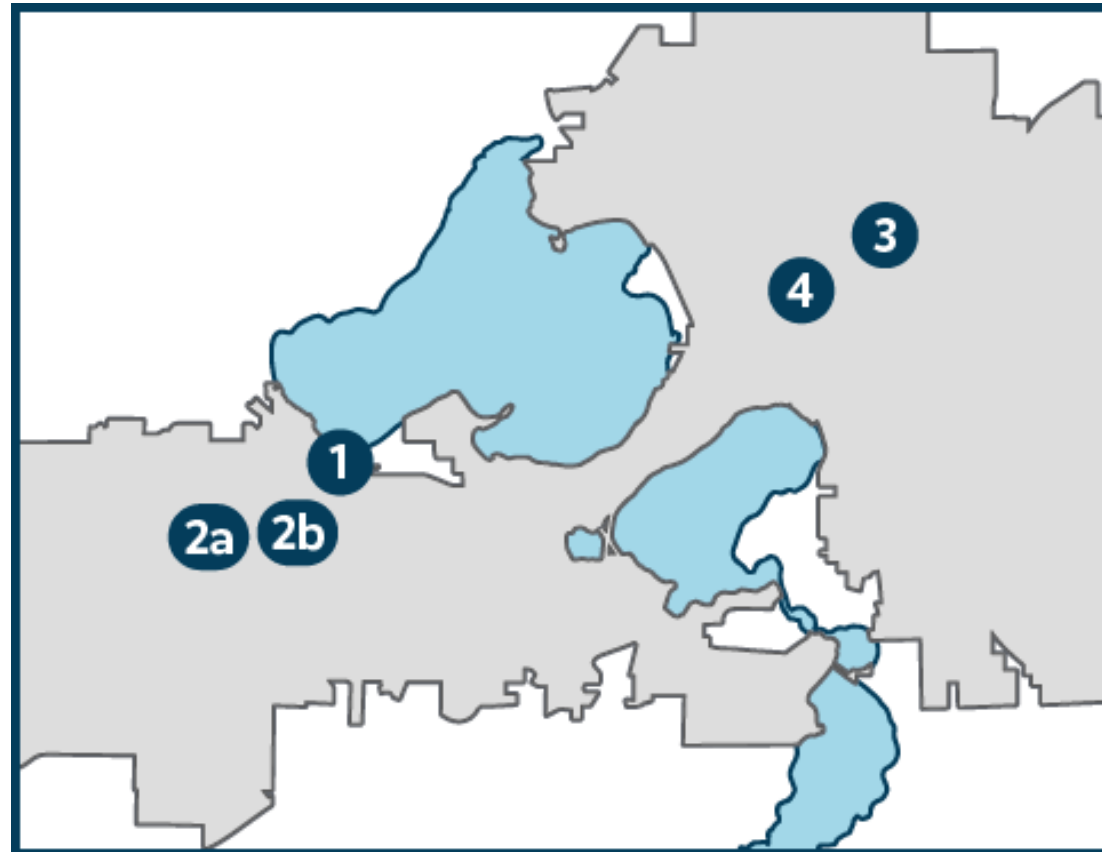


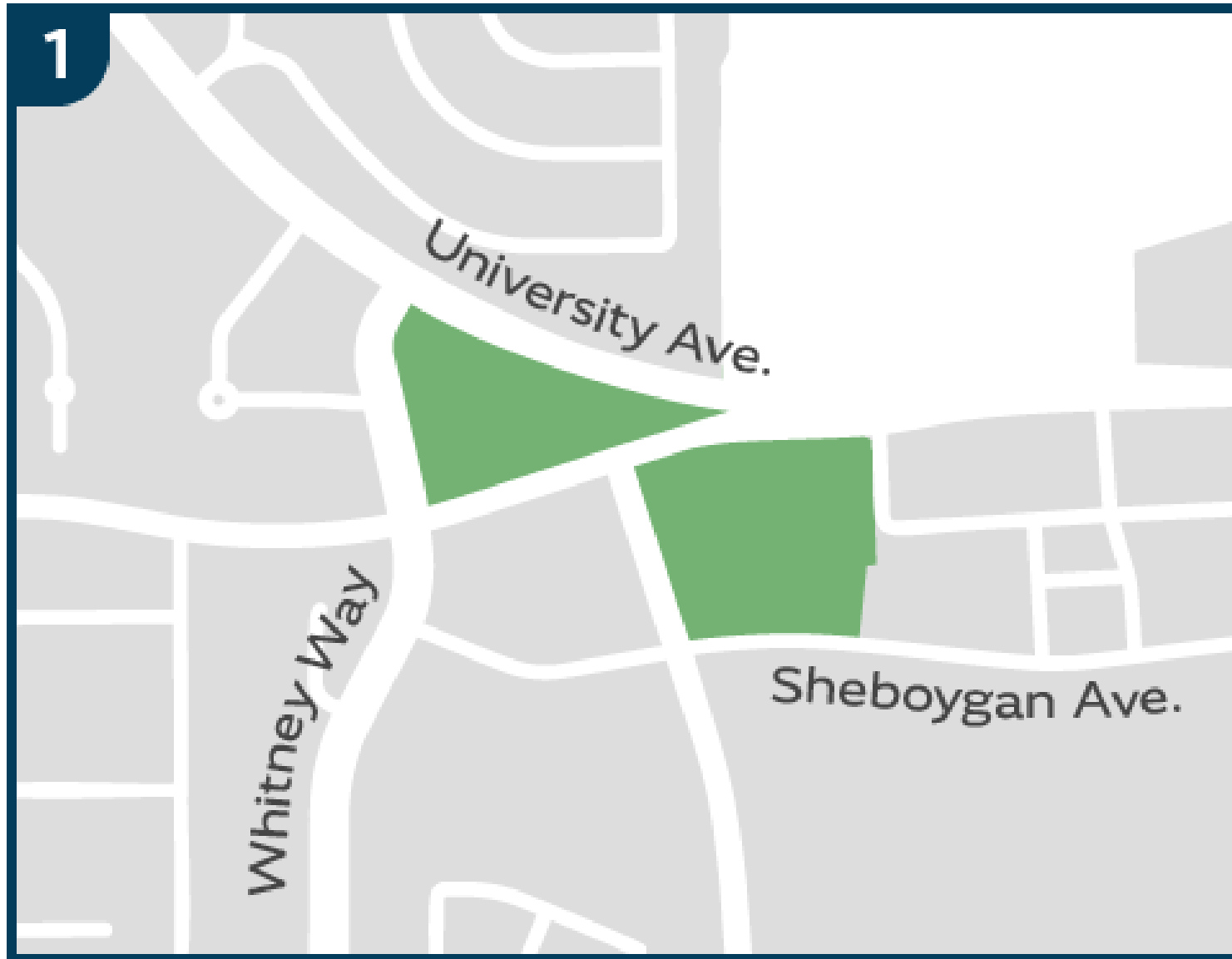
Transit-Oriented Development (TOD) Changes

Changing Zoning Designations to Support Plan Recommendations

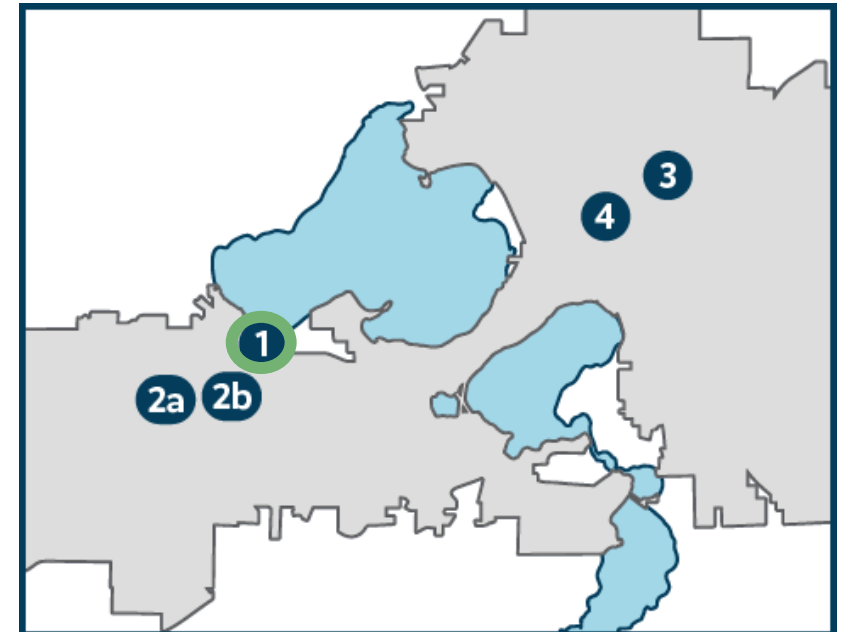


- Encourage additional mixed-use development, including housing, by changing zoning designation of some specific areas
- Purpose is to support development where it can benefit from and support high-frequency transit and in alignment with adopted plan recommendations





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





Indian Hills Park

4 Lakes Driving School

Masaki Martial Arts

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



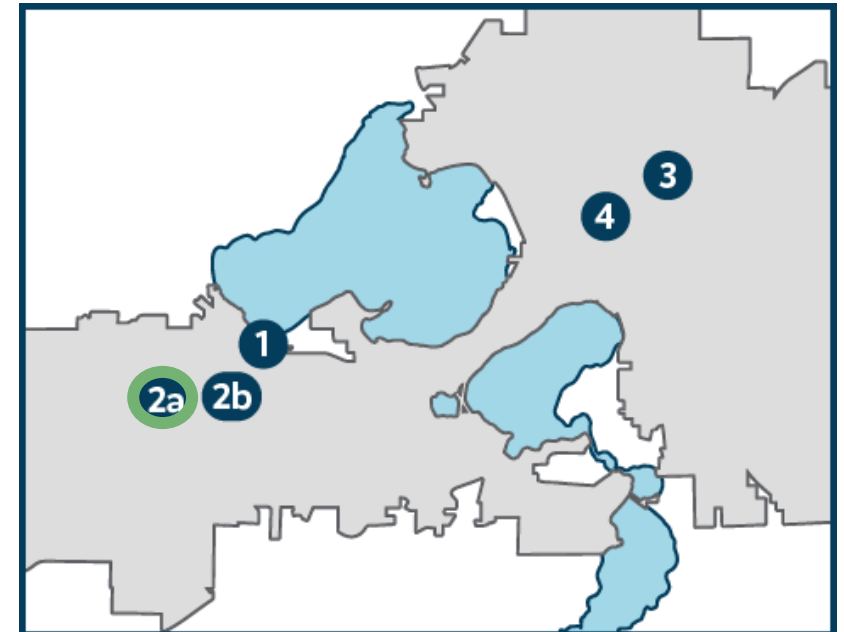
2a

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](#))

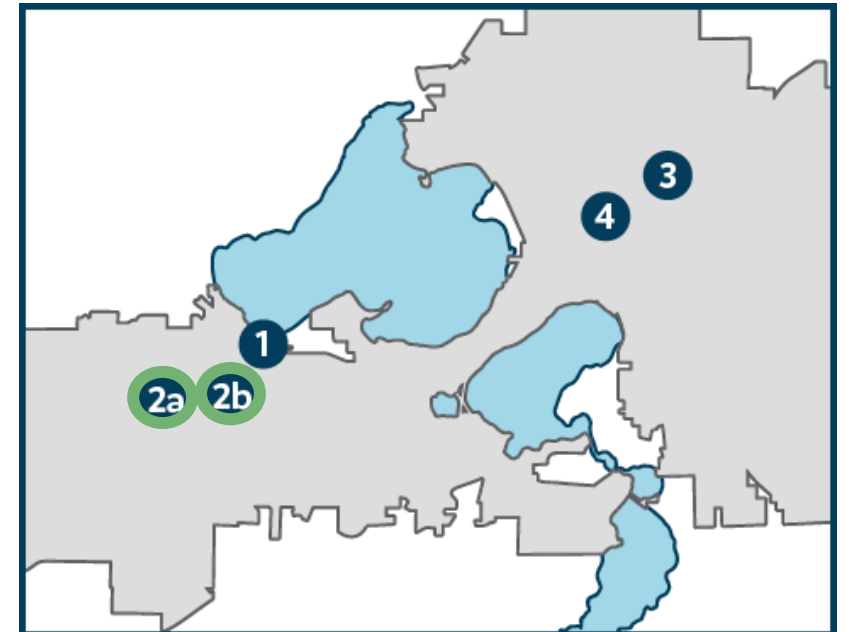


2b

Mineral Point Rd.

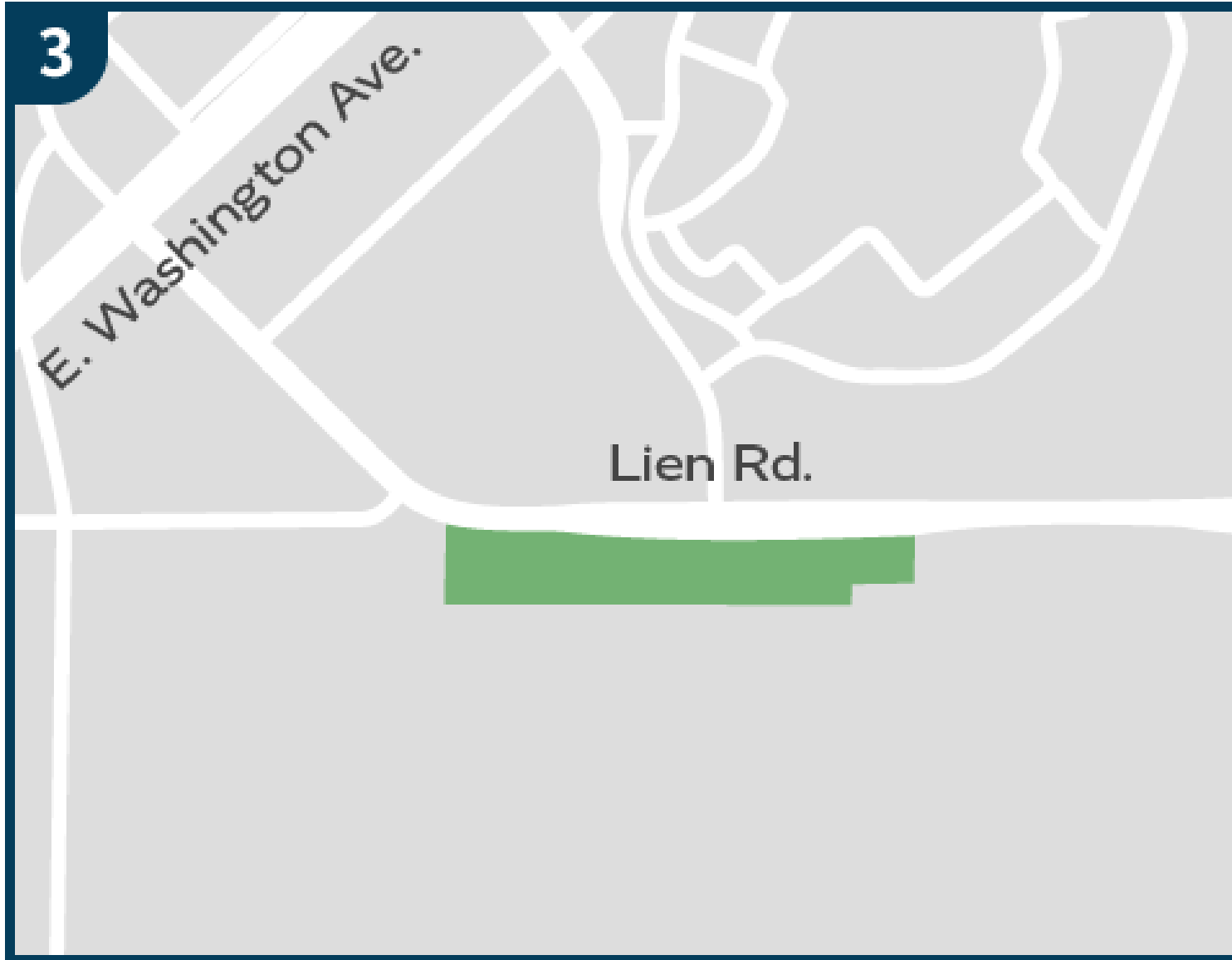
Rosa Rd.

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

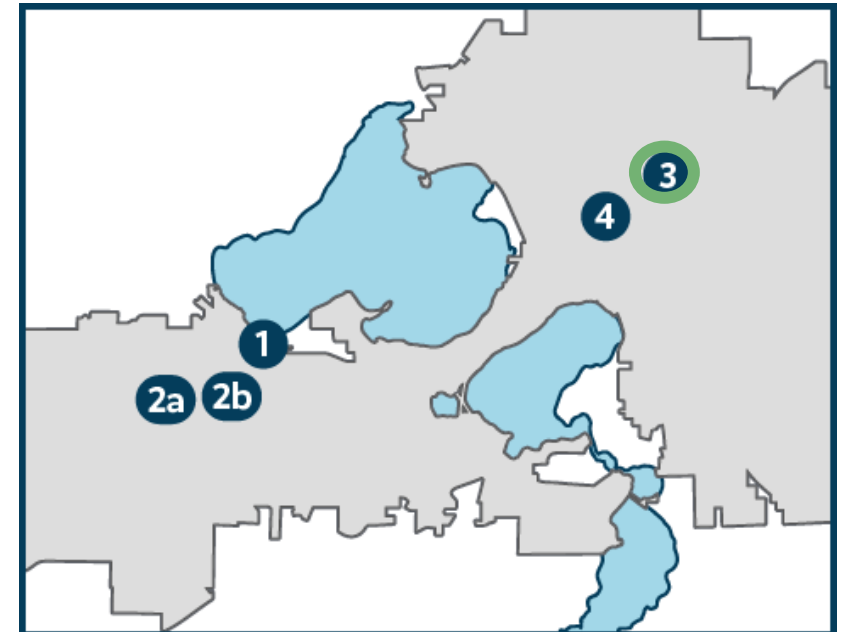


Area 2b: Rezone to Regional
Mixed Use (RMX), as
recommended in West Area Plan
(*Leg ID [90554](#)*)





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



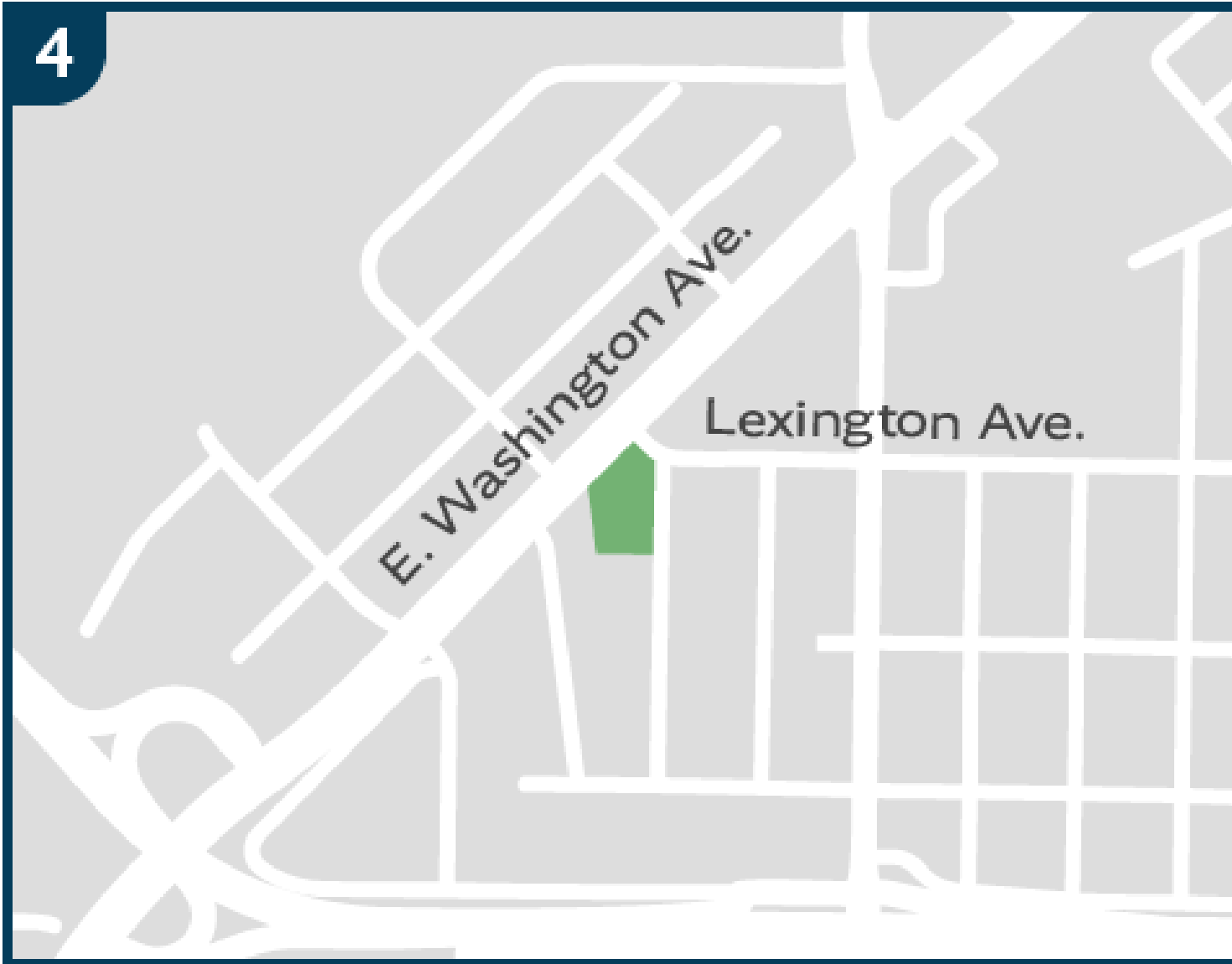


Area 3: Rezone to Community
Corridor-Transitional (CC-T), as
recommended in Northeast Area
Plan (*Leg ID [90555](#)*)

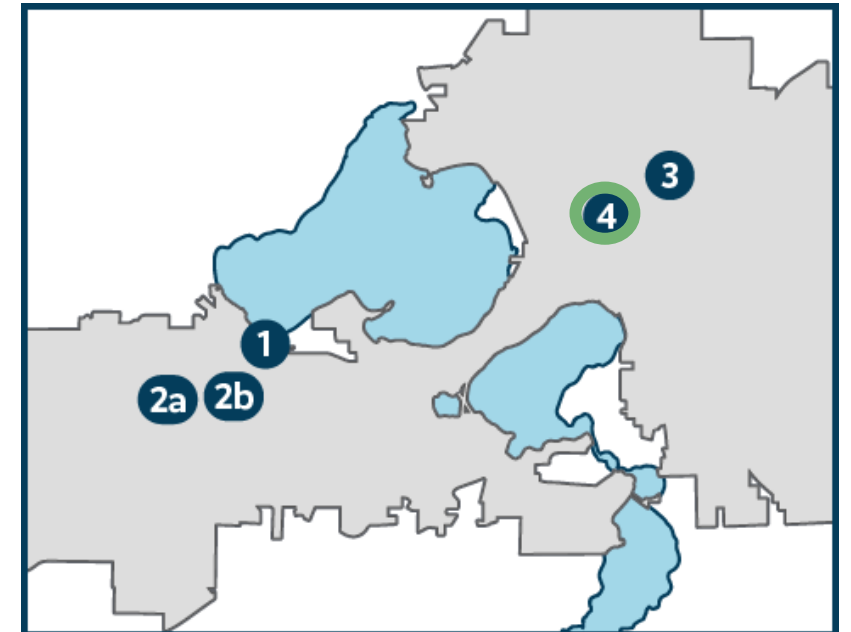
Google Earth 3D Image



4



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



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

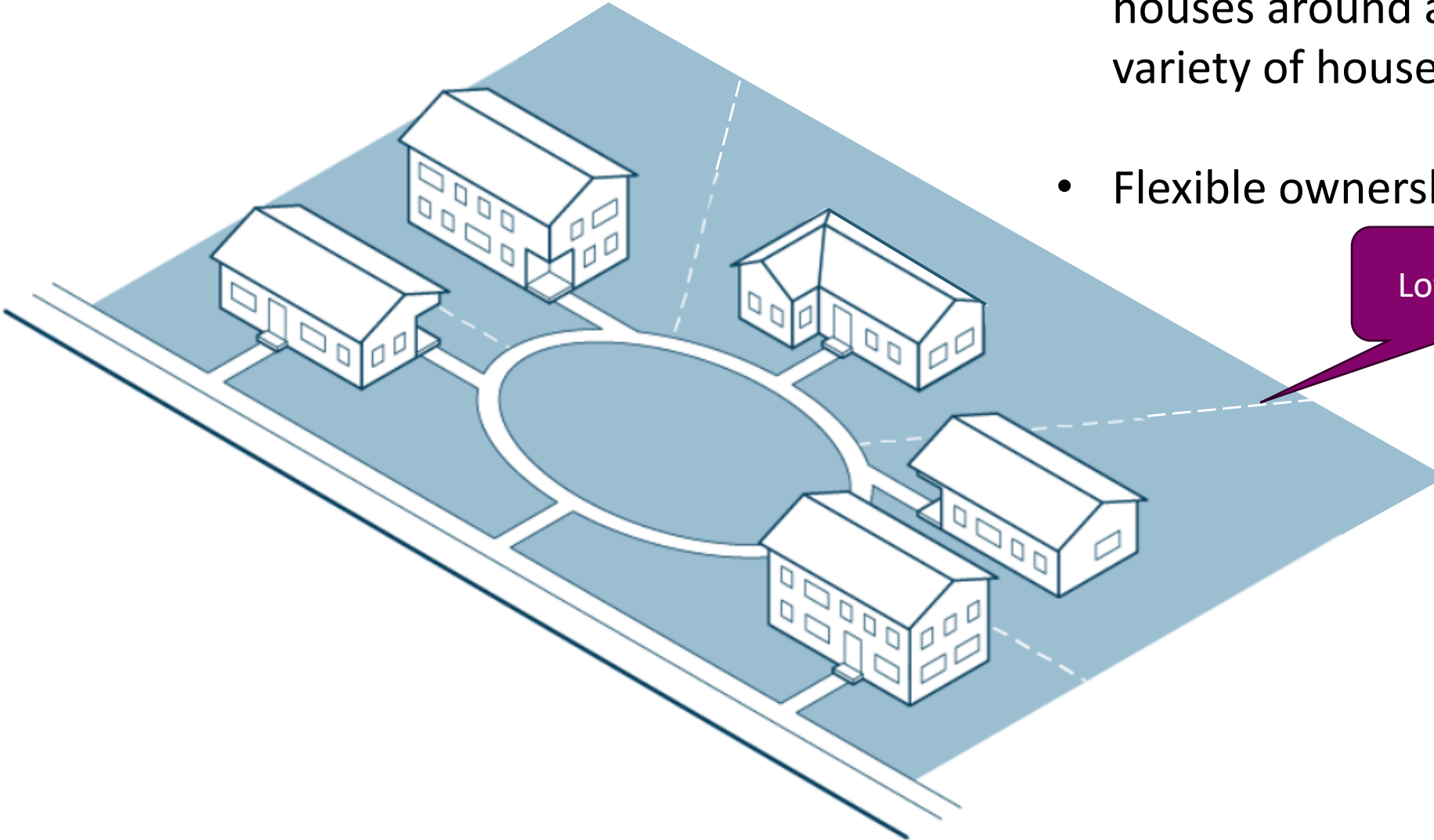
- Allows development of property in residential zoning districts to create 8 homes, each limited to 1,000 sq ft footprint
- Can be a single lot under single ownership, condominiums, or individual lots
- May include shared parking area, but no individual garages/driveways





- 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



Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District



Request by Alder Tishler: in the University Hill Farms National Register Historic District within districts that would newly allow 3- and 4-unit buildings in TOD, 3- and 4-unit buildings are reviewed as a Conditional Use

Rationale: provides more oversight of changes within the University Hill Farms National Register Historic District

An amendment would:

- Add 28.104 (3)(d) text and a map to identify areas on which these residential uses require Conditional Use review

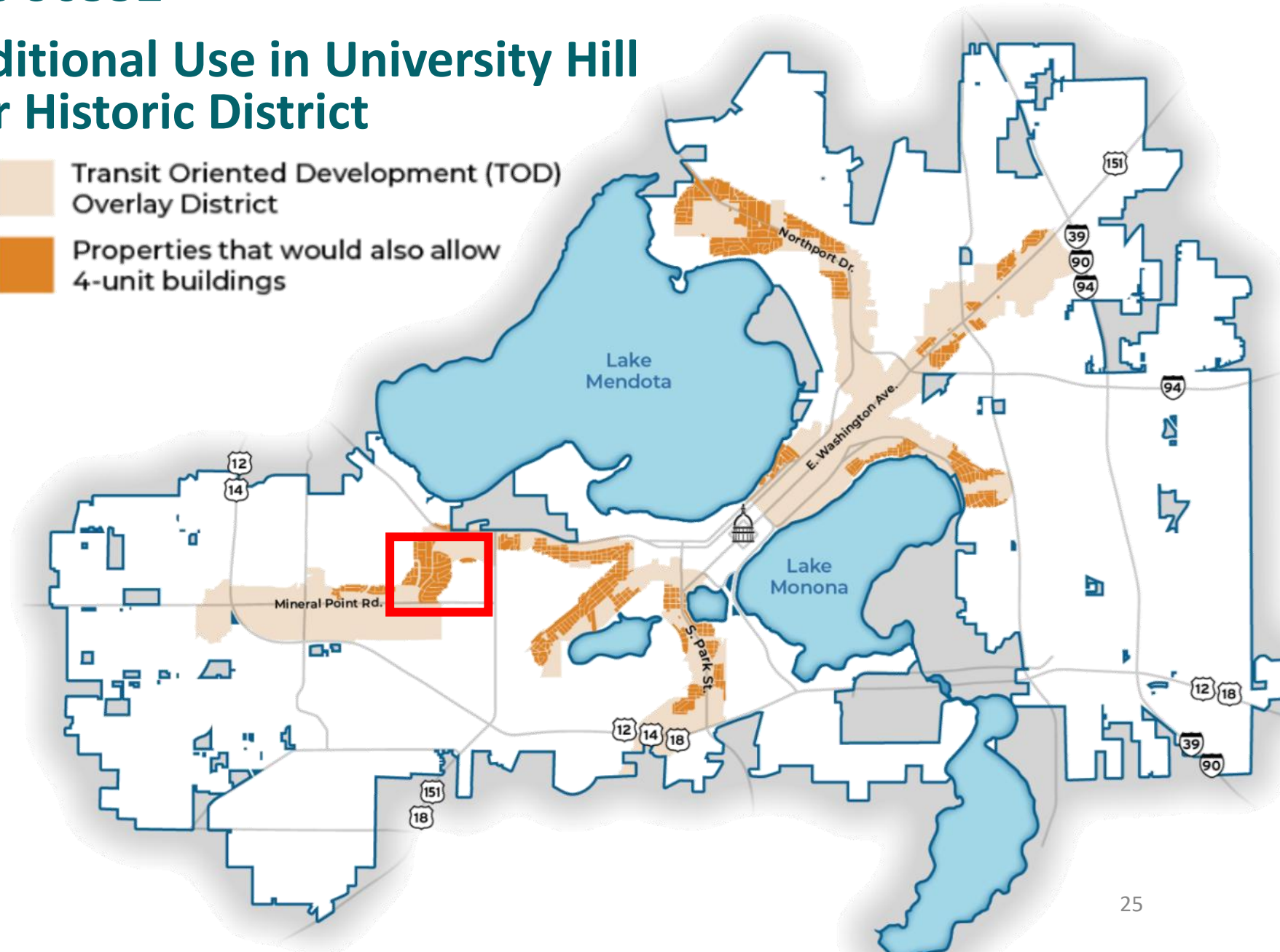
Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District

 Approximate boundary

Within the University Hill Farms National Register Historic District area of the TOD that would newly allow 3- and 4-unit buildings, uses are reviewed as a Conditional Use

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

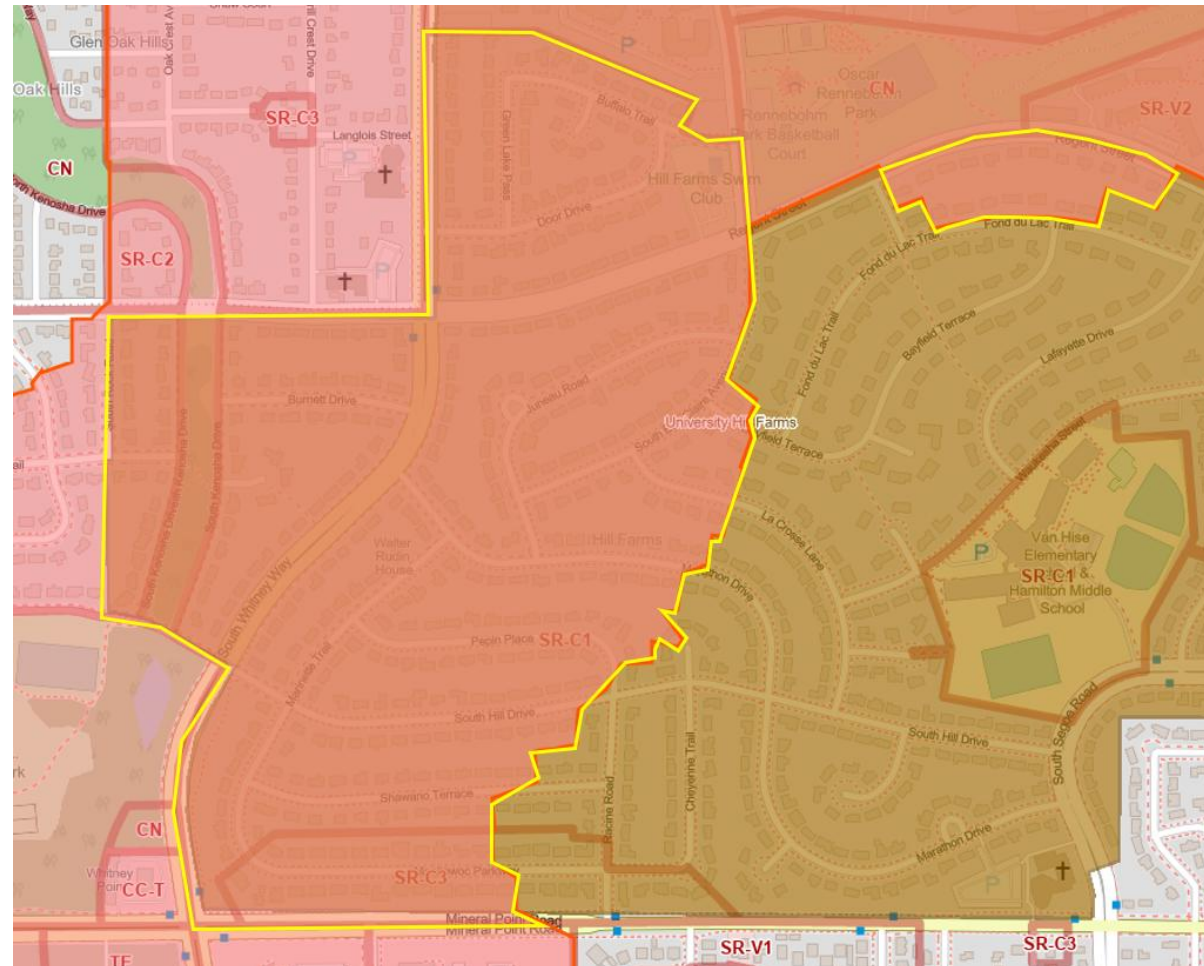


Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District



Area where 3-4 unit buildings would be a conditional use





Possible Amendment to 90552

Allow Auto Rental within TOD Overlay Zone

Request by Alders Ochowicz & Figueroa Cole:
Continue to allow auto rental businesses within TOD Overlay

Rationale: allow auto rental close to high-quality transit service to support car-light living

An amendment would:

- Separate "Auto Sales & Rental" use into two uses - "Auto Sales" and "Auto Rental" in all applicable zoning district use tables
- Within proposed 28.104 (6) - Prohibited Principal Uses, change "Auto Sales & Rental" to "Auto Sales"



Possible Amendment to 90557

Allow 2-unit buildings within Cottage Courts

Request by Alder Martinez Rutherford: allow single family, two-unit, or a combination up to a max of 8 dwelling units in a Cottage Court

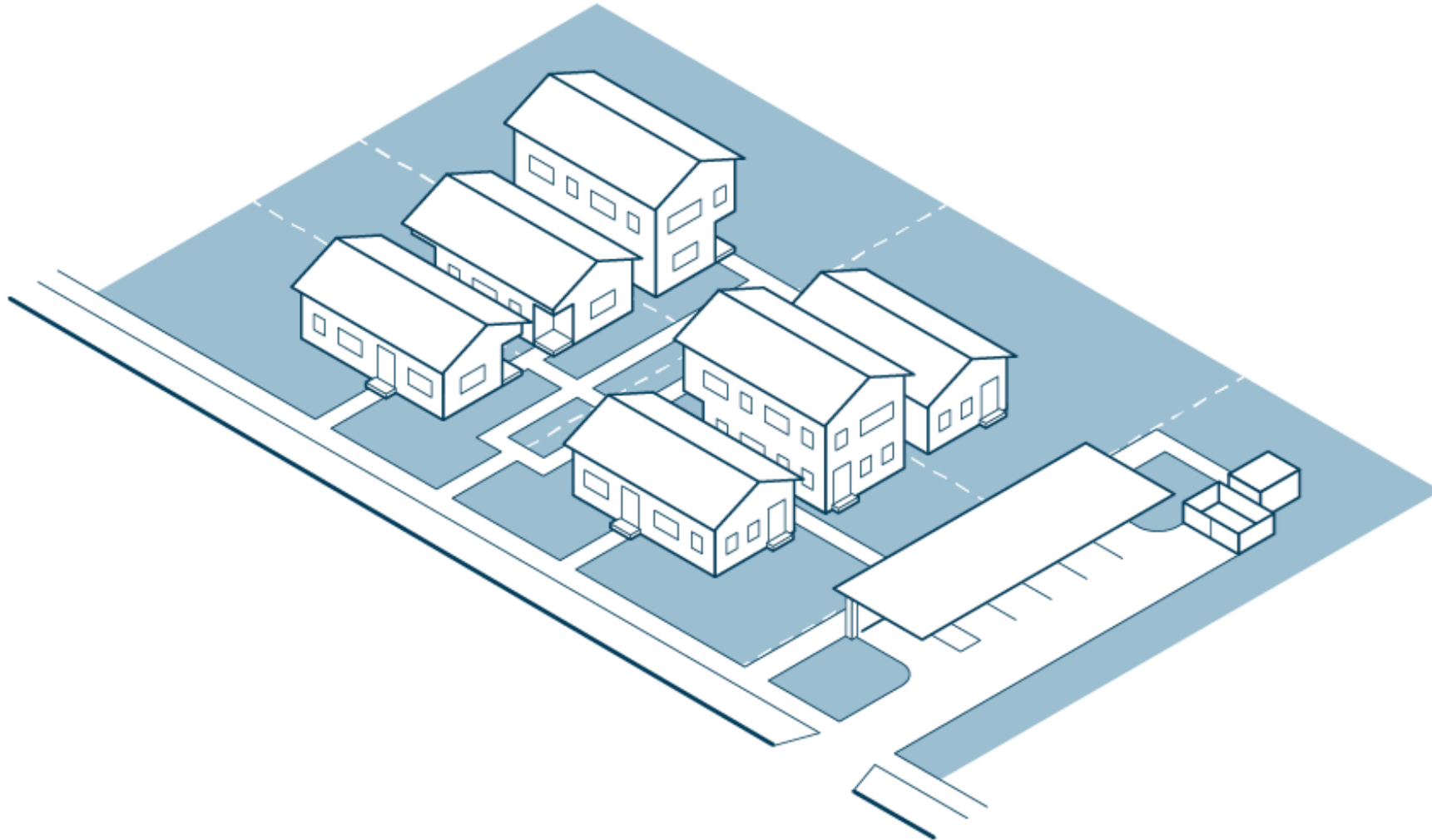
Rationale: allow flexibility for a mix of unit types generally allowed in all residential districts

An amendment would:

- Define a Cottage Court as a group of 8 or fewer units on a single zoning lot, including single family detached, two unit dwelling-twin, or two-unit dwelling-two units, or a combination
- Update references to dwelling unit types throughout

Possible Amendment to 90557

Allow 2-unit buildings within Cottage Courts





Possible Amendment to 90557

Reduce Rear Setback for Cottage Court to 8 feet

Request by Member Tarby and Alder Ochowicz: reduce required rear setback for zoning lot to 8 feet for Cottage Courts in all zoning districts permitted

Rationale: maximize area within Cottage Court lots to accommodate cottages, while maintaining front and side setback requirements of underlying zoning district

An amendment would:

- Modify proposed 28.151 Cottage Courts supplemental regulation (c)1 to read:

*Front, **and** side ~~and rear~~ setbacks and yards of the zoning district shall apply only to the perimeter of the zoning lot. **An eight (8)-foot rear setback and yard shall apply to the perimeter of the zoning lot.***