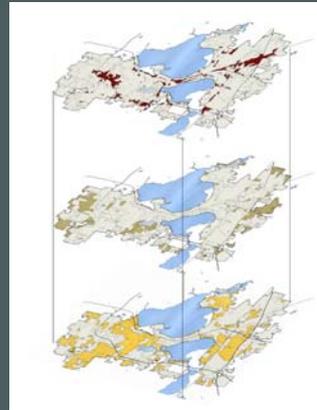


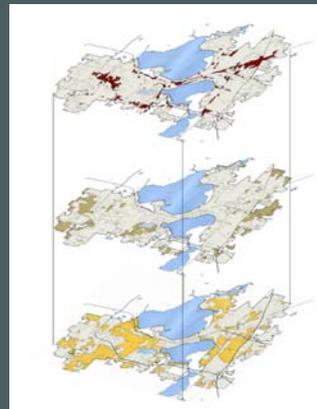
**Presentation**

- Why is This Project Needed?**
- Project Schedule and Milestones**
- What Have We Learned So Far?**
- Participation and Communication Plan**
- Issue Identification Exercise**

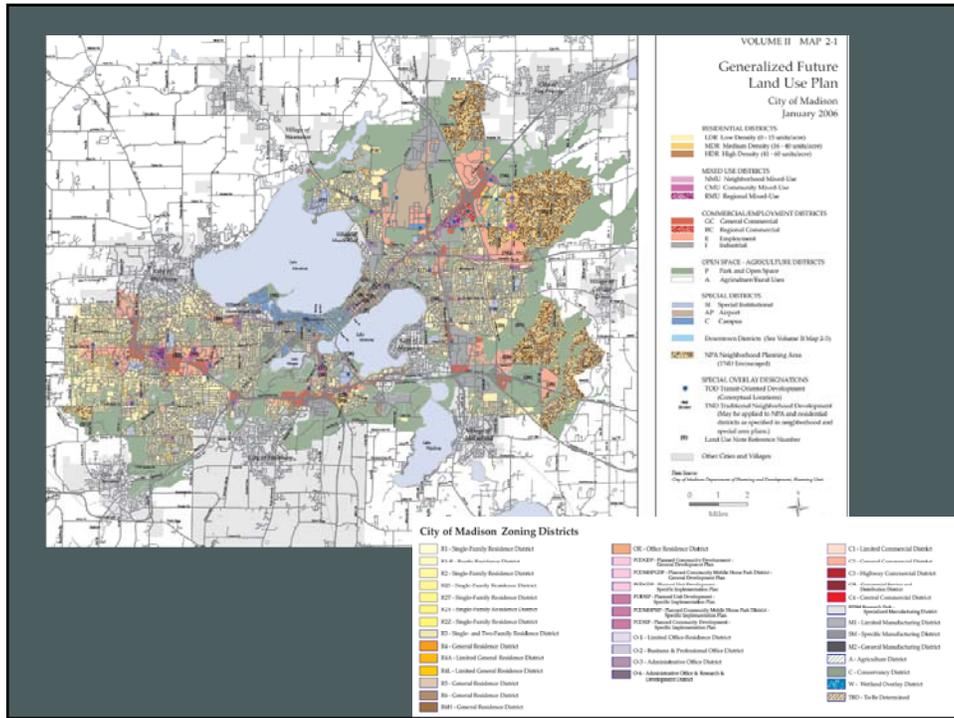


**Consultant Team**

- Cunningham Group**  
Code Writing and Urban Design
- White & Smith, LLC**  
Code and Legal Advisor
- Keane Musty**  
Form-Based Code
- URS Corporation**  
GIS







**Project Objectives - To craft a Zoning Code that:**

- Implements the recommendations of the Comprehensive Plan and neighborhood/area plans
- Is integrated with and cross-references related ordinances
- Includes graphics and illustrations that make it easy to use
- Incorporates land use-based and form-based provisions

**City of Madison — Zoning Code Rewrite**

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**Project Objectives - To craft a Zoning Code that:**

- Includes mixed-use zoning districts and a traditional neighborhood development district
- Promotes high-quality, context-sensitive infill and redevelopment projects
- Links land use and transportation, promoting transit-oriented and traditional neighborhood development
- Promotes transit, walking and biking
- Promotes a sustainable built and natural environment



**City of Madison — Zoning Code Rewrite**

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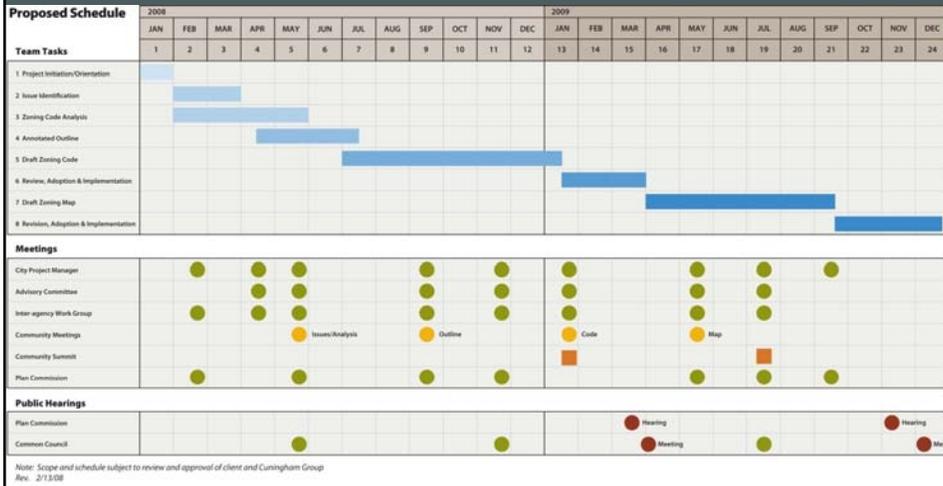
**What will the Code Rewrite Not Accomplish?**

- It will not update the Comprehensive Plan
- It will not change or replace neighborhood or area plans
- It will not change regional or transit plans
- It will not conflict with State statutory requirements for zoning
- It will recommend changes to related City ordinances, but won't update them concurrently

**City of Madison — Zoning Code Rewrite**

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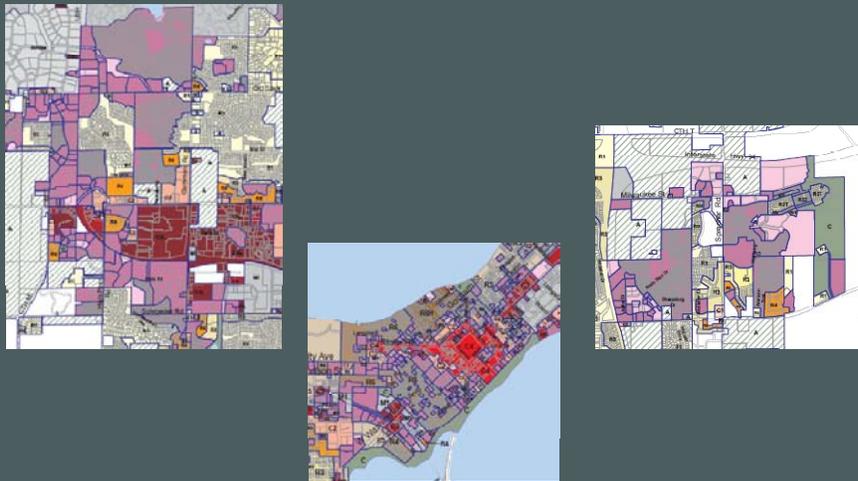
## Project Schedule – goal is 12 months to Code, 24 months to Map



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## What Have We Learned So Far?



Over-reliance on PUDs

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## What Have We Learned So Far?

### A High Level of Complexity in the Ordinance Text

- (f) **Height Regulations.** In the C-4 district, building heights shall be limited by Section 28.04(4) of this code and by the following regulations:
- Buildings on zoning lots having street frontage on State Street shall be not less than two (2) stories nor more than four (4) stories in height.
  - Buildings on zoning lots having street frontage on the Capitol Square or on East Washington, West Washington, or Wisconsin Avenues or on Martin Luther King, Jr. Boulevard and buildings on zoning lots fronting on the Southeast side of East and West Wilson Streets shall be not less than three (3) stories nor more than ten (10) stories in height. (Am. by Ord. 5087, 1-29-87)
  - Buildings on zoning lots in this district not having frontage on any of the aforementioned streets shall have a maximum height of eight (8) stories.
  - Additions to any existing buildings may exceed the height limitations in paragraphs 1., 2., and 3., above, provided the following:
    - Such additions shall not exceed the height of any portion of the existing building;
    - Such additions shall have been originally proposed as a part of the existing building, and the building shall have been structurally designed and constructed to accommodate such additions; and
    - Such additions shall be approved by the Plan Commission pursuant to the conditional use procedure established in Sec. 28.12(11).

**Usable Open Space Requirements.** Usable open space shall be provided on each lot, devoted in whole or in part to any residential use, as set forth in each zoning district. Such usable open space provided on the ground level shall be in a compact area of no less than two hundred (200) square feet and having no dimension less than ten (10) feet and having no slope grade greater than ten percent (10%). In calculating the usable open space requirements in the C1, C2 and C3 districts, there may be credited, up to a maximum of fifty percent (50%) of the required open space area, the area of any balconies having a minimum dimension of four feet six inches (4'6"), and on the roof, any open space area having a minimum dimension of fifteen (15) feet and being free of any obstructions and improved and available for safe and convenient use to all occupants of the building, and in the C4 district, there may be credited to the required open space area, the area of up to one hundred percent (100%) of the required open space area in any of the above-mentioned balconies and open space on the roof. Also in the C4 district, interior activity spaces such as swimming pools, fitness rooms, etc., which may be used by all residents of the building, may be credited to the required open space. (Am. by Ord. 6052, 11-29-77)

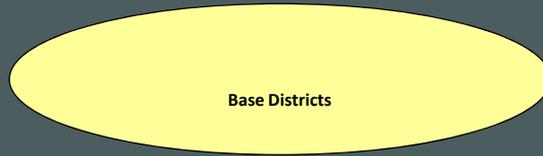
For each foot by which the side wall of a building exceeds forty (40) feet (as projected at right angles to the side lot line), the required side yard on that side shall be increased by two (2) inches, unless an area exception is obtained, in which case, only the requirements of Subparagraph a. or b. shall apply. For the purposes of this calculation, only that portion of the side wall of a single-family residence beyond eighteen (18) feet of the side lot line shall be excluded. Such increased width shall apply to the entire length of that side yard

## What Have We Learned So Far?

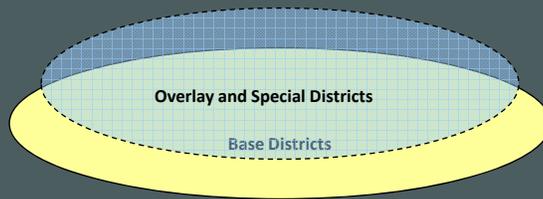
	Reviewing Agency	Use	Density	Max Footprint	Max GLFA	FAR	Lot Dim.	Height	Setbacks	Landscaping	Open Space	Facades	Mat's and Colors	Site Design	Pkg Lots	Ped Circ	Community Spaces
Base Zoning Code	Plan Commission, Common Council	Entire City															
Overlay and Special Districts	Plan Commission, Council	Selected Areas															
Downtown Design Zones	Plan Commission, Council	4 Districts															
Local Historic Districts	Landmarks Commission	5 Districts															
Urban Design Districts	Urban Design Commission	7 Districts															
Neighborhood Plans	Various Reviewing Agencies	Areas															
Comprehensive Plan	Various Reviewing Agencies	Citywide															

Overlap and inconsistencies between Code, Historic and Urban Design Districts

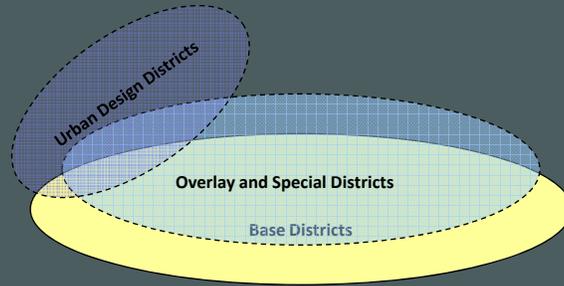
**A Complex Regulatory Landscape**



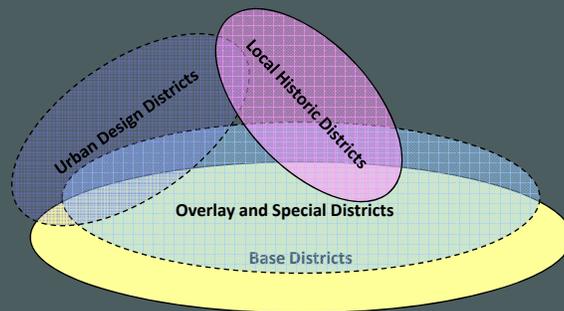
**A Complex Regulatory Landscape**



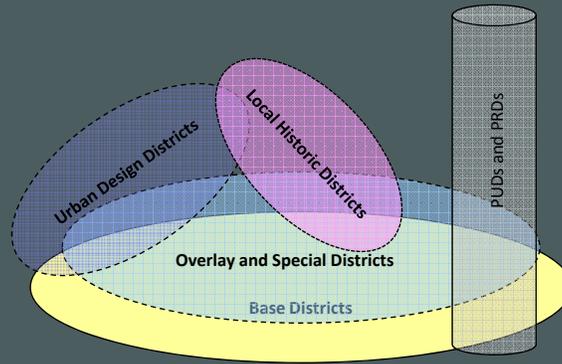
## A Complex Regulatory Landscape



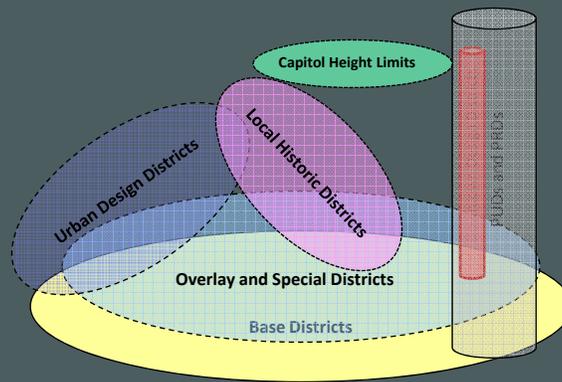
## A Complex Regulatory Landscape

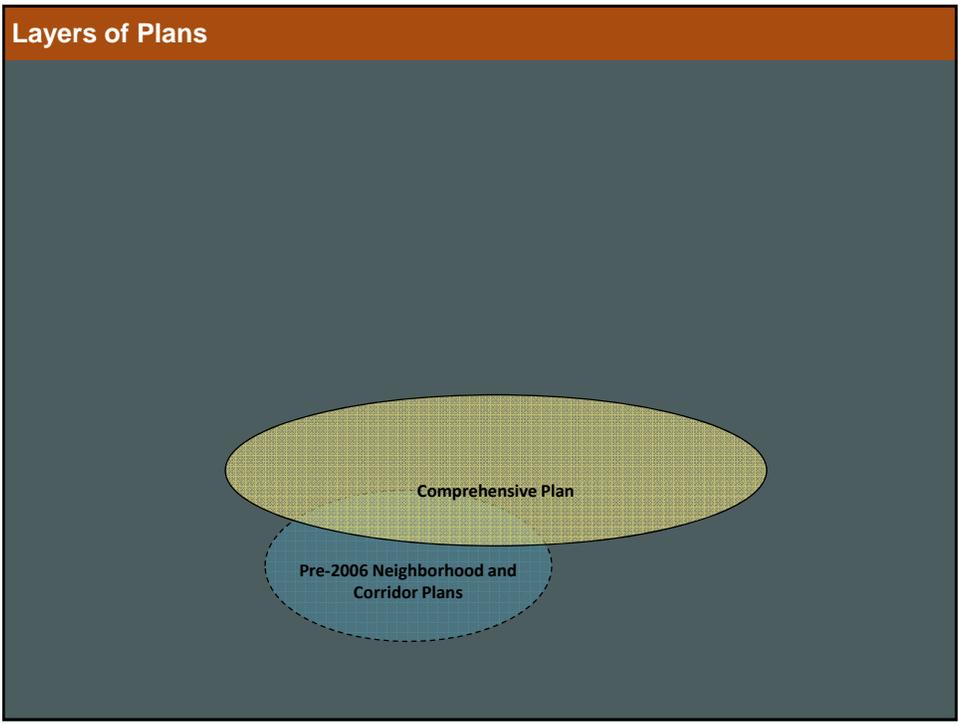


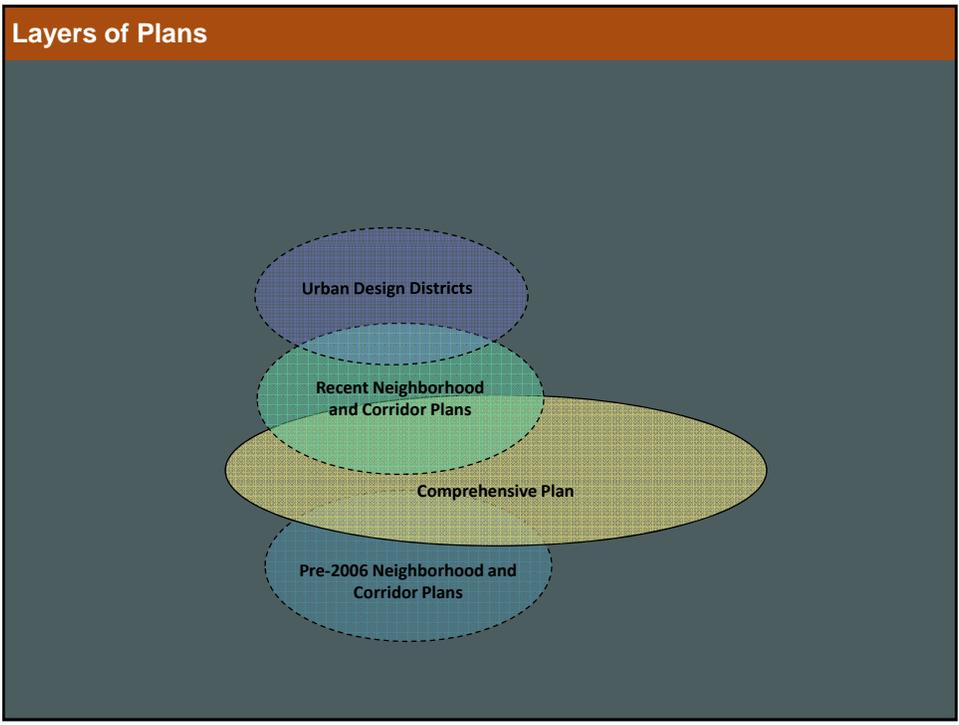
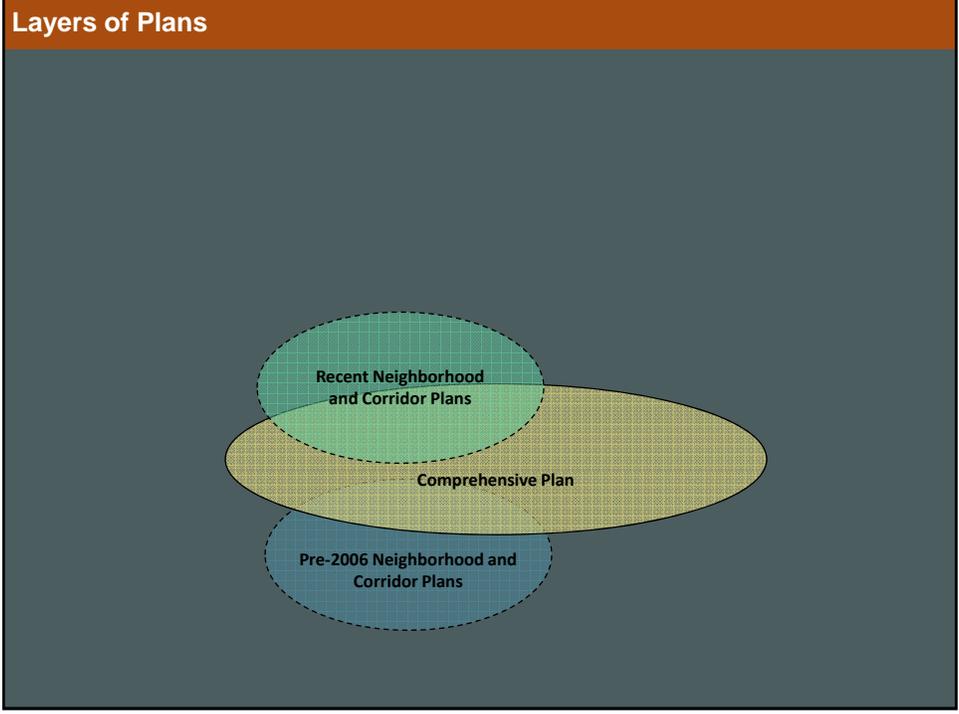
## A Complex Regulatory Landscape

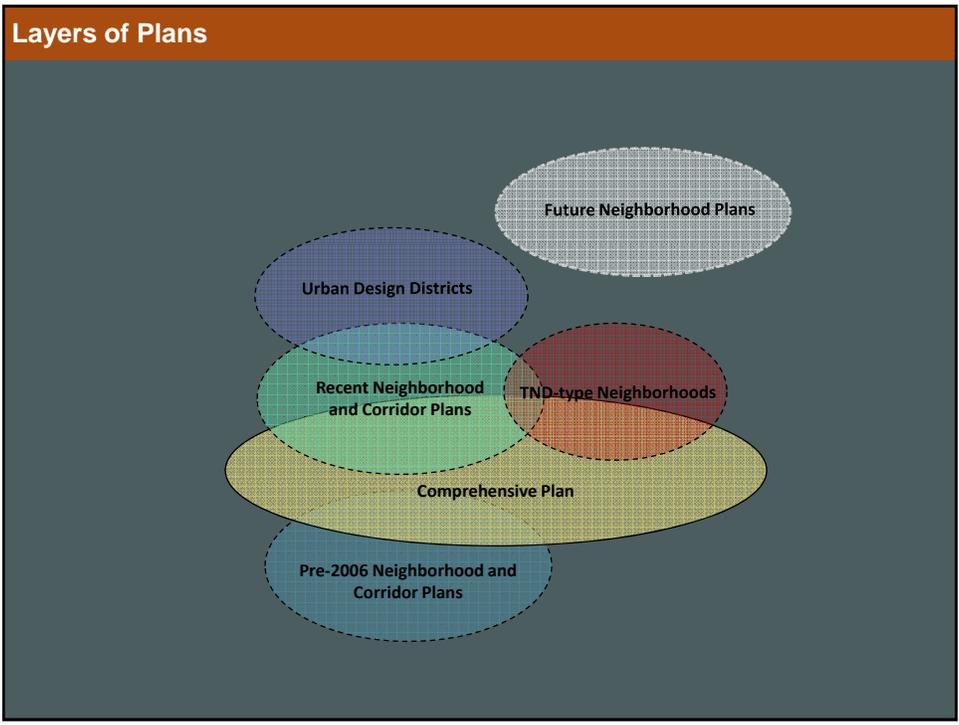
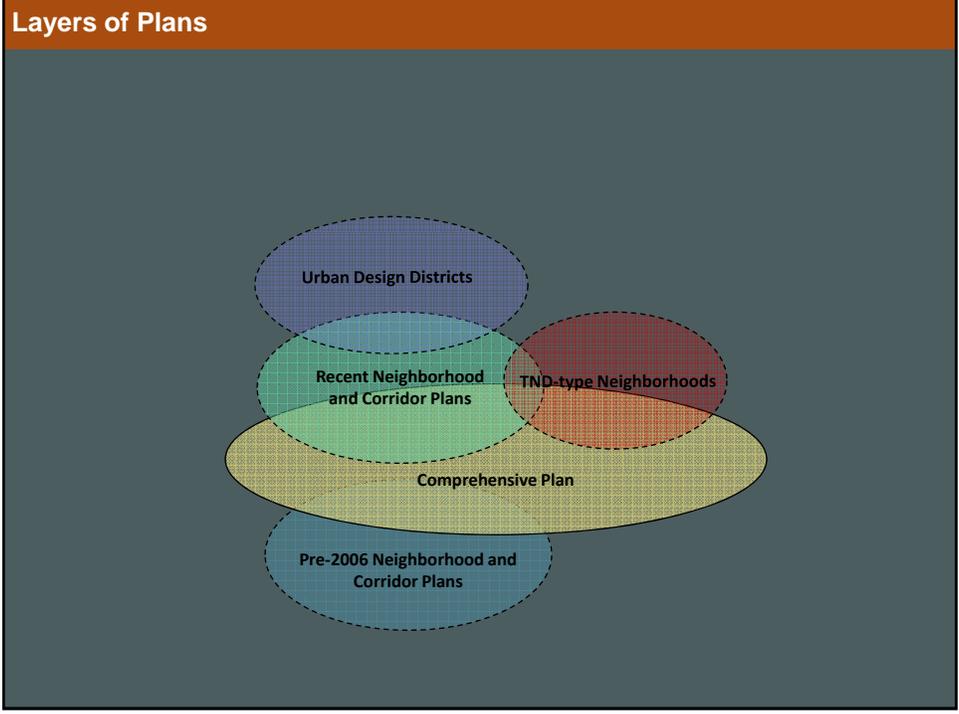


## A Complex Regulatory Landscape

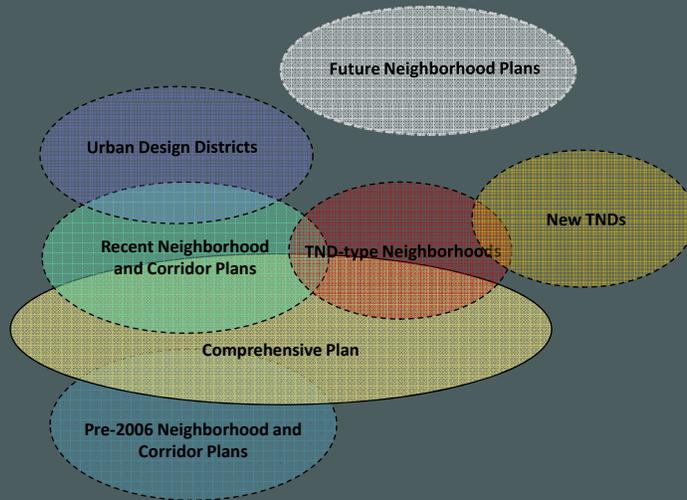






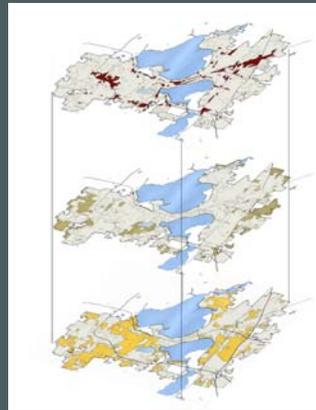


## Layers of Plans



## Where will our efforts be focused?

- Areas most subject to change and growth pressure
- Areas designated for infill or redevelopment
- Mixed-use districts, TODs and TNDs – both new and existing
- Places where existing zoning doesn't fit
- Sustainable design principles – Citywide



### Comprehensive Plan Categories Compared to Selected Zoning Districts

Plan Category	Zoning Districts	Other Applicable Rules
<b>Residential Districts</b>		
Low Density Residential (0 - 15 units/ac.)	R1, R1-A, R2, R2S, R2T, R2Y, R2Z, R3	Subdivision Regulations Landmark Districts Urban Design Districts County Shoreland Standards Downtown Design Zones Street Standards
Medium Density Residential (16 - 40 units/ac.)	R4, R4A, R4L, R5	
High Density Residential (40+ units/ac.)	R6, R6H, OR	
<b>Mixed Use Districts</b>		
Neighborhood Mixed Use	OR, O1, C1	Street Standards
Community Mixed Use	O-2, C2, C3	
Regional Mixed Use	C2, C3, C4	
<b>Commercial / Employment Districts</b>		
General Commercial	C1, C2, C3	Street Standards
Regional Commercial	C3, C3L	
Employment	O2, O3, O4, RPSM, RDC	
Industrial	SM, M1, M2	

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### Comprehensive Plan Categories Compared to Selected Zoning Districts

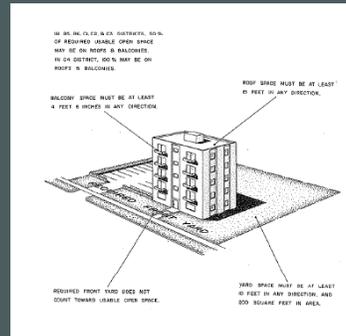
Plan Category	Zoning Districts	Other Rules
<b>Open Space and Agriculture</b>		
Park and Open Space	Conservancy, Wetland	Subdivision Regulations Landmark Districts Urban Design Districts County Shoreland Standards Downtown Design Zones Street Standards FAA Rules, County Airport Overlay
Agricultural/Rural	Agricultural	
<b>Special Districts</b>		
Downtown	C4	Street Standards
Special Institutional	none	
Campus	none	FAA Rules, County Airport Overlay
Airport	none	
<b>Overlay Districts</b>		
Transit-Oriented Development	none	Street Standards
Traditional Neighborhood Development	R2S - R2Z (partial)	

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### Some potential “quick fixes”

- Accessory buildings – no size limits in R4 District
  - Limit footprint based on % of lot size
  - Consider area exceptions outside R2 District
- Home occupations – not defined – define and combine with “Professional Office in Home”
- “Telescoping” of uses and districts is confusing – create tables of uses for classes of districts
- Usable open space provisions allow paving of open space – redefine as “green space” and limit impervious paving.



Illustrative Graphic from the original 1966 ordinance, shows usable open space!

### Example from St. Petersburg, FL

(A) Structure	(B) Maximum Number Permitted	(C) Permitted Location (yards)	(D) Setback (feet)	(E) Setback Encroachment (feet)	(F) Maximum Size	(G) Maximum Height
Arbor	1	any yard	0	--	80 sf	12 feet
Basketball goal	1	any yard.	0	--	--	15 feet
Berns	--	Any yard	0	--	--	--
Bird houses	--	Any yard	0	--	--	--
Clothes line with no more than two poles	--	rear or side	0	--	--	--
Covered decks or covered patios	--	Rear	10	--	--	--
Driveways	--	Any yard	0	--	--	--
Garages, attached or detached and loaded from an alley	2	Rear yard	5	--	--	24
Gates	--	Any yard	0	--	--	--
Open pools, screened or enclosed pools, spas, and uncovered decks or patios (except in waterfront yards), not closer than twenty (20) feet from a dwelling unit on an abutting lot	--	rear or side yard	0	--	--	--
Overhanging roof, eave, bay window, balcony, gutter, cornice, buttress, pier, awnings, steps, stoops, windowsills, chimneys, structural overhangs or projections enclosing habitable living space, or similar architectural features and awnings	--	Any yard	Z	2.5 (but see § 12.6.2, below w	--	--

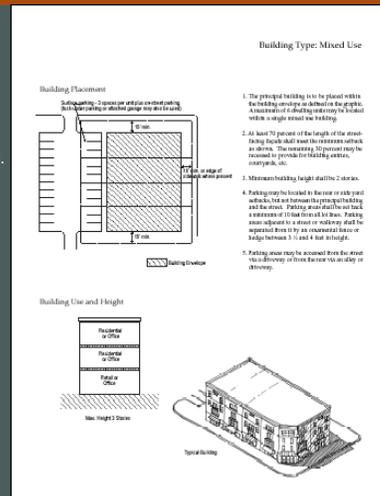
## What is a “Form-Based Code”?

"For the purposes of the Zoning Ordinance, a 'form-based code' means: 'a code based primarily on 'form' – urban form, including the relationship of buildings to each other, to streets and to open spaces – rather than based primarily on land use.'"

City of Palo Alto, CA, Context Based Design Document.

"A form-based code is a land development regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of 'place'."

Definition from the City of Farmers Branch, TX



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## What is a “Form-Based Code”?

### Differences from Conventional Zoning

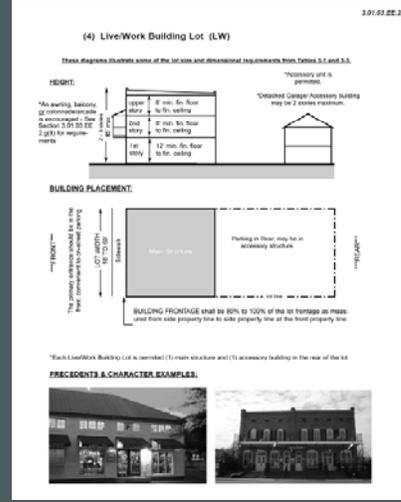
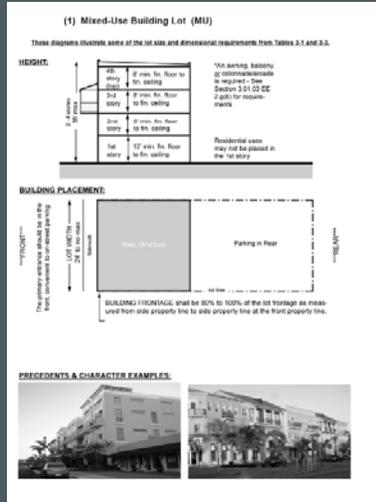
- Rules for building form as important as land use regulation
- Emphasis on mixed-use and mixed housing types
- Greater attention to streetscape and design of public realm; and the role of individual buildings in shaping the public realm
- Standards for building form and mass consciously based on context and/or desired changes
- Design-focused public participation process and existing conditions analysis

Source: Paul Crawford, FAICP, Crawford Multari & Clark

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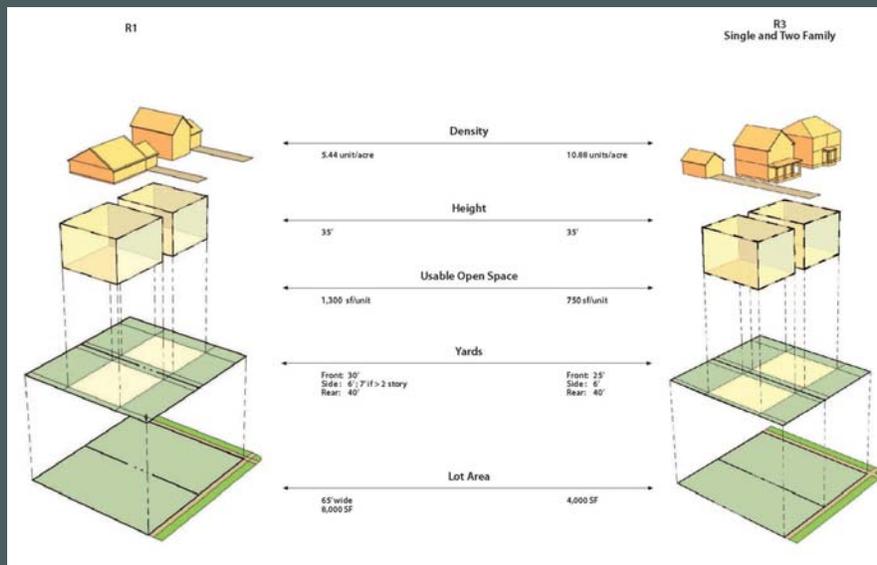
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## What is a "Form-Based Code"? St. Lucie County, FL Example



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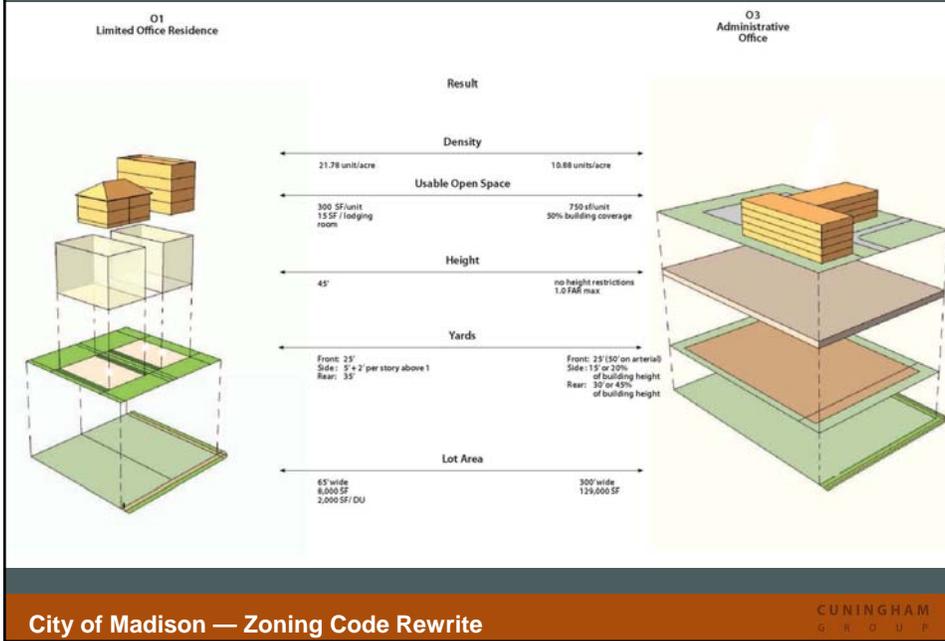
## The Existing Zoning Code Can Also be Defined in Terms of Urban Form



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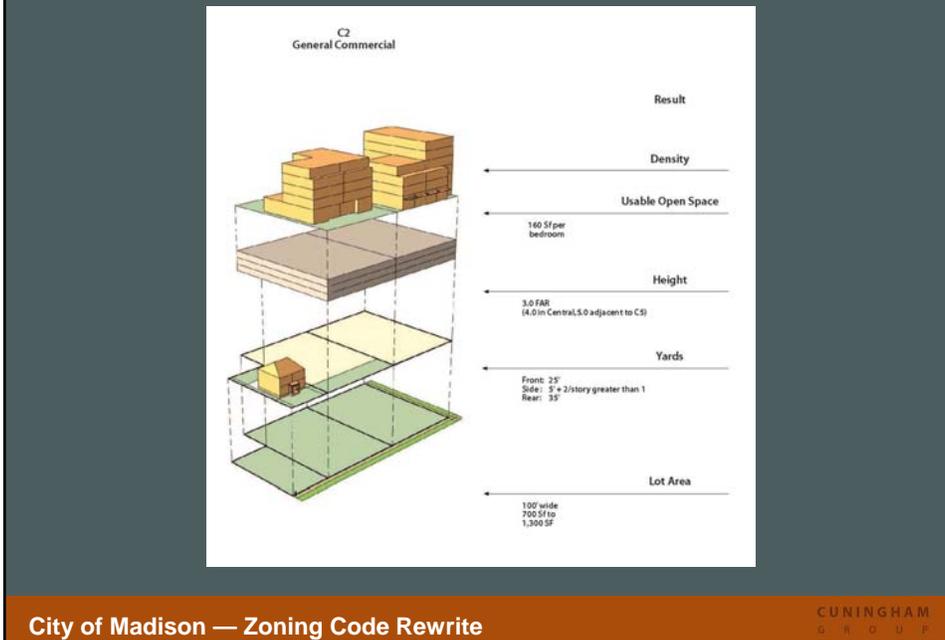
The Existing Zoning Code Can Also be Defined in Terms of Urban Form



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The Existing Zoning Code Can Also be Defined in Terms of Urban Form



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What is a “Form-Based Code”?

## Where Will Form-Based Elements Be Important?

- **Downtown Districts**
- Infill and Redevelopment Areas
- **Traditional Neighborhood Districts (many new neighborhoods)**
- Transit Oriented Development Districts
- **Mixed-Use Districts**
- Neighborhoods with a Desire for Context-Based Design Standards

Sustainability: The Natural Step

### 4 Natural Laws

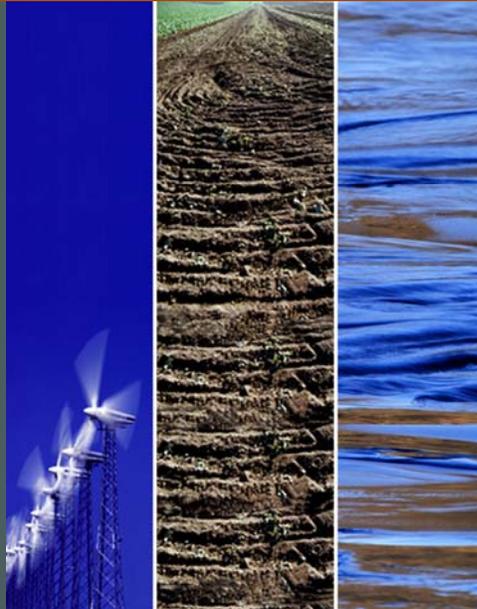
- Nothing Disappears (Conservation of Matter)
- Everything Spreads (Entropy)
- There is Value in Structure and Order (utility and economic value)
- Plants Create Structure and Order with the Sun (the Natural Cycle)



## Sustainability: The Natural Step

### 4 Natural Principles

- Minimize the use of materials taken from the Earth's crust  
***What We Take***
- Avoid the use of man-made products that spread toxins  
***What We Make***
- Relate to our environment in such a way as to do no harm the land, water and air  
***What We Do***
- Minimize the "stuff" we use and maximize our health and fun  
***How We Meet our Basic Human Needs***



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## Sustainability: The Natural Step

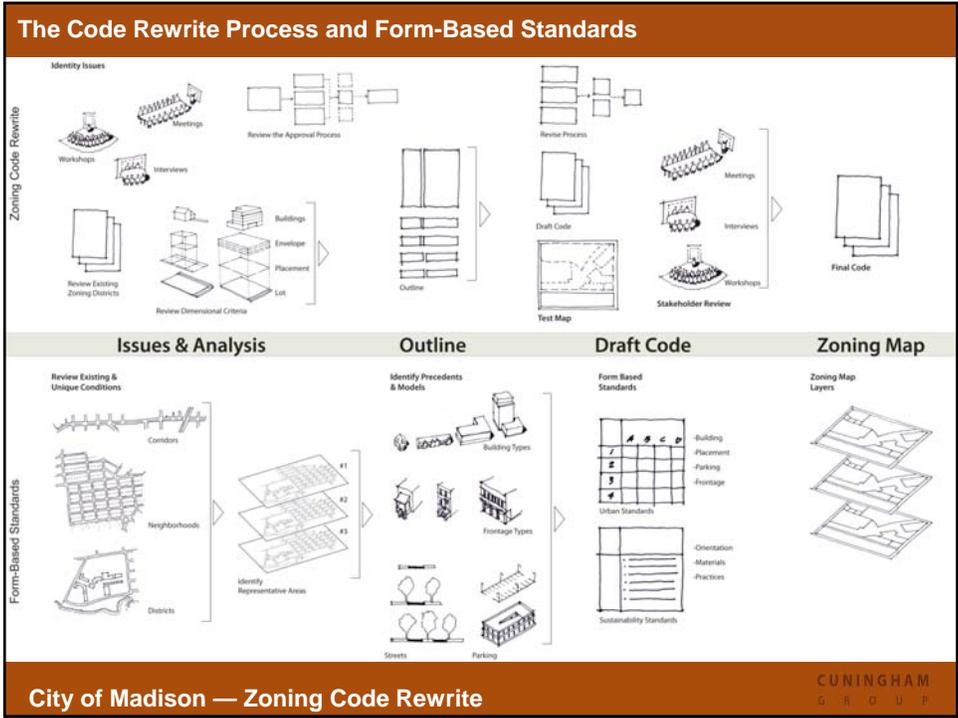
### How Does It Apply to the Zoning Code Rewrite?

- Understand the links between land use, transportation and energy use
- "MadiSUN" grant for solar energy incentives
- Incentives for daylighting of buildings, energy conservation
- Maximize use of "green infrastructure" – natural systems for stormwater management and water quality



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## The Participation and Communication Plan

	Stage I Initiate Project	Stage II Issues & Opportunities	Stage III Analysis	Stage IV Zoning Code Outline	Stage V Code Drafting	Stage VI Review and Adopt Zoning Code	Stage VII Draft Zoning Map	Stage VIII Review and Adopt Zoning Map
<b>Audience</b>	Provide information about the existing city Zoning Code and the upcoming rewrite process	Gather information, learn issues and opportunities	Analyze the existing Zoning Code, related ordinances and plans	Present, review, and refine outline	Produce, present, review and revise Zoning Code text		Prepare, review and refine Zoning Map	
<b>Audience A: Community Wide</b>	ZCRAC meeting Construct and launch web site Initial informal outreach to media Produce slide presentation summarizing project goals and schedule	ZCRAC meeting Maintain Web site, post information	ZCRAC Meeting Maintain Web site, post information	ZCRAC Meeting Maintain Web site, post information	ZCRAC Meetings (2) Maintain Web site, post information	ZCRAC Meeting Maintain Web site, post code drafts and hearing notices	ZCRAC Meetings (2) Maintain Web site, post information	Maintain Web site, post map drafts and hearing notices
<b>Audience B: By Geographic Area</b>		Hold first round community sub-area meetings	Hold second round community sub-area meetings	Second round community sub-area meetings (see Stage III)	Hold third round community sub-area meetings and first Community Summit		Hold fourth round community sub-area meetings and second Community Summit	
<b>Audience C: Decision Makers</b>	Briefings by Councilman and Council	Briefings by Councilman and Council	Briefings by Councilman and Council	Briefings by Councilman and Council	Briefings by Councilman and Council	Public hearings before Plan Commission and Common Council on Zoning Code text	Briefings by Councilman and Council	Public hearings before Plan Commission and Common Council on Zoning Map
<b>Audience D: Technical Reviewers and Administrators</b>	Create Inter-Agency Work Group	Inter-Agency Work Group meeting	Inter-Agency Work Group meeting	Inter-Agency Work Group meeting	Inter-Agency Work Group meetings (2)	Inter-Agency Work Group meeting	Inter-Agency Work Group meetings (2)	

**City of Madison — Zoning Code Rewrite**

**CUNINGHAM GROUP**

Issue Identification Exercise:

Please identify on index cards, 1-3 issues regarding the current Zoning Code