



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendments

Legistar File ID #: [35706](#), [35829](#), [35847](#)

Prepared By: Planning and Zoning Staff

The following is a summary of the proposed zoning text amendments for Plan Commission consideration.

[35706](#) – Limiting vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX Districts

Staff requests referral of this text amendment to the November 24, 2014 meeting to allow for additional discussion.

[35829](#) – Amending Section 28.141(3) of the Madison General Ordinances to update Table 28I-2 with newly-created uses

Ordinance 14-00083 (ID 32961) was adopted by the Common Council on April 8, 2014 to amend Sections 28.061, 28.072, 28.082, 28.091, 28.151 and 28.211 of the Zoning Code and to create Section 28.127 to establish an Alcohol Overlay District; create "Restaurant-Nightclub" and "Nightclub" as uses of land; establish Supplemental Regulations for "Restaurant-Tavern," "Tavern," "Restaurant-Nightclub," and "Nightclub;" to amend the definition for "Restaurant-Tavern," "Theater, Assembly hall," and "Outdoor stage, band shell, or amphitheater"; and to create definitions for "Liquor Store" and "Accessory Retail Alcohol Sales."

Table 28I-2 in Sec. 28.141(3), which provides the exceptions for zoning districts with no minimum automobile parking requirements, was created before the restaurant-nightclub and nightclub uses were created. The proposed text amendment adds these new uses to the exceptions for minimum parking in the TSS, NMX, TE, CC-T, and SE zoning districts. Staff supports the amendment of Table 28I-2 to include these newly created uses, which are likely to have similar impacts as the restaurants, restaurant-taverns, taverns, and brewpubs already required to provide parking.

[35847](#) – Eliminate Side Yard Requirements in the TE District

This issue has been identified by staff and the Plan Commission as a priority issue. Currently, the Zoning Code requires side yard setbacks in the TE (Traditional Employment) district, where sometimes "party wall" buildings with no side yards between them would be desirable from both the perspective of interior building functions and from the perspective of streetscape design.

As proposed, side yards would still be required in the TE district for buildings abutting residential districts, but would not otherwise be required. This is similar to the side yard requirements in the TSS district.