

7-31-13 Staff memo : Proposed Ordinance Changes Summary
33.24 (4)(f) Large Retail Developments

1. Statement of Purpose: **No Change**
2. Applicability **No Change**
3. ~~Maximum~~ Building Footprint: **Changed**
Section is re-titled "Requirements for Buildings in Excess of 100,000 SF" and allows larger buildings if they include one or more of the following: multi-story development, mixed-use development, structured or underground parking, energy efficient and/or green building design.
4. ~~Facades and Exterior Walls:~~ **Section removed**
Section was removed as it is sufficiently covered in zoning code sections 28.060(2) (b) Facade Articulation, 28.060(2)(c) Design of Street-Facing Facades, 28.060(2)(d) Door and/or Window Openings, and 28.060(2) (j) Building Articulation..
5. ~~Roofs:~~ **Section removed**
Section was removed as it is covered in zoning code section 28.060(2)(b)4-5 Façade Articulation.
6. ~~Materials and Colors~~ **Section removed**
Section removed as it is sufficiently covered in zoning code section 28.060(2)(g)Materials.
7. Customer Entrances **Section is simplified**
All design related issues have been removed due to zoning code section 28.060(2)(a) Entrance Orientation, however language requiring entrances to face the street remains in a simplified form.
8. Site Design **Section is simplified**
The requirement that a portion of the building must be within a maximum setback of 20 has been removed, however, other language about street frontage coverage remains as it was the basis for much of the new zoning code language as is often referenced throughout the new code.
9. Parking Lots **Section is simplified**
All sections except for a 10-foot parking lot landscape buffer and Transportation Demand Management has been removed due to zoning code sections 28.142(6) Interior Parking Lot Landscaping, 28.067(4) Site Design, and 28.142 (5)Development Frontage Landscaping.
10. ~~Outdoor Storage, Trash Collection, etc.~~ **Section removed**
Covered by 28.060(2)(f) Screening of Rooftop Equipment, 28.142(9) Landscaping
11. Pedestrian Circulation **Section slightly simplified**
(11g) removed due to landscaping requirements in 28.142
12. Central Features and Community Spaces: **No Change**
No change, as this issue is not addressed elsewhere in the zoning code.
13. ~~Delivery and Loading Options:~~ **Section removed**
Issue is covered by language in 24.047 of Noise Ordinance.
14. ~~Smaller Retail Establishments:~~ **Section removed**
Covered by new zoning code language in 28.060(2)(d) Door and/or Window Openings.

| Section 33.24 (4)(f) | Proposed Changes to 33.24 | Applicable parts of Zoning code... |
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| <p>1. Statement of Purpose. The purpose for this section is to provide a regulatory framework to ensure that large-format retail development promotes the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In applying this ordinance to the redevelopment, expansion, or remodeling of existing sites, it is the intent of this ordinance to seek improvements, while recognizing that existing constraints will likely make full compliance with all provisions of this section difficult or infeasible.</p> | <p>No change</p> | <p>DRAFT</p> |
| <p>2. Applicability. All new retail development that is on a single zoning lot and has a total gross floor area (GFA) of forty thousand (40,000) square feet or more shall be subject to this ordinance Total GFA shall be calculated by adding the GFA of all buildings on a zoning lot. When applying the requirements below, the Urban Design Commission, Plan Commission, and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.</p> | <p>No change except to renumber sections/references according to the proposed changes</p> | <p>Maximum Size. Buildings shall not exceed twenty-five thousand (25,000) square feet gross floor area for an individual establishment or forty thousand (40,000) square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards governing large retail developments in Sec. 33.24(4)(f), except that for Frontage Requirements, see Sec. 28.065(6), MGO.</p> |
| <p>2.a. Any single retail business establishment that has a total GFA of forty-thousand (40,000) or more square feet shall be subject to Paragraphs 3 through 14 below.</p> | <p>Paragraphs 3-4</p> | |
| <p>2.b. All development on a single zoning lot shall be subject to Paragraphs 7 through 14 below.</p> | <p>Paragraphs 4-8</p> | |
| <p>2.c. The Plan Commission may waive one or more of the requirements in Par. 4 through 14 below, if it determines that unique or unusual circumstances warrant special consideration to achieve a superior design solution.</p> | <p>Paragraphs 3-14</p> | |
| <p>2.d. Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail development that has a GFA of forty thousand (40,000) or more square feet shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structures.</p> | | |
| <p>2.e. Proposals for alterations to existing developments that currently exceed or are proposed to exceed the maximum building footprint, as described in Par. 2, below, shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structure.</p> | <p>Remove word "maximum"</p> | |
| <p>3. Maximum Building Footprint. No single new retail business establishment shall exceed a building footprint of one hundred thousand (100,000) square feet as defined by the exterior walls. Other separately-owned retail business establishments, entertainment, office, and residential uses not associated with the proposed business establishment shall not be counted towards the one hundred thousand (100,000) square foot limit.</p> | <p>Change title to "Requirements for buildings in excess of 100,000 SF" instead of "Maximum Building Footprints" to remove negativity.</p> | |
| <p>3.a. Notwithstanding the above, the Plan Commission may consider a single retail establishment exceeding one hundred thousand (100,000) square feet if the design includes one or more of the following elements:</p> <ul style="list-style-type: none"> i. Multi-story development. ii. Mixed use development. iii. Structured or underground parking facilities. | | |
| <p>3.b. Other design features that the Urban Design Commission and/or Plan Commission may consider in support of a single retail establishment exceeding one hundred thousand (100,000) square feet include:</p> <ul style="list-style-type: none"> i. Stormwater management plans with on site treatment and retention well in excess of current requirements. ii. Energy efficient design. iii. Green building design. iv. Green roof. | <p>Add 3.b i.-i.v. as a new 3.a. i.v., above so it is another option that allows over 100,000</p> <p>ii. "energy efficient design over and above what is required by building code"</p> | |

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| <p>4. Facades and exterior walls. The requirements of this section shall apply to any single retail business establishment of that has a GFA of forty thousand (40,000) or more square feet. These requirements apply to facades that are visible from a public street, adjacent properties, or rights-of-way.</p> | <p>This entire section covered by the zoning code section 28.060(2). Remove all of 33.24(4)</p> | <p>28.060(2) (b) 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 including but not limited to the following:</p> |
| <p>4.a. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent 3% of the total length of the facade and extending at least 20 percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.</p> | <p>Remove</p> | <ol style="list-style-type: none"> 1. Facade Modulation (See Figure D3). 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 D4). 5. Arcades, awnings, and window bays at intervals equal to the articulation interval. |
| <p>4.b. Ground floor facades that face or abut public streets with pedestrian and vehicular access shall incorporate the following types of features along no less than 60 percent of their horizontal length in a manner determined sufficient by the Plan Commission:</p> <ol style="list-style-type: none"> i. Arcades. ii. Windows for vision, display, or daylighting. iii. Customer entrances, in addition to the requirements of Par. 6., below. iv. Awnings, canopies, or porticos. v. Outdoor patios, or community features as described in Par. 11.a. | <p>Remove</p> | <p>(c) Design of Street-Facing Facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest. (d) Door and/or Window Openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.</p> |
| <p>4.c. Building facades shall include a repeating pattern that includes no less than three (3) of the following elements:</p> <ol style="list-style-type: none"> i. Color change. ii. Texture change. iii. Material module change. iv. Expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal or projecting rib. | <p>Remove</p> | <ol style="list-style-type: none"> 1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas of the building. 2. Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five (5) feet behind windows. To preserve views, within three (3) feet of any window, not more than thirty percent (30%) of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions. 3. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building. |
| <p>4.d. At least one (1) of the above elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.</p> | <p>Remove</p> | <p>(j) Building Articulation. (See Figure D7.) 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.</p> |
| <p>5. Roofs. Requirements of this section shall apply to any single retail business establishment that has a GFA of forty thousand (40,000) or more square feet.</p> | <p>This section covered by zoning code 28.060(2)(b)4. Remove</p> | <p>28.060(2)(b)4-5 4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (See Figure D4).</p> |
| <p>5.a. Rooflines shall be varied with a change in height every seventy-five (75) linear feet in the building length.</p> | <p>Remove</p> | <p>5. Arcades, awnings, and window bays at intervals equal to the articulation interval.</p> |
| <p>5.b. Roofs shall have features such as:</p> <ol style="list-style-type: none"> i. Parapets, gable roofs, hip roofs, or dormers that shall be used to conceal roof top equipment from public view. The average height of parapets shall not exceed fifteen percent (15%) of the height of the supporting wall, and parapets shall not at any point exceed one third (1/3) of the supporting wall. Parapets shall feature three dimensional cornice treatments. ii. Overhanging eaves that extend no less than three (3) feet past the supporting walls. iii. Three (3) or more roof slope planes, with varying lengths and designs. | <p>Remove</p> | <p>28.068(3)(c) Rear Yard Height Transitions to Residential Districts. Where the CC District abuts a residential district at the rear lot line, building height at the rear yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)</p> |
| <p>6. Material and Colors. Requirements of this section apply to facades that are visible from public streets, adjacent properties, or rights-of-way on any single retail business establishment that has a GFA of forty thousand (40,000) or more square feet. Predominant exterior building materials shall be high quality materials, including, but not limited to brick; wood; stone; tinted and textured concrete masonry units. Exterior insulation and finish systems (EIFS) may not be used on the lower three (3) feet of any façade.</p> | <p>This section covered by zoning code section 28.060(2)(g) Remove</p> | <p>28.060(2)(g)Materials. Nonresidential or mixed-use buildings shall be constructed of durable, high quality materials such as brick, stone, textured cast stone, or tinted masonry units. Table 28D-1 below lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front facade. <i>Table 28D-1 is shown on page 28-43 of the zoning code.</i></p> |

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| <p>7. Customer Entrances. 7.a Each principal building on the site shall have a clearly defined, highly visible, customer entrance featuring no fewer than three (3) of the following:</p> <ul style="list-style-type: none"> i. Canopies or porticos. ii. Overhangs. iii. Recesses / Projections. iv. Arcades. v. Raised corniced parapets over the door. vi. Display windows. vii. Peaked roof forms. viii. Arches. ix. Outdoor patios. x. Architectural details, such as tile work and moldings that are integrated into the building. xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting | <p>33.24 (7)a is covered by 28.173(9)(b)</p> <p>Remove</p> | <p>28.060(2)(a) Entrance Orientation (See Figure D1). Primary building entrances on all new buildings shall be oriented to the primary abutting public street. The entrance shall have a functional door. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged.</p> <p>28.173(9) under building types: (9) Free-Standing Commercial Building. (a) Building Type. A free-standing building of one or more stories designed to support a mix of commercial, retail, restaurant, service, office, or similar uses. The building may include multiple tenants. (b) Access and Entry. Buildings shall have a clearly defined, highly-visible customer entrance or entrances, marked by canopies, porticos, overhangs, arcades, facade recesses or projections, or similar features. (c) Massing and Articulation. Massing and articulation requirements shall be consistent with other applicable standards in this ordinance.</p> |
| <p>7.b All sides of a building that directly abut a public or private right-of-way that provides vehicular and pedestrian access to the site shall feature at least one (1) customer entrance. The entry may utilize a pedestrian plaza, entry portico, or other community feature as described in Par. 11, below, between the building and sidewalk. Where a building directly abuts two (2) or more public or private rights-of-way, this requirement shall apply to at least one side of the building that abuts the most traveled right of way providing pedestrian and/or vehicular access to the site. Corner entrances may be considered to meet this requirement.</p> | <p>Although somewhat covered by zoning code, 33.24(7)b adds another level of nuance to the customer entrance section of the code. Staff recommends that it remain with some changes.</p> | |
| <p>8. Site Design. The following requirements apply to the entire zoning lot.</p> <p>8.a. A development must have at least one element of one building with a maximum setback of twenty (20) feet, adjacent to a street frontage that abuts a right-of-way that is projected to have the most pedestrian activity associated with the building(s). The setback for this element may be reasonably increased to a maximum of sixty-five (65) feet or eighty-five (85) feet, as described in Par. 8.b., below if the lot size and configuration prevent a functional site design or to provide cross access to adjacent parcels.</p> | <p>28.067(3)(a) directly relates to 33.24(4)(f)8.b.ii and iii.</p> <p>Remove</p> | <p>CCT: 28.067(3)(a) Front Yard Setback. Unless designated otherwise on the zoning map, for new buildings and additions exceeding fifty percent (50%) of the building's original floor area, a minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within twenty (20) feet of the street right-of-way and with front or side facades oriented to the street. If there is no on-street parking in front of the lot, however, one (1) drive aisle and one (1) row of parking may be located within sixty-five (65) feet from the front property line, if consistent with the requirements in Sec. 33.24(4)(f)8.b.ii., MGO. Alternatively, if there is no on-street parking in front of the lot, one (1) drive aisle and two (2) rows of parking may be located not more than eighty-five (85) feet from the front property line if consistent with the requirement in Sec. 33.24(4)(f)8.b.iii. and with conditional use approval. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.</p> |
| <p>8.b. A development must follow one of the following three (3) options adjacent to the street that is projected to have the most pedestrian activity associated with the building(s). The requirements may be met using any combination of buildings on the zoning lot. The site may be designed to utilize any combination of the three (3) setbacks, i. through iii., below. If a zoning lot directly abuts two (2) or more public or private rights-of-way, there are no requirements for additional street frontages.</p> <ul style="list-style-type: none"> i. At least fifty percent (50%) of adjacent street frontage shall be occupied by building facades with a maximum setback of twenty (20) feet. This requirement may be met by using any combination of buildings on the zoning lot. No off street parking facilities shall be located between the façade(s) directly abutting the street and the adjacent street. ii. At least sixty percent (60%) if adjacent street frontage shall be occupied by building facades with a maximum setback of sixty-five (65) feet. This setback shall allow for a only a single drive aisle and one row of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 8.d., below. This setback may be extended to a maximum of seventy-five (75) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space. iii. At least seventy percent (70%) of adjacent street frontage shall be occupied by building facades with a maximum setback of eighty-five (85) feet. This setback shall allow for only a single drive aisle and two rows of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 8.d., below. This setback may be extended to a maximum of one hundred (100) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space. | <p>This section is referenced several times in the zoning code, so it likely should remain or be inserted directly into the Zoning code.</p> <p>28.067(4) points to : 28.065(6), which doesn't exist – ref may mean to point to 28.067(3)(a) but then that circles back to 33.24(4)(f) Big box</p> | <p>28.067(4) Site Standards. The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building's floor area. (a) Maximum Size. Buildings shall not exceed twenty-five thousand (25,000) square feet gross floor area for an individual establishment or forty thousand (40,000) square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards governing large retail developments in Sec. 33.24(4)(f), except that for Frontage Requirements, see Sec. 28.065(6), MGO. (b) Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway, plaza, or multi-use path. (c) All building facades visible from a public street or public walkway shall employ materials and design features similar to or complementary to those of the front facade.</p> <p>28.068(4) Site Standards (a) Maximum Size. Buildings shall not exceed twenty-five thousand (25,000) square feet gross floor area for an individual establishment or forty thousand (40,000) square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards governing large retail developments in Section 33.24(4)(f) Madison General Ordinances.</p> |
| <p>8.c. Where a façade abuts property used or zoned for residential purposes, an earthen berm or retaining wall no less than four (4) feet in height shall be provided. The berm or area behind the retaining wall shall be planted, at a minimum, with a double row of evergreen (or a combination of evergreen and deciduous) trees at intervals of fifteen (15) feet on center, or in clusters or clumps.</p> | <p>Covered by Screening along District Boundaries. 28.142(8)</p> <p>Remove</p> | <p>28.142(8) Screening Along District Boundaries. Screening shall be provided along the side and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.</p> |

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7-31-13 Big Box Proposed Revisions

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| 8.d. One (1) street tree shall be planted every thirty (30) feet along that part of the perimeter of the parcel that abuts a public right of way. These trees may be planted in clusters. | This section could be removed as may conflict with Forestry requirements | |
| 8.e. The requirement of Subparagraphs a. and b. above, shall be in addition to other applicable landscape requirements as set forth in Sec. 28.04 of these ordinances. | This section could be removed as it doesn't really make sense. | |
| 9. Parking Lots. The following requirements apply to the entire zoning lot. | | 28.141(6) Parking in Excess of the Maximum Number of Spaces. |
| 9.a. The design and appearance of parking structures must complement the structures they serve and minimize their utilitarian appearance by using design treatments such as colonnades, arcades, awnings, and street furniture or other public amenities. Compatible materials, coordinated landscaping and screening, appropriate building color, lighting, and signage shall be part of all garage facades. | Remove 33.24(9a) as Parking Building standards are covered in 28.173(3) Remove | (a) Underground or structured parking may exceed the maximum requirement in Table 28I-3. (b) Surface parking exceeding the maximum may be allowed as follows: 1. For non-residential uses, the applicant may exceed the maximum parking requirement by the lesser of five (5) parking spaces or ten percent (10%) of the maximum parking requirement. 2. An additional increase of up to twenty (20) spaces above the maximum requirement may be approved by the Zoning Administrator. 3. An increase of more than twenty (20) parking spaces but not more than ten percent (10%) of the maximum parking requirement may be approved by the Director. 4. An increase of more than twenty (20) parking spaces that is also more than ten percent (10%) of the maximum parking requirement may be approved by conditional use. |
| 9.b. Any provided parking that exceeds the minimum requirements by more than sixty percent (60%) shall include one (1) or more of the following, as approved by the Plan Commission, to sufficiently offset the negative effects of additional paved surfaces: i. A stormwater infiltration plan that may include such solutions as bio-retention swales or permeable paving materials. ii. Landscaped areas in addition to existing requirements. iii. Businesses with less than one hundred (100) employees shall have a Transportation Demand Management Plan or participate in a Transportation Management Association. iv. Structured parking. | Conversion from old to new: New maximum is 5 per 1000, and 60% of old minimum is 5.28 per 100 (from page 28-176) Remove | (c) Approval of surface parking exceeding the maximum shall be granted only after considering the following: 1. Documentation regarding the actual parking demand for the proposed use. 2. The impact of the proposed use on the parking and roadway facilities in the surrounding area. 3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use. 4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives. 5. Structured parking, rain gardens or other bioretention facilities, additional landscaping, pervious pavement, or other mitigation measures may be required as conditions for an exception. 6. Whether the proposed use is new or is an alteration, addition or expansion of an existing use. (d) Zoning lots and uses that exceed maximum parking requirements as of the effective date of this ordinance may continue to maintain existing parking but shall not increase that parking without conditional use approval |
| 9.c. Off street parking facilities shall be located at least ten (10) feet from any property line and/or right-of-way and utilize a landscape buffer that includes trees, shrubs, decorative fencing, benches, flowerbeds, ground covers, or other high quality materials. | 9.c to be removed as it is covered in 28.142 Remove The 100 space module in the code is more comprehensive than Big box requirements, and 28.142 (5) provides landscaping req between street and lot. | 28.067(4) Site Design cont'd... (e) Surface parking shall be divided into separate modules no greater in size than one hundred (100) spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least twenty (20) feet in width. (also in 28.068(4)(d)) |
| 9.d. Transportation Demand Management. Any single retail business establishment of forty thousand (40,000) square feet or more with one hundred (100) or more full-time employees or full-time equivalents is required to have a Transportation Demand Management (TDM) Plan, or participate in a Transportation Management Association (TMA), if one is available in the geographic area of the establishment. This requirement shall also apply to any such existing retail business establishment proposing an addition or alteration, and that will have one hundred (100) or more full-time employees or full-time equivalents. i. The TDM Plan shall generally describe the applicant's intent with respect to reducing the number of single-occupant automobile trips and list the methods the applicant intends to use. These methods shall be based on the transportation choices available and indicate if the applicant will ii. provide for either the full price to purchase a monthly bus pass from Madison Metro, or provide for three (3) or more of the following options to all employees: ridesharing/car pool matching; preferred parking for ridesharers; secured bicycle parking, showers and lockers; employee commuting subsidies or awards; emergency ride home program; employer-subsidized bus passes; provision of real-time transit information; or other options proposed by the employer to discourage the use of single-occupant vehicles, and as approved by the City. iii. The employer shall make the provisions in its Plan available to all employees. iv. The Plan shall describe the traffic/parking impacts of the development and shall provide specific details on the measures the employer will use to monitor the traffic/parking impacts. v. The Plan shall be periodically updated at intervals not to exceed every two years. The Plan shall be reviewed by the Traffic Engineer in concert with the Planning Division Director. The Traffic Engineer shall provide comments and suggestions for how the Plan might be improved. | 9.d There is no TDM equivalent in code | (f) Parking abutting the primary street frontage shall be limited to fifty percent (50%) of the total lot frontage., except that for the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, if located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front facade of the building. Section 28.142 (5?) Development Frontage Landscaping. Landscaping and ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of trees, shrubs and groundcover, meeting the following requirements: (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree. (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total. (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping. (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of wrought iron, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited. |

| Section 33.24 (4)(f) | Proposed Changes to 33.24 | Applicable parts of Zoning code... |
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| <p>9.e. For every twelve (12) to fifteen (15) parking stalls in a continuous row, at least one canopy tree shall be required in an interior parking island pursuant to the requirements of Sec. 28.04 of the ordinances.</p> | <p>This section may be removed as it is covered by 28.142(6)(a)</p> <p>Remove</p> | <p>Parking Lot Landscaping 28.142(6) Interior Parking Lot Landscaping. The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following interior parking lot standards. (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A tree island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays. (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. Islands shall include shrubs, ornamental grasses, or other vegetative ground cover between required trees. No light poles shall be located closer than twenty (20) feet from the center of any tree. (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)</p> |
| <p><u>10. Outdoor Storage, Trash Collection, Loading Areas and Mechanical Equipment.</u> The following requirements apply to the entire zoning lot.</p> | <p>Remove, as covered by new code</p> | <p>28.060(2)(f) Screening of Rooftop Equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.</p> |
| <p>10.a. Areas for outdoor storage, truck parking, trash collection or compaction loading, or other such uses shall not be visible from public or private abutting rights-of-way.</p> | <p>28.060(2)(f) covers roof top equipment, 28.142(9)</p> <p>Remove</p> | <p>1. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street.</p> |
| <p>10.b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public or private street, public sidewalk, or internal pedestrian way.</p> | <p>Screening from internal pedestrian way isn't covered in the zoning code. Others are covered by 28.142(9)(c) only "to the extent feasible"</p> <p>Remove</p> | <p>a. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. b. Screening shall be constructed to a height of at least one (1) foot above the height of the equipment.</p> |
| <p>10.c. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection (i.e. dumpsters), trash compaction, and other service functions shall be incorporated into the overall building design and use screening and/or landscaping so that the visual and acoustic impact of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials shall not be different from or inferior to the principal materials of the building and landscape.</p> | <p>28.142(9) seems to cover the idea of this requirement,</p> <p>Remove</p> | <p>2. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.</p> |
| <p>10.d. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the colors and materials of the covering shall conform to those used as predominant materials and colors on the building(s).</p> | <p>Remove</p> | <p>28.142(9) Screening of Other Site Elements. The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows: (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet. (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening. (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening. (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.</p> |

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| Section 33.24 (4)(f) | Proposed Changes to 33.24 | Applicable parts of Zoning code... |
|--|--|---|
| <p>11. Pedestrian Circulation. The following requirements apply to the entire zoning lot.</p> <p>11.a. Sidewalks at least six (6) feet in width shall be provided along all sides of the site abutting a public or private right-of-way. Public sidewalks within the right-of-way may be used to meet this requirement.</p> | <p>Is there a conflict here with street-right-of-way components? Remove 6 ft requirement as to not conflict with codes</p> | |
| <p>11.b. Continuous internal pedestrian walkways at least six (6) feet in width shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points. Walkways shall have adjoining landscaped areas along at least fifty percent (50%) of their length. These areas shall include trees, shrubs, benches, flowerbeds, ground covers, or other such materials.</p> | <p>Big box is more comprehensive on this issue than zoning code; however Remove 6 foot requirement since city standard is five feet.</p> | <p>28.142(6)(d) A clearly demarcated pedestrian pathway shall be provided from the public street to the primary entrance of the building.</p> <p>28.067(4) Site Design cont'd... (e) Surface parking shall be divided into separate modules no greater in size than one hundred (100) spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least twenty (20) feet in width. (also in 28.068(4)(d))</p> |
| <p>11.c. Sidewalks at least eight (8) feet in width shall be provided along the full length of the building facade featuring a customer entrance, and along any façade abutting parking areas and shall provide at least eight (8) feet in width clear from any merchandise, vending, or other obstructions. These sidewalks shall be located at least six (6) feet from the facade to provide planting beds for foundation landscaping, except where features such as arcades, entryways, or community features, as defined in Par.11, below, are part of the facade.</p> | <p>Foundation plantings abutting buildings required in 28.142(7) Big Box seems to be more comprehensive here.</p> | <p>28.142(7) Foundation Plantings. Foundation plantings consist primarily of shrubs and native grasses, and shall be installed along building facades, except where building facades directly abut the sidewalk (a zero setback).</p> |
| <p>11.d. Internal pedestrian walkways provided in conformance with Par. 10.b., above, shall have weather protection features, such as awnings or arcades within thirty (30) feet of all customer entrances and shall be constructed parallel to the façade of the building but need not extend into driving aisles or parking areas.</p> | <p>Big Box seems to be more comprehensive here.</p> | |
| <p>11.e. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Walkway materials shall be of durable, low-maintenance surface materials, such as pavers, bricks, or scored concrete. Signs shall be installed to designate pedestrian walkways.</p> | | |
| <p>11.f. Sidewalks shall connect transit stops on or off-site as well as to nearby residential neighborhoods.</p> | | |
| <p>11.g. Sidewalks shall be provided along the full length of any side of a building adjoining a parking lot.</p> | | |
| <p>12. Central Features and Community Spaces. The following requirements apply to the entire zoning lot.</p> <p>12.a. At least one (1) of the following central features and community spaces shall be provided for each forty thousand (40,000) GFA of building on the zoning lot. A minimum of two (2) is required and each central features and community space shall each occupy a minimum of 400 square feet in area.</p> <ol style="list-style-type: none"> i. Patio / seating area. ii. Pedestrian plaza with benches. iii. Transportation center. iv. Window shopping walkway. v. Outdoor playground area. vi. Kiosk area. vii. Water feature. viii. Planter walls. ix. Other deliberately shaped area and/or focal feature or amenity that adequately enhances the community and public spaces. x. Outdoor employee amenities, such as a break area. <p>12.b. All of the above, except outdoor employee amenities, shall have direct access to the public sidewalk network and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.</p> | <p>Nothing in zoning code about this? Big Box comprehensive here.</p> | |
| <p>13. Delivery/Loading Options. The following requirements apply to the entire zoning lot. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 PM and 7:00 AM unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dB or less, as measured at the lot line of any adjoining property.</p> | <p>This section covered by: 24.047 of Noise Ordinance which states "No pick-ups or drop-offs before 6am within 200 feet of residential" Remove</p> | |
| <p>14. Smaller Retail Establishments. All individual retail business establishments that have a GFA of less than forty thousand (40,000) square feet and have an exterior entrance shall have a first level façade that is transparent between three (3) feet and eight (8) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building façade.</p> | <p>Street facades are covered under 28.060(2) Remove</p> | <p>28.060(2)(d) Door and/or Window Openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade</p> |

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED
REFERRED

August 6, 2013
UDC, PC

Amending Section 33.24(4)(f) of the Madison General Ordinances to eliminate overlap between the Big Box Ordinance and the new zoning code.

DRAFT

Drafted by: Maureen O'Brien

Date: July 30, 2013

SPONSOR: Mayor Soglin

DRAFTER'S ANALYSIS: Many of the requirements in the Big Box ordinance are now addressed in the new zoning code. This amendment eliminates those provisions from the Big Box Ordinance to avoid inconsistency and duplication.

The Common Council of the City of Madison do hereby ordain as follows:

1. Subdivision (f) entitled "Large Retail Developments" of Subsection (4) entitled "Powers and Duties" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:

"(f) Large Retail Developments.

1. Statement of Purpose. The purpose for this section is to provide a regulatory framework to ensure that large-format retail development promotes the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In applying this ordinance to the redevelopment, expansion, or remodeling of existing sites, it is the intent of this ordinance to seek improvements, while recognizing that existing constraints will likely make full compliance with all provisions of this section difficult or infeasible.
2. Applicability. All new retail development that is on a single zoning lot and has a total gross floor area (GFA) of forty thousand (40,000) square feet or more shall be subject to this ordinance Total GFA shall be calculated by adding the GFA of all buildings on a zoning lot. When applying the requirements below, the Urban Design Commission, Plan Commission, and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.
 - a. Any single retail business establishment that has a total GFA of forty-thousand (40,000) or more square feet shall be subject to Paragraphs 3. through 44 8. below.
 - b. All development on a single zoning lot shall be subject to Paragraphs 7 4. through 44 8. below.
 - c. The Plan Commission may waive one or more of the requirements in Par. 4 3. through 44 8. below, if it determines that unique or unusual circumstances warrant special consideration to achieve a superior design solution.
 - d. Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail development that has a GFA of forty thousand (40,000) or more square feet shall be approved pursuant to the applicable ordinances relating to the alteration of approved

Approved as to form:

projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structures.

- e. Proposals for alterations to existing developments that currently exceed or are proposed to exceed the ~~maximum~~ a one hundred thousand (100,000) building footprint, as described in Par. 3, below, shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structure.

3. Maximum Building Footprint Requirements for Buildings in Excess of 100,000 Square Feet. No A single new retail business establishment shall may only exceed a building footprint of one hundred thousand (100,000) square feet as defined by the exterior walls, as provided below. Other separately-owned retail business establishments, entertainment, office, and residential uses not associated with the proposed business establishment shall not be counted towards the ~~one hundred thousand (100,000) square foot limit~~ size of the building footprint.

- a. ~~Notwithstanding the above,~~ t The Plan Commission may consider a single retail establishment exceeding one hundred thousand (100,000) square feet if the design includes one or more of the following elements:
 - i. Multi-story development.
 - ii. Mixed use development.
 - iii. Structured or underground parking facilities.
- b. ~~Other design features that the Urban Design Commission and/or Plan Commission may consider in support of a single retail establishment exceeding one hundred thousand (100,000) square feet include:~~
 - i. ~~Stormwater management plans with on-site treatment and retention well in excess of current requirements.~~
 - iv. Energy efficient design and
 - iii. Green building design.
 - iv. Green roof.

4. ~~Facades and exterior walls.~~ The requirements of this section shall apply to any single retail business establishment of that has a GFA of forty thousand (40,000) or more square feet. These requirements apply to facades that are visible from a public street, adjacent properties, or rights-of-way.

- a. ~~Facades greater than seventy five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the total length of the facade and extending at least 20 percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed seventy five (75) horizontal feet.~~
- b. ~~Ground floor facades that face or abut public streets with pedestrian and vehicular access shall incorporate the following types of features along no less than 60 percent of their horizontal length in a manner determined sufficient by the Plan Commission:~~
 - i. ~~Arcades.~~
 - ii. ~~Windows for vision, display, or daylighting.~~
 - iii. ~~Customer entrances, in addition to the requirements of Par. 6., below.~~
 - iv. ~~Awnings, canopies, or porticos.~~
 - v. ~~Outdoor patios, or community features as described in Par. 11.a.~~
- c. ~~Building facades shall include a repeating pattern that includes no less than three (3) of the following elements:~~
 - i. ~~Color change.~~
 - ii. ~~Texture change.~~
 - iii. ~~Material module change.~~
 - iv. ~~Expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal or projecting rib.~~
- d. ~~At least one (1) of the above elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.~~

5. ~~Roofs.~~ Requirements of this section shall apply to any single retail business establishment that has a GFA of forty thousand (40,000) or more square feet.
 - a. ~~Rooflines shall be varied with a change in height every seventy five (75) linear feet in the building length.~~
 - b. ~~Roofs shall have features such as:~~
 - i. ~~Parapets, gable roofs, hip roofs, or dormers that shall be used to conceal roof top equipment from public view. The average height of parapets shall not exceed fifteen percent (15%) of the height of the supporting wall, and parapets shall not at any point exceed one third (1/3) of the supporting wall. Parapets shall feature three dimensional cornice treatments.~~
 - ii. ~~Overhanging eaves that extend no less than three (3) feet past the supporting walls.~~
 - iii. ~~Three (3) or more roof slope planes, with varying lengths and designs.~~
6. ~~Material and Colors.~~ Requirements of this section apply to facades that are visible from public streets; adjacent properties, or rights of way on any single retail business establishment that has a GFA of forty thousand (40,000) or more square feet. Predominant exterior building materials shall be high quality materials, including, but not limited to brick; wood; stone; tinted and textured concrete masonry units. Exterior insulation and finish systems (EIFS) may not be used on the lower three (3) feet of any façade.
74. Customer Entrances.
 - a. Each principal building on the site shall have a clearly defined, highly visible, customer entrance featuring no fewer than three (3) of the following:
 - i. Canopies or porticos.
 - ii. Overhangs.
 - iii. Recesses / Projections.
 - iv. Arcades.
 - v. Raised corniced parapets over the door.
 - vi. Display windows.
 - vii. Peaked roof forms.
 - viii. Arches.
 - ix. Outdoor patios.
 - x. Architectural details, such as tile work and moldings that are integrated into the building.
 - xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - ba. All The sides of a building that directly abuts the most traveled a public or private right-of-way that provides vehicular and pedestrian access to the site shall feature at least one (1) customer entrance. The entry may utilize a pedestrian plaza, entry portico, or other community feature as described in Par. 448, below, between the building and sidewalk. Where a building directly abuts two (2) or more public or private rights of way, this requirement shall apply to at least one side of the building that abuts the most traveled right of way providing pedestrian and/or vehicular access to the site. Corner entrances may be considered to meet this requirement.
85. Site Design. The following requirements apply to the entire zoning lot.
 - a. A development must have at least one element of one building with a maximum setback of twenty (20) feet, adjacent to a street frontage that abuts a right-of-way that is projected to have the most pedestrian activity associated with the building(s). The setback for this element may be reasonably increased to a maximum of sixty five (65) feet or eighty five (85) feet, as described in Par. 8.b., below if the lot size and configuration prevent a functional site design or to provide cross access to adjacent parcels.
 - b. A development must follow one of the following three (3) options adjacent to the street that is projected to have the most pedestrian activity associated with the building(s). The requirements may be met using any combination of buildings on the zoning lot. The site may be designed to utilize any combination of the three (3)

setbacks, i. through iii., below. If a zoning lot directly abuts two (2) or more public or private rights-of-way, there are no requirements for additional street frontages.

- ia. At least fifty percent (50%) of adjacent street frontage shall be occupied by building facades with a maximum setback of twenty (20) feet. This requirement may be met by using any combination of buildings on the zoning lot. No off street parking facilities shall be located between the façade(s) directly abutting the street and the adjacent street.
- ib. At least sixty percent (60%) if adjacent street frontage shall be occupied by building facades with a maximum setback of sixty-five (65) feet. This setback shall allow for a only a single drive aisle and one row of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 8.d. 6.a., below. This setback may be extended to a maximum of seventy-five (75) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space.
- ic. At least seventy percent (70%) of adjacent street frontage shall be occupied by building facades with a maximum setback of eighty-five (85) feet. This setback shall allow for only a single drive aisle and two rows of perpendicular parking with building entrance access and required landscaped buffer as stated in Par. 8.d. 6.a., below. This setback may be extended to a maximum of one hundred (100) feet, if traffic circulation, drainage and/or other site design issues are shown to require additional space.

- e. ~~Where a façade abuts property used or zoned for residential purposes, an earthen berm or retaining wall no less than four (4) feet in height shall be provided. The berm or area behind the retaining wall shall be planted, at a minimum, with a double row of evergreen (or a combination of evergreen and deciduous) trees at intervals of fifteen (15) feet on center, or in clusters or clumps.~~
- d. ~~One (1) street tree shall be planted every thirty (30) feet along that part of the perimeter of the parcel that abuts a public right of way. These trees may be planted in clusters.~~
- e. ~~The requirement of Subparagraphs a. and b. above, shall be in addition to other applicable landscape requirements as set forth in Sec. 28.142 of these ordinances.~~

96. Parking Lots. The following requirements apply to the entire zoning lot.

- a. ~~The design and appearance of parking structures must complement the structures they serve and minimize their utilitarian appearance by using design treatments such as colonnades, arcades, awnings, and street furniture or other public amenities. Compatible materials, coordinated landscaping and screening, appropriate building color, lighting, and signage shall be part of all garage facades.~~
- b. ~~Any provided parking that exceeds the minimum requirements by more than sixty percent (60%) shall include one (1) or more of the following, as approved by the Plan Commission, to sufficiently offset the negative effects of additional paved surfaces:~~
 - i. ~~A stormwater infiltration plan that may include such solutions as bioretention swales or permeable paving materials.~~
 - ii. ~~Landscaped areas in addition to existing requirements.~~
 - iii. ~~Businesses with less than one hundred (100) employees shall have a Transportation Demand Management Plan or participate in a Transportation Management Association.~~
 - iv. ~~Structured parking.~~
- ea. Off street parking facilities shall be located at least ten (10) feet from any property line and/or right-of-way and utilize a landscape buffer that includes trees, shrubs, decorative fencing, benches, flowerbeds, ground covers, or other high quality materials.
- eb. Transportation Demand Management. Any single retail business establishment of forty thousand (40,000) square feet or more with one hundred (100) or more full-time employees or full-time equivalents is required to have a Transportation Demand Management (TDM) Plan, or participate in a Transportation Management Association

(TMA), if one is available in the geographic area of the establishment. This requirement shall also apply to any such existing retail business establishment proposing an addition or alteration, and that will have one hundred (100) or more full-time employees or full-time equivalents.

- i. The TDM Plan shall generally describe the applicant's intent with respect to reducing the number of single-occupant automobile trips and list the methods the applicant intends to use. These methods shall be based on the transportation choices available and indicate if the applicant will provide for either the full price to purchase a monthly bus pass from Madison Metro, or provide for three (3) or more of the following options to all employees: ridesharing/car pool matching; preferred parking for ridesharers; secured bicycle parking, showers and lockers; employee commuting subsidies or awards; emergency ride home program; employer-subsidized bus passes; provision of real-time transit information; or other options proposed by the employer to discourage the use of single-occupant vehicles, and as approved by the City.
- ii. The employer shall make the provisions in its Plan available to all employees.
- iii. The Plan shall describe the traffic/parking impacts of the development and shall provide specific details on the measures the employer will use to monitor the traffic/parking impacts.
- iv. The Plan shall be periodically updated at intervals not to exceed every two years.
- v. The Plan shall be reviewed by the Traffic Engineer in concert with the Planning Division Director. The Traffic Engineer shall provide comments and suggestions for how the Plan might be improved.

~~e. For every twelve (12) to fifteen (15) parking stalls in a continuous row, at least one canopy tree shall be required in an interior parking island pursuant to the requirements of Sec. 28.142 of the ordinances.~~

~~10. Outdoor Storage, Trash Collection, Loading Areas and Mechanical Equipment. The following requirements apply to the entire zoning lot.~~

- ~~a. Areas for outdoor storage, truck parking, trash collection or compaction loading, or other such uses shall not be visible from public or private abutting rights-of-way.~~
- ~~b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public or private street, public sidewalk, or internal pedestrian way.~~
- ~~c. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection (i.e. dumpsters), trash compaction, and other service functions shall be incorporated into the overall building design and use screening and/or landscaping so that the visual and acoustic impact of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials shall not be different from or inferior to the principal materials of the building and landscape.~~
- ~~d. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the colors and materials of the covering shall conform to those used as predominant materials and colors on the building(s).~~

~~447. Pedestrian Circulation. The following requirements apply to the entire zoning lot.~~

- ~~a. Sidewalks at least six (6) feet in width shall be provided along all sides of the site abutting a public or private right-of-way. Public sidewalks within the right-of-way may be used to meet this requirement.~~
- ~~b. Continuous internal pedestrian walkways at least six (6) feet in width shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of~~

pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points. Walkways shall have adjoining landscaped areas along at least fifty percent (50%) of their length. These areas shall include trees, shrubs, benches, flowerbeds, ground covers, or other such materials.

- c. Sidewalks at least eight (8) feet in width shall be provided along the full length of the building facade featuring a customer entrance, and along any facade abutting parking areas and shall provide at least eight (8) feet in width clear from any merchandise, vending, or other obstructions. These sidewalks shall be located at least six (6) feet from the facade to provide planting beds for foundation landscaping, except where features such as arcades, entryways, or community features, as defined in Par. 418, below, are part of the facade.
- d. Internal pedestrian walkways provided in conformance with Par. 10 subparagraph b., above, shall have weather protection features, such as awnings or arcades within thirty (30) feet of all customer entrances and shall be constructed parallel to the facade of the building but need not extend into driving aisles or parking areas.
- e. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Walkway materials shall be of durable, low-maintenance surface materials, such as pavers, bricks, or scored concrete. Signs shall be installed to designate pedestrian walkways.
- f. Sidewalks shall connect transit stops on or off-site as well as to nearby residential neighborhoods.
- g. ~~Sidewalks shall be provided along the full length of any side of a building adjoining a parking lot.~~

428. Central Features and Community Spaces. The following requirements apply to the entire zoning lot.

- a. At least one (1) of the following central features and community spaces shall be provided for each forty thousand (40,000) GFA of building on the zoning lot. A minimum of two (2) is required and each central features and community space shall each occupy a minimum of 400 square feet in area.
 - i. Patio / seating area.
 - ii. Pedestrian plaza with benches.
 - iii. Transportation center.
 - iv. Window shopping walkway.
 - v. Outdoor playground area.
 - xi. Kiosk area.
 - vii. Water feature.
 - viii. Planter walls.
 - ix. Other deliberately shaped area and/or focal feature or amenity that adequately enhances the community and public spaces.
 - x. Outdoor employee amenities, such as a break area.
- b. All of the above, except outdoor employee amenities, shall have direct access to the public sidewalk network and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

13. Delivery/Loading Options. The following requirements apply to the entire zoning lot.

~~No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 PM and 7:00 AM unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dB or less, as measured at the lot line of any adjoining property.~~

14. Smaller Retail Establishments. All individual retail business establishments that have a GFA of less than forty thousand (40,000) square feet and have an exterior entrance shall have a first-level facade that is transparent between three (3) feet and eight (8) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building facade."

2. The City Attorney is directed to make corresponding changes to other City ordinances to reflect the updated numbering in this section.