

Legistar File No 90557 – Ochowicz Proposal

DRAFTER'S ANALYSIS: This proposed change amends both the Zoning Code, MGO Chapter 28, and the Subdivision Regulations, MGO Sec. 16.23, to create a housing type called "Cottage Courts." Cottage Courts are defined as a group of eight (8) or fewer single family detached dwellings on a single zoning lot with common management and/or access. Cottage courts are added as permitted uses in most of the residential zoning districts, as seen in Table 28C-1 in MGO Sec. 28.032(1). The proposed changes also create a supplemental regulation which lays out the requirements of a Cottage Court, including parking standards, setback and building separation requirements, and building form and site design.

This PROPOSAL changes MGO Sec. 28.151(c)1 to allow eight (8) foot rear setback for Cottage Courts.

7. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by creating therein the following:

"Cottage Court.

(a) Lots.

1. Cottage courts shall be located on a single zoning lot. The zoning lot shall be a minimum of 10,000 square feet and a maximum of one (1) acre in area and shall meet required single family detached dwelling lot width and lot coverage requirements of the zoning district.
2. There shall be no minimum lot area per dwelling unit.

(b) Permitted and Prohibited Uses within a Cottage Court.

1. A maximum of eight (8) single family detached dwellings are permitted on a single zoning lot, including any single family detached dwellings constructed prior to January 1, 2026, and later incorporated into a cottage court.
2. Accessory dwelling units are not permitted within a cottage court.

(c) Setbacks and Building Separation Requirements.

1. ~~Front, side and rear~~ and side setbacks and yards of the zoning district shall apply only to the perimeter of the zoning lot. An eight (8) foot rear setback and yard setback shall apply to the perimeter of the zoning lot.
2. A minimum of six (6) feet of separation shall be provided between each detached dwelling in a cottage court. If located on individual lots, the dwellings shall be setback three (3) feet from the lot lines. No encroachments for or on individual dwellings shall be allowed.

(d) Building Form and Site Design.

1. The footprint of each single family detached dwelling shall not exceed one thousand (1,000) square feet.
2. The building form for cottage courts shall be Single-Family Detached Building, except where the form conflicts with standards specific to cottage courts, in which case cottage courts standards will apply.
3. A cottage court shall have a single courtyard to be used for shared pedestrian access or open space. The courtyard shall not be occupied by automobile infrastructure or buildings and shall have minimum dimensions of twenty (20) feet by twenty (20) feet.

4. The single family detached dwellings closest to the street shall have an entrance oriented towards the street, except if they are setback at least seventy-five (75) feet from the street then an entrance may be oriented towards the street or the courtyard. All other single family detached dwellings shall have an entrance oriented towards a single shared courtyard.

(e) Parking Areas.

1. If automobile parking is provided, there shall be a single shared driveway and a single shared area for a parking structure or surface parking lot, detached garages, or carports. Individual dwellings shall not have attached garages.
2. Surface parking shall not be located between any street and the plane of the single family detached dwellings closest to the street.

(f) Miscellaneous.

1. Single family detached dwellings constructed prior to January 1, 2026, and later incorporated into a cottage court shall be exempt from maximum footprint, shared parking, and entrance orientation requirements of cottage courts.
2. Screening fences, walls, and hedges within the zoning lot building envelope shall not exceed six (6) feet in height.