



Commercial and Mixed Use Districts

General Provisions for Mixed Use and Commercial Districts

General Statement of Purpose

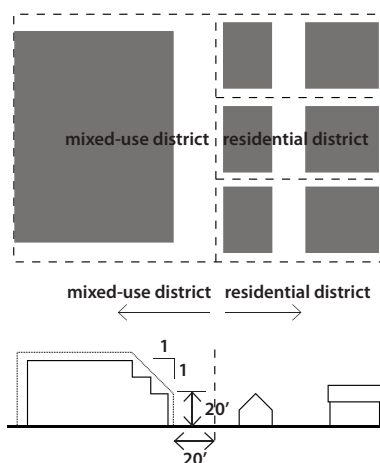
Mixed use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

Design Standards and Guidelines

[The following section has been separated into requirements (standards) and guidelines, in order to clarify what is expected. Some districts, such as TSS, have more specific standards on items such as building placement.]

The following standards and guidelines are applicable to all new buildings and major expansions (fifty percent (50%) or more of floor area). Buildings shall meet the following requirements and conform as much as possible to the following guidelines.

- A. **Requirement: Rear Yard Height Transitions to Residential Districts.** Where mixed use and commercial districts abut residential districts 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 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.
- B. **Requirement: Entrance Orientation** (see figure). 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.
- C. **Guideline: Compatibility with Traditional Buildings** (see figure): New development should relate to the design of identified traditional or historic buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar setbacks, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.
- D. **Guideline: Building Placement** (see figure): Buildings should be placed at or close to the sidewalk to the extent practical. At intersections, buildings should “hold the corner,” that is, have front and side facades aligned at or near the sidewalks of both streets.
 1. Front yard setback areas, where provided, should be designed to provide amenities such as outdoor seating and landscaping that will enhance the visual and pedestrian character of the street.



Rear Yard Height Transitions (A)



Entrance Orientation (B)



Compatibility with Traditional Buildings (C)

2. Buildings should be aligned with facades parallel with the street to create a well-defined street edge.
3. Additions to existing buildings should bring the building closer to the street, to the extent practical.

E. Requirement: Façade 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, between twenty (20) and forty (40) feet in width, through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.

1. Façade modulation (*see figure*) - stepping back or extending forward a portion of the façade.
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*).
5. Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval.

F. Requirement: 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.

G. Guideline: Vertical articulation. Buildings should be designed with a base, a middle and a top, created by variations in detailing, color and materials.

1. Articulated tops should be considered in the design of all new buildings. This articulation might consist of pitched roofs, dormers, gable ends, cornice detailing, stepbacks of upper stories, etc.
2. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings and canopies, ornament, etc.

H. Requirement: Door and window openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty (60) percent of the length and at least forty (40) percent of the area of the ground floor of the primary street façade. Window openings shall be located between two (2) and eight (8) feet from ground level.

A minimum of twenty percent (20%) of the ground level of residential facades or side and rear facades not fronting a public



Building Placement (D)



Facade modulation (E)



Variation in roof lines (G1)



Vertical articulation (base, middle, top) (G2)

street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 20% of the upper-story wall area.

1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Views shall not be blocked by equipment, etc. Spandrel glass may be used on service areas of the building.
2. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.



Ground floor residential uses (I)

- I. **Guideline: Ground-floor residential uses.** Ground-floor residential uses fronting a public street or walkway, where present, should generally be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.
- J. **Requirement: Equipment and service area screening.** If an outdoor storage, service or loading area is visible from adjacent residential uses or an abutting public street or public walkway, it shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.
- K. **Requirement: 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.
 1. The equipment shall be grouped within a single 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.
 - 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.
 2. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.
- L. **Guideline: Materials.** Nonresidential or mixed use buildings should be constructed of high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. The following materials are generally discouraged:
 1. Unadorned plain or painted concrete block;
 2. Tilt-up concrete panels;
 3. Pre-fabricated steel or sheet metal panels;
 4. Reflective glass; and

5. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding.
6. Exterior Insulation and Finish System (EIFS) should not be used as a principal building material.

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.

M. **Guideline: Parking structure design.** The ground floor of any parking structure abutting a public street or walkway should be designed and architecturally detailed in a manner consistent with new commercial or mixed-use buildings.

1. Upper floors should be designed so that sloped floors typical of parking structures do not dominate the appearance of the façade.
2. Windows or openings should be provided that echo those of surrounding buildings.
3. Entrance drives to structured or underground parking should be located and designed to minimize interference with pedestrian movement. Entrances should be on secondary streets where feasible.

[Standards for landscaping of surface parking are included in "General Regulations"]



Parking Structure (K)

Mixed Use and Commercial District Uses

Table __.1 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- D. Uses marked with an “A” are allowed when accessory to another allowed use. Some accessory uses are also conditional, depending on their size and scale, as indicated in the table by “A/C”.
- E. A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter __, Supplemental Regulations.

Mixed Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Standards
Offices						
Artist, photographer studio, etc.	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	
<u>General</u> office	P	P	P	P	P	
Medical Facilities						
Clinic, medical, dental or optical	P	P	P	P	P	
Hospital			C	C	C	Y
Medical laboratory			P	C	C	
Physical, occupational or massage therapy	P	P	P	P	P	
Veterinary clinic	P	P	P	P	P	Y
Retail Sales and Services						
General retail ^a	P	P	P	P	P	
<u>Animal boarding, kennel</u>				C	C	Y
<u>Animal grooming</u>	P	P	P	P	P	
Auction rooms		P	P	P	P	
Bank, financial institution	P	P	P	P	P	
Business sales and services	P	P	P	P	P	
Drive-through sales and services			A/C	A/C	A/C	Y
Dry cleaning, commercial laundry				P	P	
Farmers’ market	C	P	P	P	P	Y

Key to Table:
 NMX Neighborhood Mixed Use
 TSS Traditional Shopping Street
 MXC Mixed Use Center
 CC-T Commercial Corridor -
 Transitional
 CC Commercial Center

Mixed Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Standards
Food and related goods sales ^b	P	P	P	P	P	
Furniture and household goods sales	C	P	P	P	P	
Garden center	<u>C</u>	<u>C</u>	P	P	P	
Greenhouse, nursery	<u>C</u>	<u>C</u>	P	P	P	
Home occupation	P/C	P/C	P/C	P/C	P/C	Y
Laundromat, self-service	P	P	P	P	P	
Liquor store	P	P	P	P	P	
Mortuary, funeral home	P	P	P	P	P	
Outdoor uses, commercial				C	C	Y
Package delivery service				P	P	
Payday loan business, <u>auto title loan business</u>				C	C	Y
<u>Pet day care</u>	C	C	C	C	P	Y
Photocopying	P	P	P	P	P	
Post office	P	P	P	P	P	
<u>Secondhand goods sales</u>	C	C	P	P	P	
Service business ^c	P	P	P	P	P	
Service business with showroom or workshop		C	C	P	P	Y
Small appliance repair	C	C	P	P	P	
Small engine repair		C	<u>C</u>	<u>C</u>	<u>C</u>	
Sporting goods store, bait shop	<u>P</u>	<u>P</u>	P	P	P	Y
Tattoo shop	<u>P</u>	<u>P</u>	P	P	P	
Tobacco shop	<u>P</u>	P	P	P	P	
Food and Beverages						
Catering	<u>C</u>	P	P	P	P	
Coffee shop, tea house	P	P	P	P	P	
Restaurant (including carry-out, deli)	P	P	P	P	P	
<u>Restaurant-tavern</u>	<u>C</u>	P	P	P	P	Y
Outdoor eating area associated with food & beverage establishment	A/C	A/C	A	A/C	A	Y
Tavern (liquor sales >50% gross receipts), brewpub	<u>C</u>	P	P	P	P	Y
Commercial Recreation, Entertainment and Lodging						
Bed and breakfast establishment	P	P	P	P	P	Y
Health/sports club	P	P	P	P	P	
<u>Hostel</u>	C	P	P	P	P	
Hotel, inn, motel	C	P	P	P	P	

Mixed Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Standards
Indoor recreation	C	C	C	P	P	Y
Lodge, private club, reception hall	P	P	P	P	P	
Management office, restaurant, limited retail, recreation facilities within multi-family building		A	A	A	A	Y
Outdoor recreation (i.e., mini-golf, driving range, etc.)				C	C	Y
Theater, assembly hall, concert hall		P	P	P	P	
Adult Entertainment						
Adult entertainment tavern				P		Y
Automobile Services						
Auto body shop	C	C	C	C	C	Y
Auto service station, convenience market	C	C	C	C	C	Y
Auto repair station	C	C	C	C	C	Y
Auto sales and rental				C	C	Y
Car wash		C	C	C	C	Y
Towing and wrecker services for auto service businesses		A/C	A/C	A/C	A	Y
Parking, Storage and Display Facilities						
Parking facility, public	P	P	P	P	P	Y
Parking facility, commercial, principal use	C	C	C	C	C	Y
Lease of off-street parking spaces	P	P	P	P	P	
<u>Parking lot exceeding maximum required parking</u>	C	C	C	C	C	Y
<u>Outdoor storage</u>		A/C	A/C	A/C	A/C	Y
<u>Outdoor display</u>		A/C	A/C	A/C	A/C	Y
Transportation						
Bus or railroad passenger depot		C	P	P	P	
Railroad right-of-way	P	P	P	P	P	
Transit stop or station	P	P	P	P	P	
Limited Production, Processing and Storage						
Artisan workshop	P	P	P	P	P	Y
Bakery, wholesale				C	C	
<u>Laboratory, research and development</u>		C	C	C	C	
Limited production and processing ^d				C	C	Y
Mail order house				C	C	
Printing and publishing	C	P	P	P	P	

Key to Table:

NMX Neighborhood Mixed Use
 TSS Traditional Shopping Street
 MXC Mixed Use Center
 CC-T Commercial Corridor - Transitional
 CC Commercial Center

Mixed Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Standards
Warehousing and storage					C	Y
Wholesale establishment			C	C	C	Y
Residential - Family Living						
Single-family detached dwellings ^e	P	P		C		
Two-family dwelling – two-flat ^e	P	P		C		
Two-family dwelling - twin ^e	P	P		C		
Three-family dwelling - three-flat	C	P		C		
Single-family attached dwelling (3-8 dwelling units)	C	P	P	C	C	
Single-family attached dwelling (> 8 dwelling units)	C	C	P	C	C	
Multi-family dwelling (3-4 dwelling units)	P	P	P	C	C	
Multi-family dwelling (3-8 dwelling units)	C	P	P	C	C	
Multi-family dwelling (> 8 dwelling units)		C	C	C	C	
Multi-family building complex				C	C	
Caretaker's dwelling (nonresidential uses)	A/C	A/C	A/C	A/C	A/C	Y
Accessory dwelling unit, attached or detached	To be determined					
Residential - Group Living						
Adult family home meeting separation requirements	P	P		P		Y
Adult family home not meeting separation requirements	C	C		C		Y
Cohousing community	To be determined					
Community living arrangement (up to 8 residents)	P	P		P		Y
Community living arrangement (> 8 residents)	C	C		C		Y
Co-operative housing	To be determined					Y
Dormitory				C		
Lodging house, fraternity or sorority				C		Y
Elderly housing: assisted living, congregate care			C	C	C	Y
Religious community	P	P		P		Y
Civic and Institutional						
Cemetery	C	C	C	C	C	
<u>Community garden</u>	P	P	P	P	P	Y
Day care home, children or adults	P	P	P	P		Y
Day care center in school or religious inst.	P	P	P	P	P	Y
Day care center, nursery school	P	P	P	P	P	Y
Educational, office and recreational uses in former public school buildings- [uses already allowed elsewhere]	P	P	P	P	P	
Library, museum	P	P	P	P	P	
<u>Market garden</u>	C	C	C	C	C	Y

Mixed Use and Commercial Districts						
	NMX	TSS	MXC	CC-T	CC	Standards
Mission house in conjunction with religious institution	P	P	P	P	P	
Parks and playgrounds	P	P	P	P	P	
Place of worship	P	P	P	P	P	
Public safety facilities (fire, police stations, etc.)	P	P	P	P	P	
Schools, public and private	P	P	P	P	P	
Schools, music, dance or trade	C	P	P	P	P	
Accessory Structures						
Emergency electric generator	P	P	P	P	P	
Garage, workshop, not exceeding maximum size	P	P	P	P	P	
Garage, workshop, exceeding maximum size	C	C	C	C	C	
Keeping of up to 4 chickens	P	P	P	P		Y
Temporary Uses						
Dependency living arrangements	P	P	P	P	P	
Real estate sales office	P	P	P	P	P	
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	
Yard sales (max. 4 per year)	P	P	P	P	P	
Public Utility and Public Service Uses						
Electric substations	C	C	C	C	C	
Gas regulator stations, mixing and gate stations	C	C	C	C	C	
Telecommunications towers and transmission equipment buildings	C	C	C	C	C	
Sewerage system lift stations	C	C	C	C	C	Y
Water pumping stations, water reservoirs	C	C	C	C	C	Y

- a. See list of general retail uses, Section ___.
- b. See list of food and related goods sales, Section ___.
- c. See list of service uses, Section ___.
- d. See list of limited production uses, Section ___.
- e. Single-family and two-family dwellings existing as of the date of adoption of this ordinance shall be considered as permitted uses.

Key to Table:	
NMX	Neighborhood Mixed Use
TSS	Traditional Shopping Street
MXC	Mixed Use Center
CC-T	Commercial Corridor - Transitional
CC	Commercial Center

Neighborhood Mixed-Use District

Statement of Purpose

The NMX District is established to encourage and sustain the viability of small commercial nodes that serve the shopping needs of residents in adjacent neighborhoods. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing these commercial areas.
- B. Encourage diversification of uses, including residential and civic uses, in order to enhance the vitality and appeal of these areas.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Building Standards

The following standards shall apply to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 5,000 square feet of gross floor area for an individual establishment or 10,000 square feet gross floor area for a building containing two or more uses. Buildings exceeding this size may be allowed as conditional uses.
- B. Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to rear or side of principal building; parking abutting the primary street frontage is limited to 70 feet in width or 50% of lot frontage, whichever is less.
- C. No outdoor storage or display of goods shall be allowed except for the following:
 1. Outdoor dining accessory to restaurants and coffee shops.
 2. Incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines and soda machines.
 3. Automatic teller machines accessory to banks.
 4. Periodic "sidewalk sales" may be allowed as a temporary use.
- D. No drive-in or drive-through uses are allowed.

Building Forms

The following building forms are permitted in the NMX District. See Subchapter for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building

- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Neighborhood Mixed Use District	
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story <u>or higher</u> : 6 Lot width <40: 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	0 unless needed for access
Rear yard setback	20
Maximum lot coverage	75%
Maximum height	3 stories / 40 feet (see below)
Usable open space – residential only	<u>160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units</u>

- A. Structured parking height bonus.** If more than 60% of all off-street parking provided is structured or underground, maximum building height may be increased to 4 stories/ 45 feet. The fourth story shall be stepped back a minimum of 20 feet behind the plane of the building’s front façade.
- B. Usable open space.** Usable open space may be shared among units, and may take the form of balconies, roof decks, green roofs or other above-ground amenities.

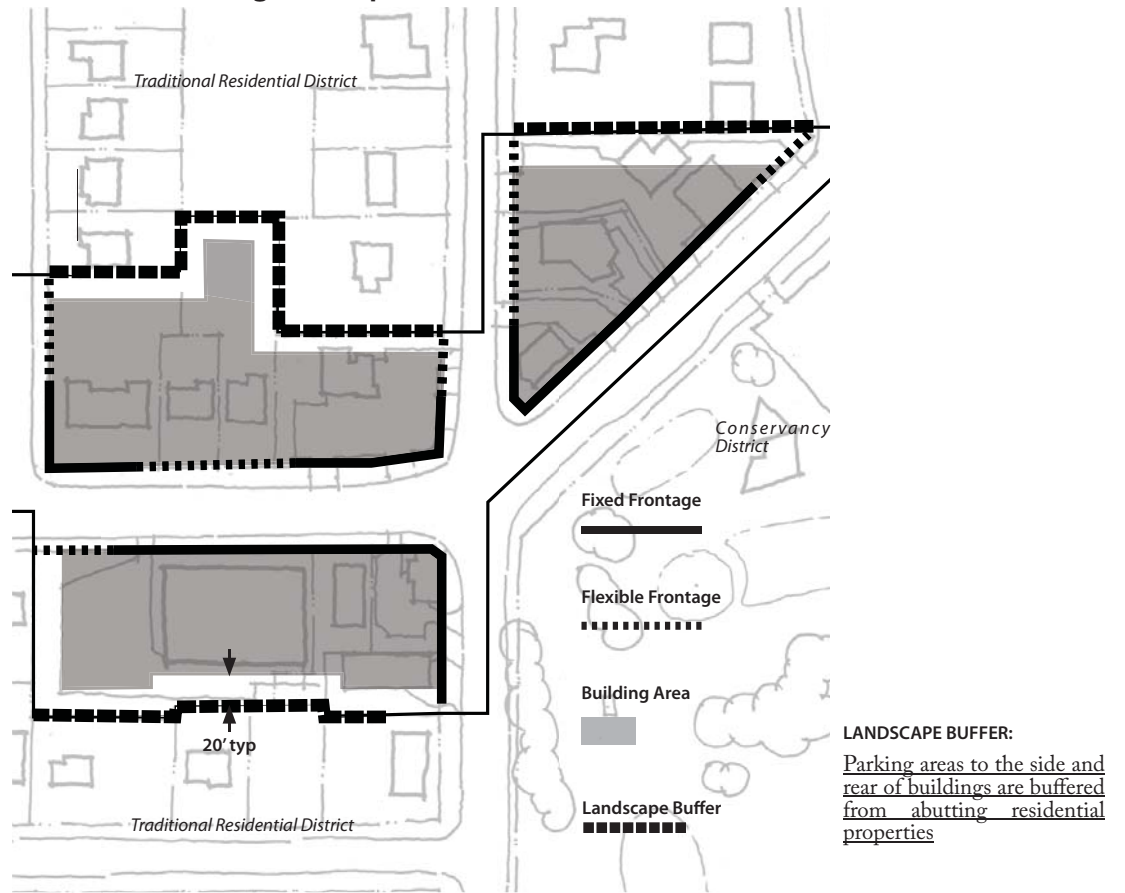
Frontage Requirements

The following standards are applicable to new buildings and additions exceeding 50% of original building’s floor area.

Frontage requirements may be defined as part of a neighborhood or corridor plan and shown on the zoning map. For areas where frontage types have been defined, the following applies:

- A. Fixed Frontage.** Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed between 0 and 5 feet from the edge of sidewalk (see illustration).
- B. Flexible Frontage.** Within the “flexible frontage” areas shown on the zoning map, buildings shall be placed between 0 and 25 feet from the edge of sidewalk. In general, nonresidential and mixed use

Neighborhood Mixed-Use Frontage Example



	Non Residential Building Types	Residential Building Types
FIXED FRONTAGE	<p>storefront</p> <p>0-5'</p>	<p>stoop or common entry</p> <p>0-5'</p>
FLEXIBLE FRONTAGE	<p>plaza or patio</p> <p>0-25'</p>	<p>porch</p> <p>0-25'</p>

buildings will typically be placed close to the street, while residential buildings will be placed farther back (see illustration).

For areas where frontage types have not been defined, the following applies:

- C. **Frontage Not Defined.** In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within five (5) feet of the front lot line on either street for a distance of at least thirty (30) feet from the corner. Buildings in other locations on the block shall be placed between zero (0) and twenty-five (25) feet from the edge of sidewalk.

Traditional Shopping Street District

Statement of Purpose

The TSS District is established to encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing and moving through these corridors.
- B. Encourage diversification of uses, including residential and civic uses, in order to enhance the vitality and appeal of these areas.
- C. Maintain the viability of existing residential buildings located within or adjacent to these corridors.
- D. Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.
- E. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. **Maximum size:** Buildings shall not exceed 10,000 square feet gross floor area for an individual establishment or 25,000 square feet gross floor area for a mixed-use or multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section ____.
- B. Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to rear or side of principal building; parking abutting primary street frontage is limited to 40% of lot frontage.
- C. No outdoor storage or display of goods shall be allowed except for the following:
 1. Outdoor dining accessory to restaurants and coffee shops.

- 2. Incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines and soda machines.
- 3. Automatic teller machines accessory to banks.
- 4. Periodic “sidewalk sales” may be allowed as a temporary use.
- D. No drive-in or drive-through uses are allowed.
- E. Parking buildings shall be designed with ground-floor retail or office uses fronting primary streets.

Building Forms

The following building forms are permitted in the TSS District. See Subchapter _____ for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Traditional Shopping Street District	
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side Yard Setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story <u>or higher</u> : 6 Lot width <40': 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	0, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	3 stories / 40 feet (see below)

[usable open space requirement eliminated in this district]

- A. Structured parking height bonus. If more than 75% of all off-street parking is structured or underground, maximum building height may be increased to 4 stories/ 45 feet. The fourth story shall be stepped back a minimum of ten (10) feet behind the plane of the building's front façade.
- B. Bonus story. An additional story above the specified height limit, up to a maximum height of 5 stories/54 feet (if combined with the structured parking height), may be allowed as a conditional use if based on the recommendations of an adopted neighborhood plan.

Frontage Requirements

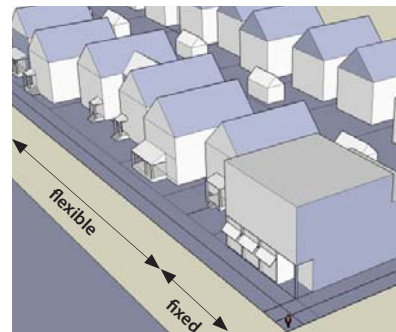
The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

Frontage requirements may be defined as part of a neighborhood or corridor plan and shown on the zoning map. For areas where frontage types have been defined, the following applies:

- A. **Fixed Frontage.** Within the "fixed frontage" areas shown on the zoning map, buildings shall be placed within 5 feet of the edge of sidewalk.
- B. **Flexible Frontage.** Within the "flexible frontage" areas shown on the zoning map, buildings shall be placed between 0 and 25 feet from the edge of sidewalk. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.

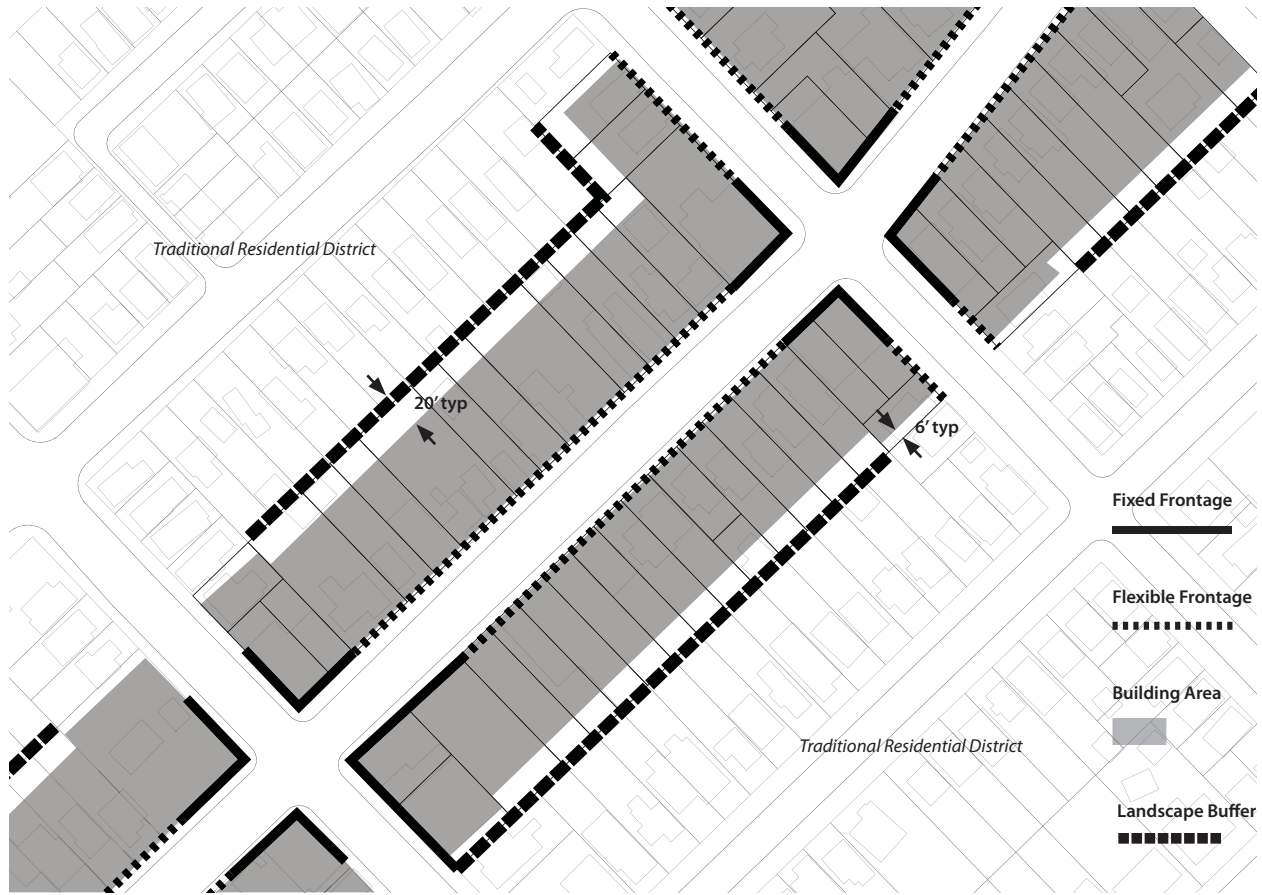
For areas where frontage types have not been defined, the following applies:

- C. **Frontage Not Defined.** In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within 5 feet of the edge of sidewalk along the primary abutting street for a distance of at least 30 feet from the corner. Buildings in other locations on the block shall be placed between 0 and 25 feet from the edge of sidewalk.



Example of Fixed and Flexible Frontage

Traditional Shopping Street Frontage Example



	Non Residential Building Types	Residential Building Types	
FIXED FRONTAGE	<p>storefront 0-5'</p>	<p>stoop or common entry 0-5'</p>	<p>LANDSCAPE BUFFER: Parking areas to the side and rear of buildings are buffered from abutting residential properties</p>
FLEXIBLE FRONTAGE	<p>plaza or patio 0-25'</p>	<p>porch 0-25'</p>	

Mixed Use Center District

Statement of Purpose

The MXC District is established to encourage the development or redevelopment of mixed use centers that combine new or existing retail development with a variety of housing, offices, studios, live-work space, civic buildings, and other complementary uses which combine to create a lively pedestrian-oriented environment. Typically, the MXC District would be established through a zoning map amendment from an existing commercial or industrial area. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing and moving through mixed use centers.
- B. Encourage appropriate transitions between higher-intensity uses within mixed use centers and adjacent lower-density residential districts.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Master Plan Required

Establishment of an MXC District through a zoning map amendment shall require a master plan as part of the application process. The master plan shall demonstrate compliance with the requirements of this Section. A master plan may also be developed as part of a neighborhood or corridor plan. Master plan approval shall include the elements required for a General Development Plan in the Planned Development District.

Required Mix of Uses

On any development site larger than one (1) acre, new development must include uses from at least two (2) of the following categories:

- Commercial uses, including retail, service and office uses
- Residential – family and group living categories
- Civic and institutional uses

Any development site greater than five (5) acres in size must also include common open space designed and improved as a plaza, square or green, comprising a minimum of five percent (5%) of the development site.

Building 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 25,000 square feet gross floor area for an individual establishment or 40,000 square feet gross floor area for a mixed-use or multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section ___[Supplemental Regulations] and the standards governing large retail developments in 33.24, Madison General Ordinances.
- B. Buildings shall be oriented to the primary abutting street or to an

internal street, court, walkway or plaza, where one is present.

- 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.
- D. At least twenty-five percent (25%) of the required parking shall be structured. Surface parking shall not be placed between the front or side façade of a building and the primary abutting street.
- 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.
- F. Parking abutting the primary street frontage shall be limited to forty percent (40%) of the total lot width.
- G. Parking buildings abutting any public street shall be designed with ground-floor retail or office uses fronting the primary street. Upper floors devoted solely to parking shall be stepped back from the principal façade and designed with materials and proportions similar to new commercial or mixed-use buildings
- H. No outdoor storage or display of goods shall be allowed except for the following:
 1. Outdoor dining accessory to restaurants and coffee shops.
 2. Incidental accessory structures at automotive service and repair establishments, such as donation drop-off boxes, ice machines and soda machines.
 3. Automatic teller machines accessory to banks.
 4. Periodic “sidewalk sales” may be allowed as a temporary use.
- I. Drive-through uses may be allowed as conditional uses meeting the standards in Section __.

Internal Streets and Blocks

An internal system of streets, walkways, lanes and blocks is strongly encouraged on sites of five (5) acres or more, and may be required as a condition of approval for a master plan or for conditional uses.

Building Forms

The following building forms are permitted in the MXC District. See Subchapter __ for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building

- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Podium Building
- Flex Building
- Civic or Institutional Building

Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Mixed Use Center District	
Front yard setback	See frontage requirements
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	0, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	4 stories/45 feet (see below)
Usable open space – residential only	160 sq. ft. /unit

- Structured parking height bonus. If more than 60% of all off-street parking is structured or underground, maximum building height may be increased to 5 stories/ 54 feet.
- Additional height bonus. Additional height may be allowed as a conditional use if based on the recommendations of an adopted neighborhood plan.

Frontage Requirements

Frontage areas shall include both existing perimeter streets and new or existing internal streets.

- Perimeter streets. A minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within forty (40) feet of the street right-of-way and with front or side facades oriented to the street.
- Internal streets. A minimum of fifty percent (50%) of the lot frontage on internal streets shall be occupied by buildings placed within twenty-five (25) feet of the street right-of-way or sidewalk edge, and with front or side facades oriented to the street.

Commercial Corridor - Transitional District

Statement of Purpose

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- A. Improve the quality of landscaping, site design and urban design along these corridors.
- B. Maintain the viability of existing residential uses located along predominantly commercial corridors.
- C. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- D. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 25,000 square feet gross floor area for an individual establishment or 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 of Section — [Supplemental Regulations] and the standards governing large retail developments in 33.24, Madison General Ordinances.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.
- 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.
- D. Structured parking is encouraged. Surface parking shall not be placed between the front or side façade of a building and the primary abutting street.
- E. Surface parking shall be divided into separate modules no greater in size than 100 spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least 20 feet in width.
- F. Parking abutting the primary street frontage shall be limited to 50% of the total lot frontage.

Specific Building Types

The following building forms are permitted in the CC-T District. See Subchapter __ for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Podium Building
- Flex Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Dimensional Standards

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Corridor - Transitional District	
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	0 unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	<u>5 stories / 54 feet</u> (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. Structured parking height bonus. If more than 60% of all off-street parking provided for a building or group of buildings is structured or underground, maximum building height may be increased to 6 stories/64 feet.
- B. Rear and side yard height transitions to residential districts. Where the CC-T District abuts a residential district, building height at the

rear yard setback line shall not exceed 2 stories/25 feet, and building height at the side yard setback line shall not exceed the maximum height allowed in the abutting residential district. From these points, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line (a 45° angle) up to the maximum allowed height.

Frontage Requirements

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Fixed Frontage. Within the "fixed frontage" areas shown on the zoning map, buildings shall be placed within ten (10) feet of the edge of sidewalk.
- B. Flexible Frontage. Within the "flexible frontage" areas shown on the zoning map, a minimum of fifty percent (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within thirty (30) feet of the street right-of-way and with front or side facades oriented to the street. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.
- C. Frontage Not Defined. In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within ten (10) feet of the edge of sidewalk for a distance of at least thirty (30) feet from the corner. Buildings in other locations on the block shall meet the "Flexible Frontage" standard of item B above.
- D. Alternative Building Placement. In locations where road widening is planned, or where lot configuration makes compliance with the frontage standards impractical, alternative building arrangements may be allowed by conditional use.

Commercial Center District

Statement of Purpose

The CC District is established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- A. Improve the quality of landscaping, site design and urban design within commercial centers.
- B. Encourage diversification of land use in commercial centers.
- C. Encourage appropriate transitions between higher-intensity uses and adjacent lower-density residential districts.
- D. Facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 25,000 square feet gross floor area for an individual establishment or 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 of Section and the standards governing large retail developments in 33.24, Madison General Ordinances.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.
- C. All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.
- D. Surface parking shall be divided into separate modules no greater in size than 100 spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least 20 feet in width.

Building Forms

The following building forms are permitted in the CC-T District. See Subchapter for design standards and guidelines for building forms.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Live-Work Building
- Podium Building
- Flex Building

- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Frontage Requirements

Buildings are encouraged to be located with a direct relationship to primary abutting streets or to new internal streets. New buildings shall be placed with at least sixty percent (60%) of their front or side facades oriented to and within 30 feet of an external or internal street.

Dimensional Standards

Commercial Center District	
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Other cases	One-story: 5 Two-story or higher: 6
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	<u>5 stories / 54 feet</u> (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. Structured parking height bonus. If more than 60% of all off-street parking provided for a building or group of buildings is structured or underground, maximum building height may be increased to 6 stories/ 64 feet.
- B. Rear and side yard height transitions to residential districts. Where the CC-T District abuts a residential district, building height at the rear yard setback line shall not exceed 2 stories/25 feet, and building height at the side yard setback line shall not exceed the maximum height allowed in the abutting residential district. From these points, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line (a 45° angle) up to the maximum allowed height.