Legistar File No. 73472 Body

DRAFTER'S ANALYSIS: This proposed ordinance change allows for dwelling units in mixed-use buildings as a permitted and conditional use in the following Residential Districts: SR-V1, SR-V2, TR-V1, TR-V2, TR-U1, TR-U2 and TR-P, as well as the Downtown and Urban Districts DR1 and DR2. Tables 28C-1 and 28E-2 are amended to reflect this change. MGO 28.033 "Residential Building Forms" is amended to add "Commercial Building Blocks" and "Flex Building" and allow them in the residential districts discussed above. MGO 28.073 "Downtown District Building Forms" is amended to allow Commercial Blocks and Flex Buildings in DR1 and DR2. Finally the supplemental regulations for "Dwelling Units in Mixed-Use Buildings" in MGO 28.151 is amended to include (g) which states that in residential districts, allowed uses are those specifically included and identified as permitted and conditional uses in the district use tables. The bulk requirements for the multi-family use in the district apply.

****

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

1. Table 28C-1 entitled "Residential Districts" of Section 28.032 entitled "Residential District Uses" of the Madison General Ordinances is amended as follows:

"Table 28C-1

	Residential Districts															
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations
Residential – Family Living																
Addition of dwelling unit to single family home									C							
<u>Dwelling units in mixed-use buildings</u>				<u>P/C</u>	<u>P/C</u>					<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>		<u>P/C</u>	<u>Y</u>
Multi-family dwelling (4 dwelling units)				P	P					P	P	P	P		P"	

2. Table within Section 28.033 entitled "Residential District Building Forms" of the Madison General Ordinances is amended as follows:

"Building Form	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P
Podium Building												✓	✓		✓

Commercial Block Building				✓	✓					✓	✓	✓	✓		✓
Flex Building				✓	✓					✓	✓	✓	✓		✓"

3. Table 28E-2 entitled "Downtown and Urban Districts" of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended as follows:

"Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Residential – Family Living						
Dwelling units in mixed-use buildings	P	C	P	P/C	P/C	Y"

4. Table located in Section 28.073 entitled "Downtown District Building Forms" of the Madison General Ordinances is amended as follows:

	DC	UOR	UMX	DR1	DR2
Commercial Block	✓	✓	✓	✓	✓
Flex Building		✓	✓	✓	✓

5. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended as follows:

Dwelling Units in Mixed-Use Buildings .

(a) In the LMX District, there shall be no more than two (2) dwelling units per lot.
(b) In the NMX District, more than twenty-four (24) dwelling units requires conditional use approval.
(c) In the TSS District, more than forty-eight (48) dwelling units requires conditional use approval.
(d) In the CC-T and MXC Districts, more than sixty (60) dwelling units requires conditional use approval.
(e) In the LMX, NMX, TSS and CC-T Districts, at least fifty percent (50%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential. Less non-residential frontage requires conditional use approval.
(f) Residential use shall be limited on the ground floor of buildings on King Street; South Pinckney Street; State Street; the 10 through 500 blocks of East Wilson

Street; the 100 blocks of West and East Mifflin Streets; the 100 blocks of West and East Main Streets; and on the Capitol Square, which is formed by the 10 blocks of East and West Mifflin, the 10 blocks of North and South Pinckney, the 10 blocks of East and West Main, and the 10 blocks of North and South Carroll Streets. Residential use is prohibited within the following areas:

1. The area of the lot abutting street frontages in Sub. (f) above, the lesser of a depth of 40' or 40% of the depth of the lot as measured along these frontages.

(g) In residential districts, allowed uses are those specifically included and identified as permitted and conditional uses in the district use tables. The bulk requirements for the multi-family use in the district apply.