

Zoning Code Changes to Support Additional Housing

Accessory Dwelling Units (ADUs) – Legistar #68079



Meeting housing needs for all
in a growing city



Housing **FORWARD**

1. Increase housing choice
2. Create affordable housing throughout the City
3. Combat displacement and segregation
4. Ensure seniors and others can stay in their homes
5. Work to end homelessness

Housing Forward proposes a five-pronged approach to address our housing needs

#1 Increase Housing Choice

- Implemented
- ⦿ In Process
- Not Started

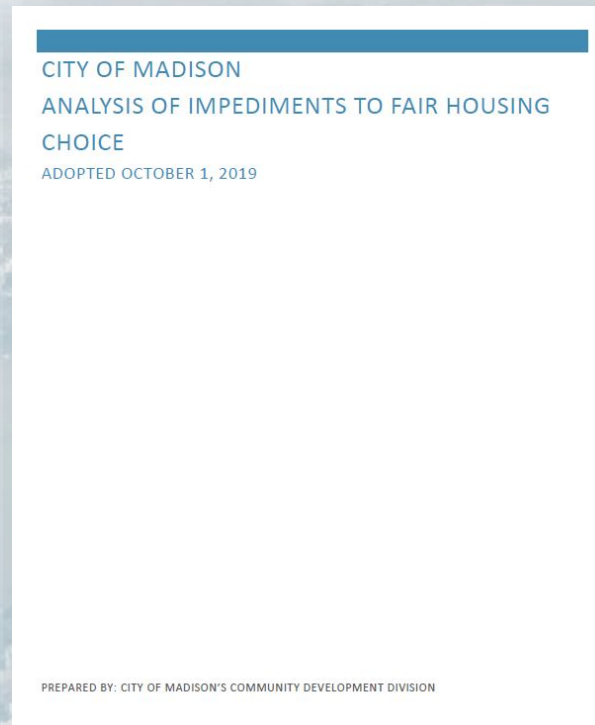
Our city is growing and, despite all of the new construction that has occurred, it hasn't been enough. In order to keep pace with our growth and create more housing options for people, we need to enable the construction of 10,000 new homes in the next 5 years to meet the City's projected needs. This plan looks to pave the way for adding the housing we need. It will:

- ⦿ Implement adopted plans through the zoning code
- Adjust the zoning code to enable the construction of more housing
- ⦿ Make it easier to build new types of housing (like townhouses and backyard cottages)

OTHER RECOMMENDATIONS TO SUPPORT ADUs



August 2018



October 2019



November 2019

COMPREHENSIVE PLAN RECOMMENDATIONS

-NEIGHBORHOODS & HOUSING-



GOAL: Madison will have a full range of quality and affordable housing opportunities throughout the city.



Accessory Dwelling Unit (ADU)

- A second independent residential dwelling unit located on the same lot as a stand-alone home
 - “Interior”/“Internal” ADU, such as a second unit in a basement or attic,
or
 - “Detached” ADU, such as a stand-alone structure or a second floor over a garage
- Many growing cities are beginning to allow or relax regulations for ADUs as a way to promote more housing choices in existing residential areas



<https://www.planning.org/knowledgebase/accessorydwellings/>



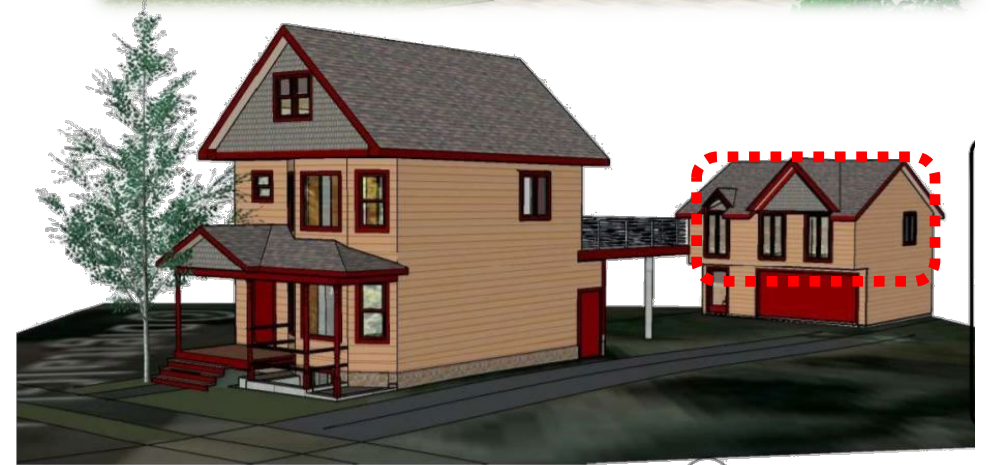




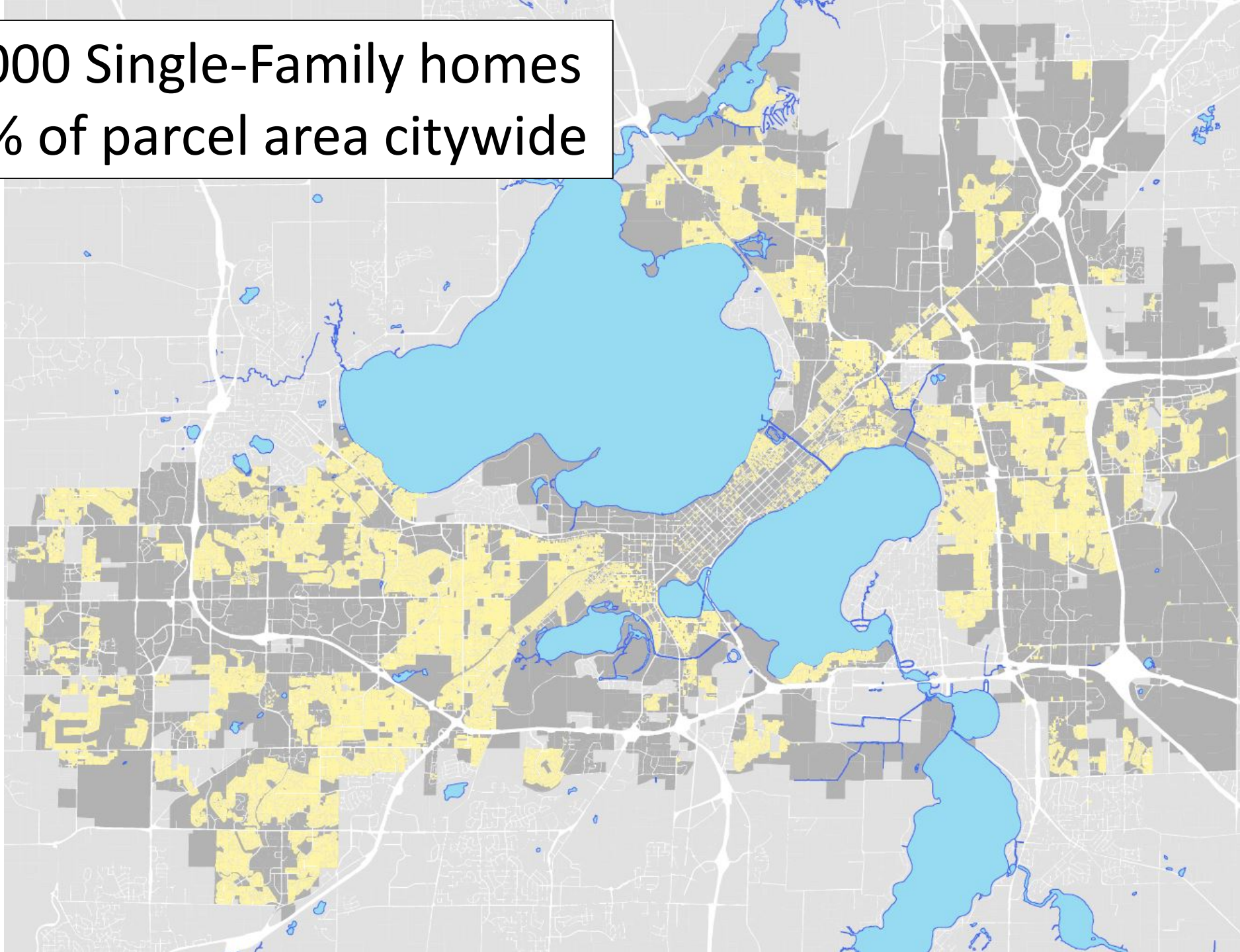


ADUs – Allowed in Madison Since 2013

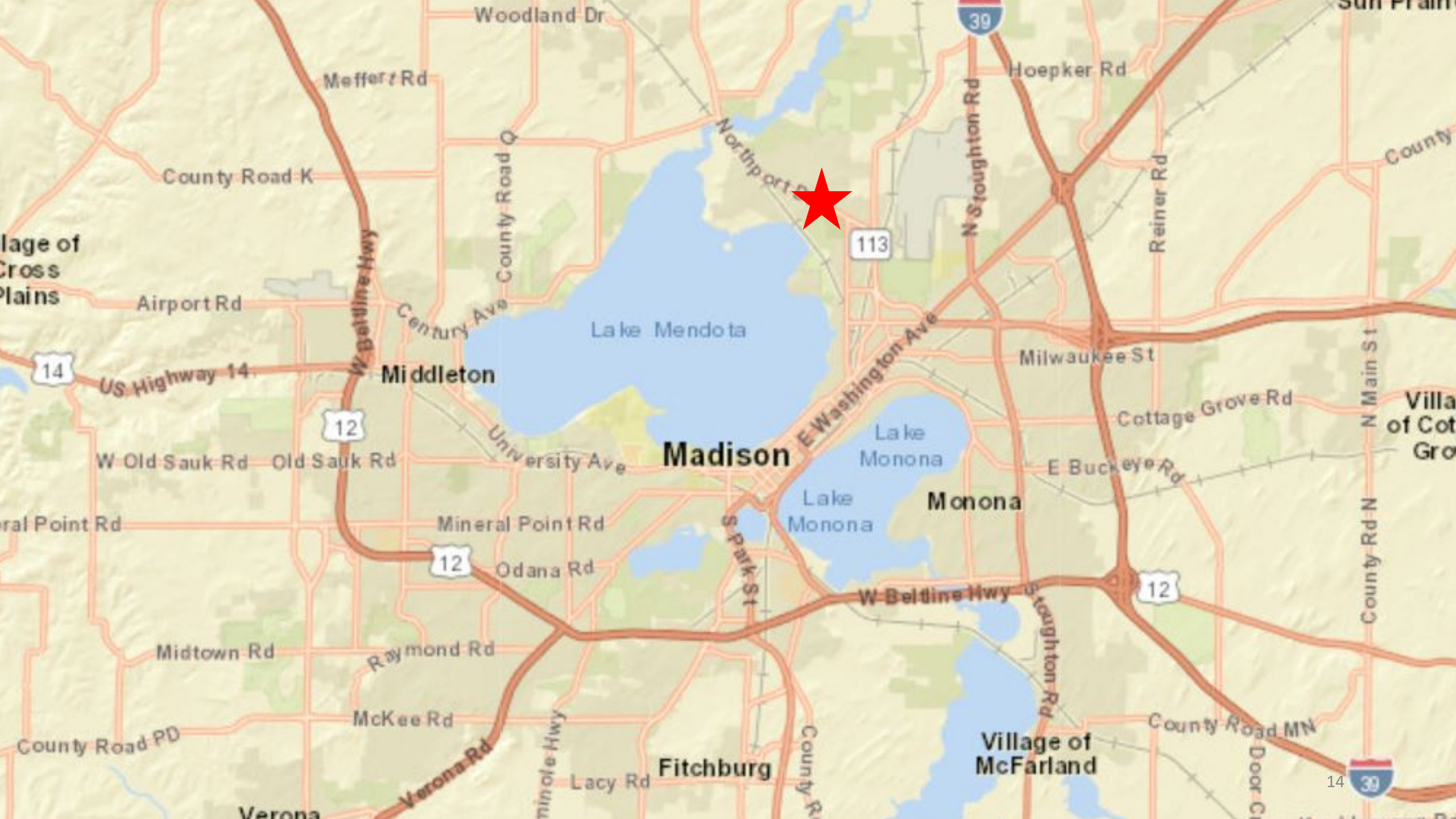
- Conditional use review by City’s Plan Commission
- Living space must be ≤ 700 sq. ft.
- Suggested design guidelines
- Only allowed on properties with single-family homes
- If detached, can be placed as close as 3 feet from side and rear property lines
- Maximum height 25’
- Property owner must live on the property
- Can be utilized as housing for extended family or rented through a typical long-term lease
- Same rules for “Tourist Rooming Houses” as any other dwelling unit



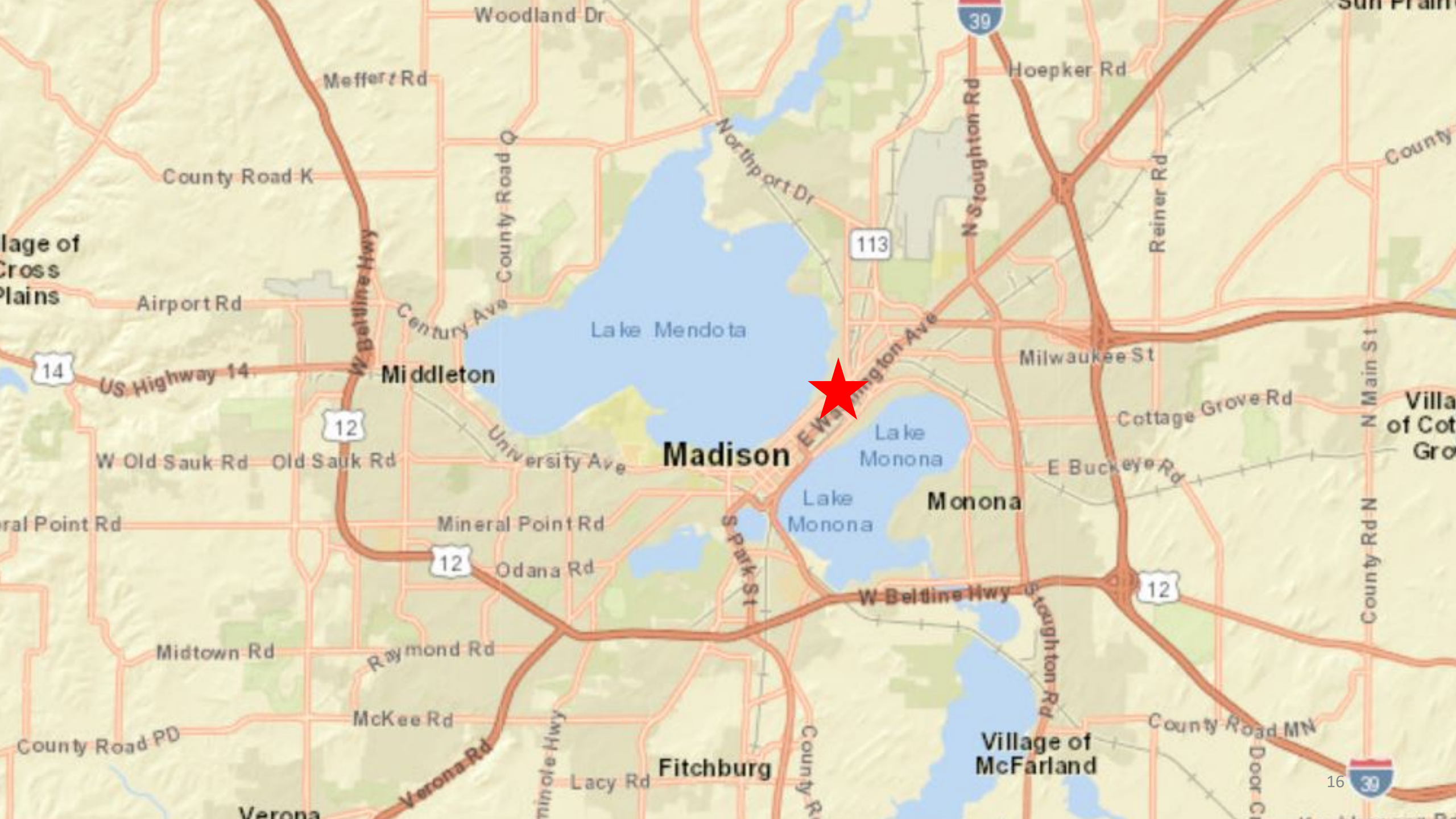
- ~48,000 Single-Family homes
- 24.6% of parcel area citywide



ADUs – Madison Examples

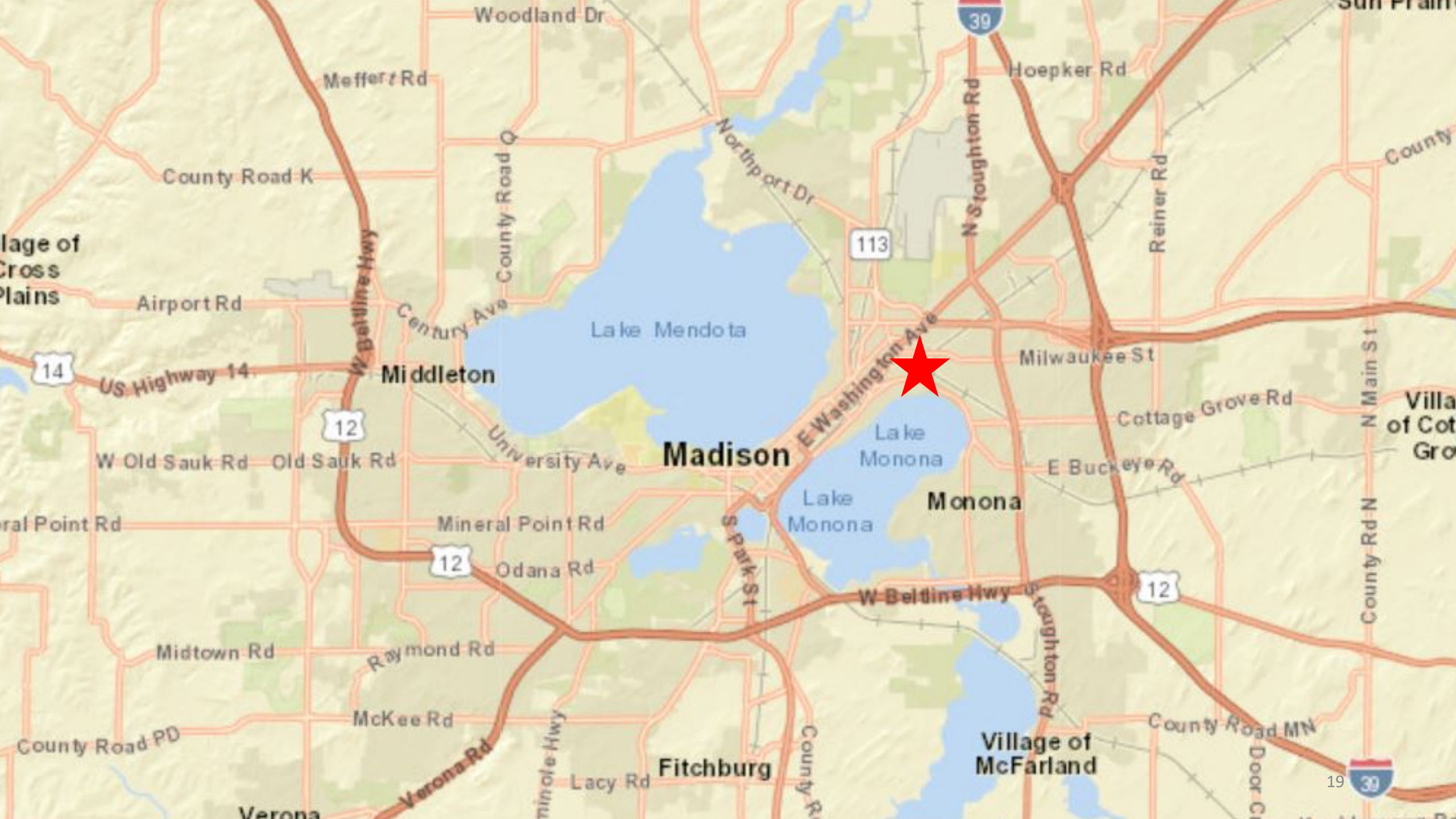




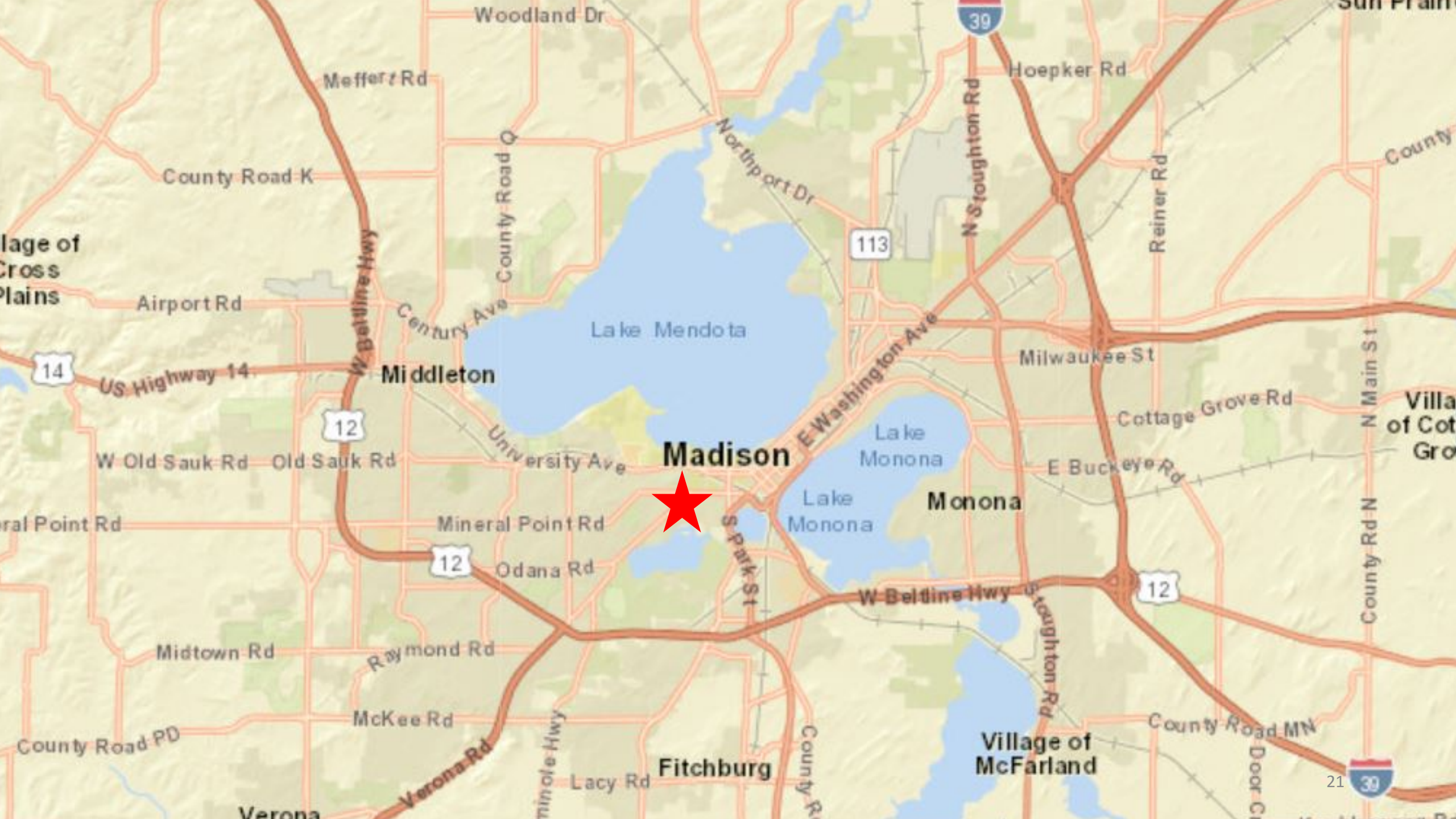












Madison

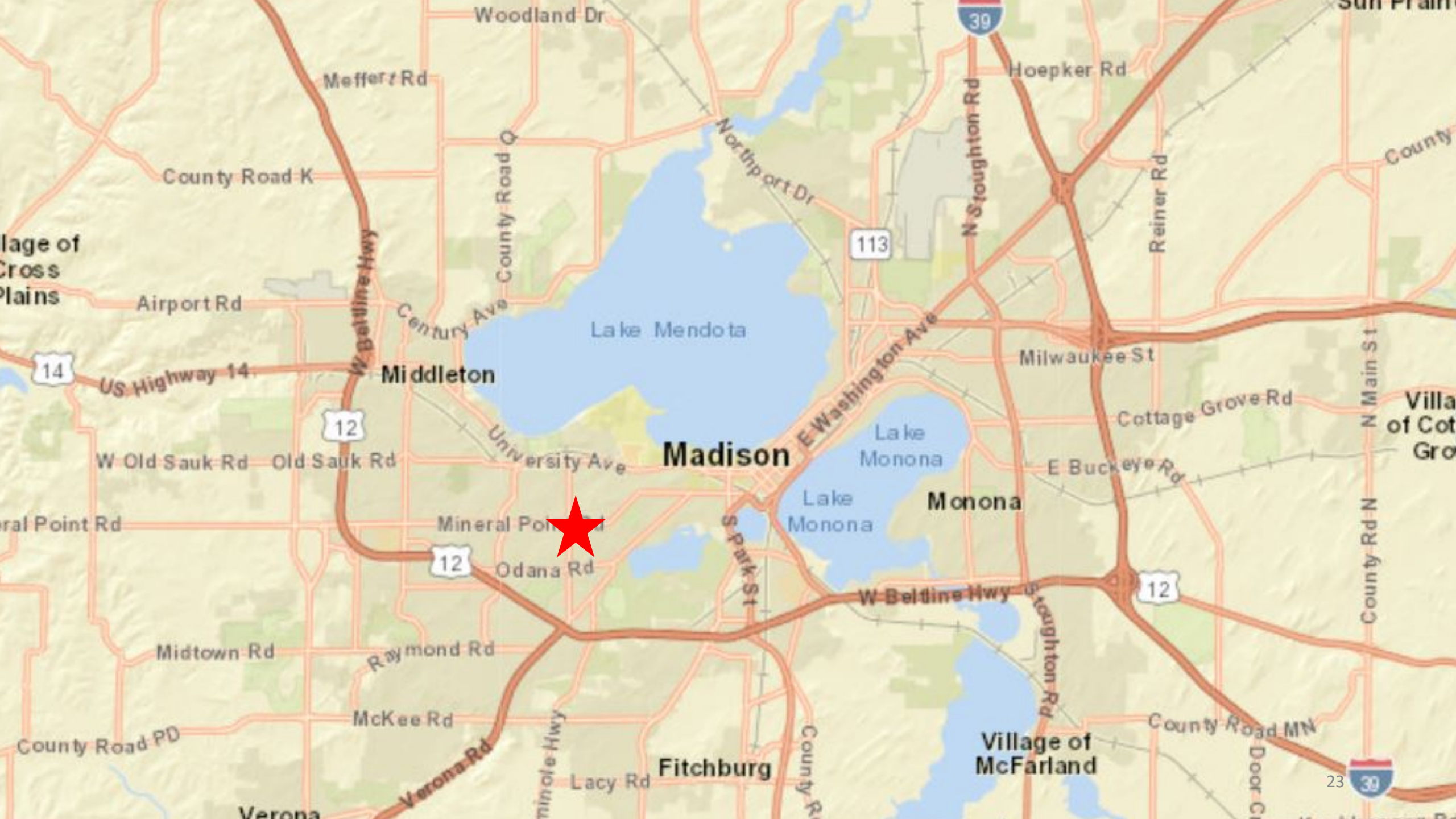
Middleton

Monona

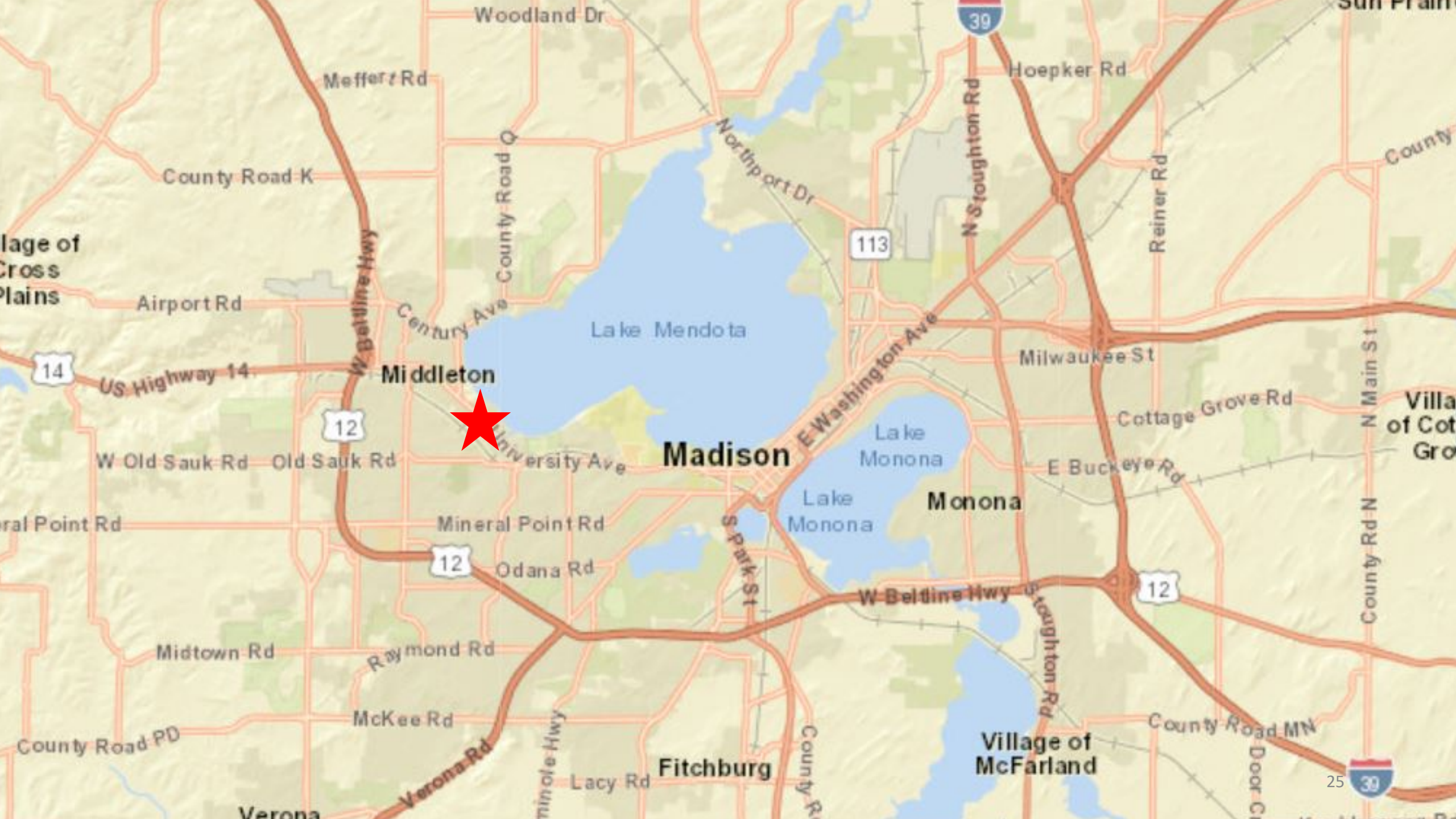
Fitchburg

Village of McFarland







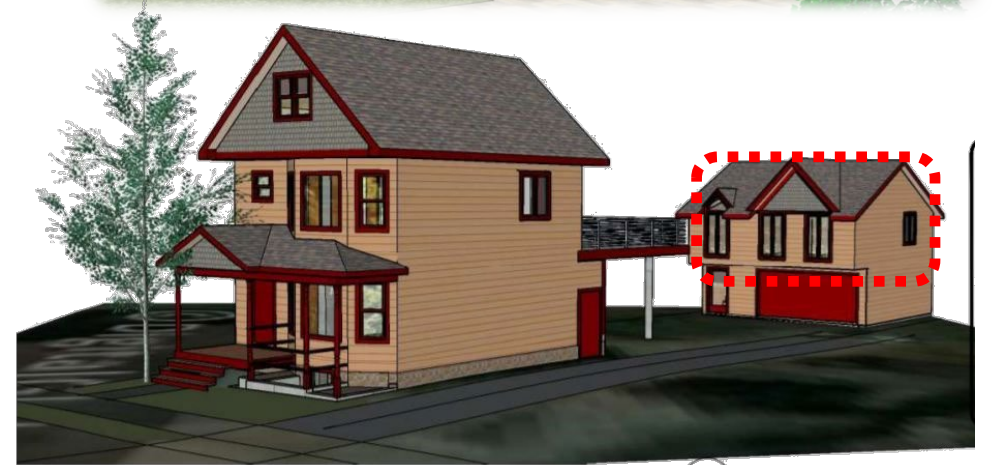




Summary of Proposed Changes

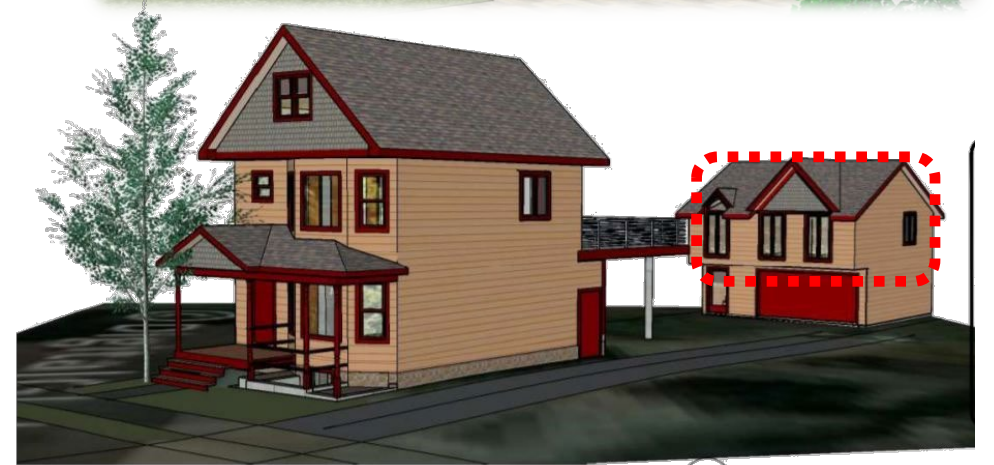
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ADUs – Proposed Changes

- Permitted use review by Zoning staff
- Living space must be ≤ 900 sq. ft. (2 bedrooms max.)
- Suggested design guidelines removed
- Only allowed on properties with single-family homes
- If detached, can be placed as close as 3 feet from side and rear property lines
- Maximum height 25'
- Property owner must live on the property
- Can be utilized as housing for extended family or rented through a typical long-term lease
- Same rules for “Tourist Rooming Houses” as any other dwelling unit



Accessory Buildings – Current Size Limits

Shall not exceed the size of the principal building

Conditional Use approval required if:

- An accessory building exceeds 576 sq. ft. in “TR” Districts
- An accessory building exceeds 800 sq. ft. in other Districts
- Total footprint of accessory buildings exceeds 10% of the lot size
- Total footprint of accessory buildings exceeds 1,000 sq. ft.

Note: Lot Coverage & Usable Open Space requirements also apply



Accessory Buildings – Current Size Limits

Shall not exceed the size of the principal building

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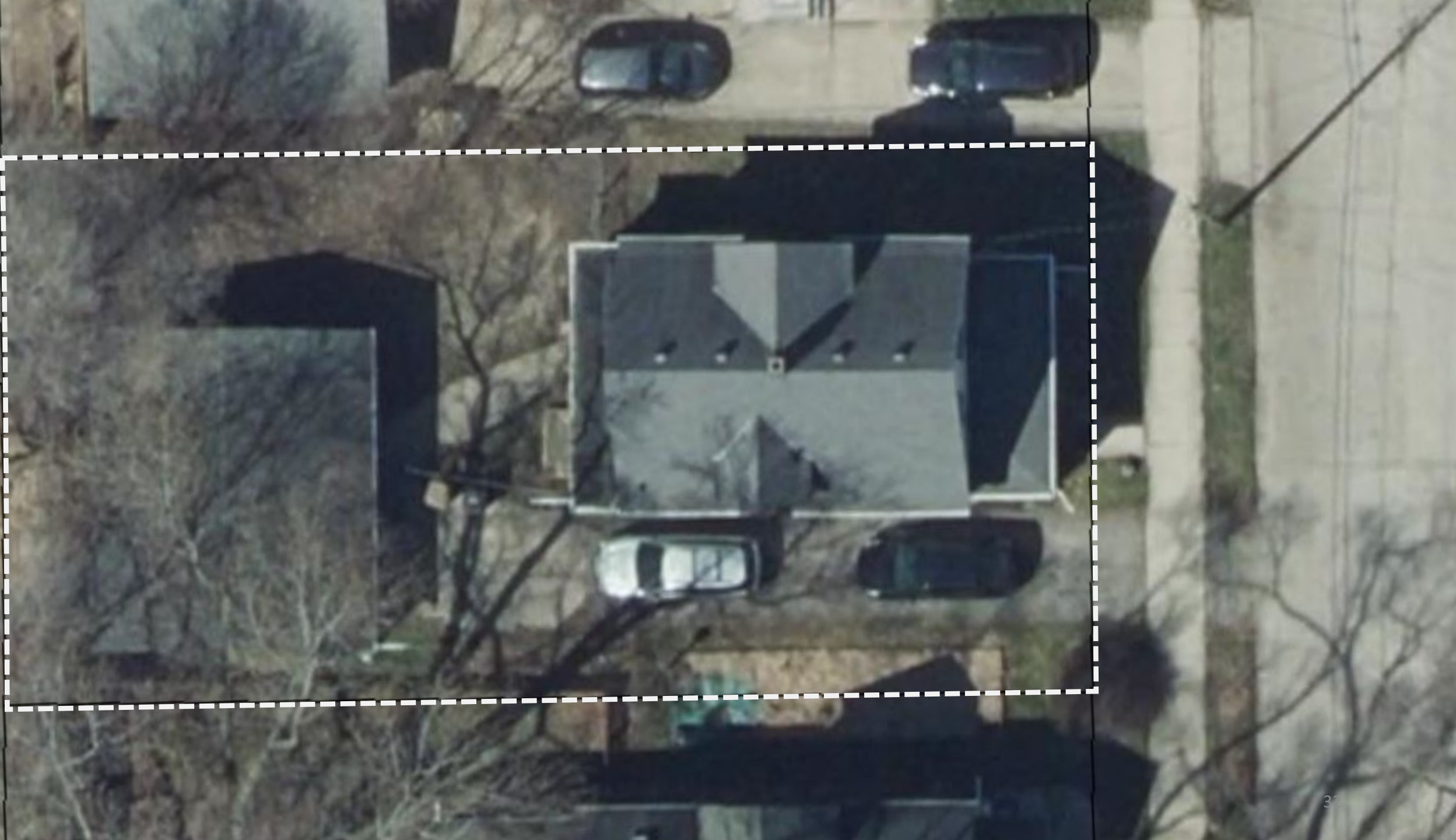
Accessory Buildings – Proposed Changes

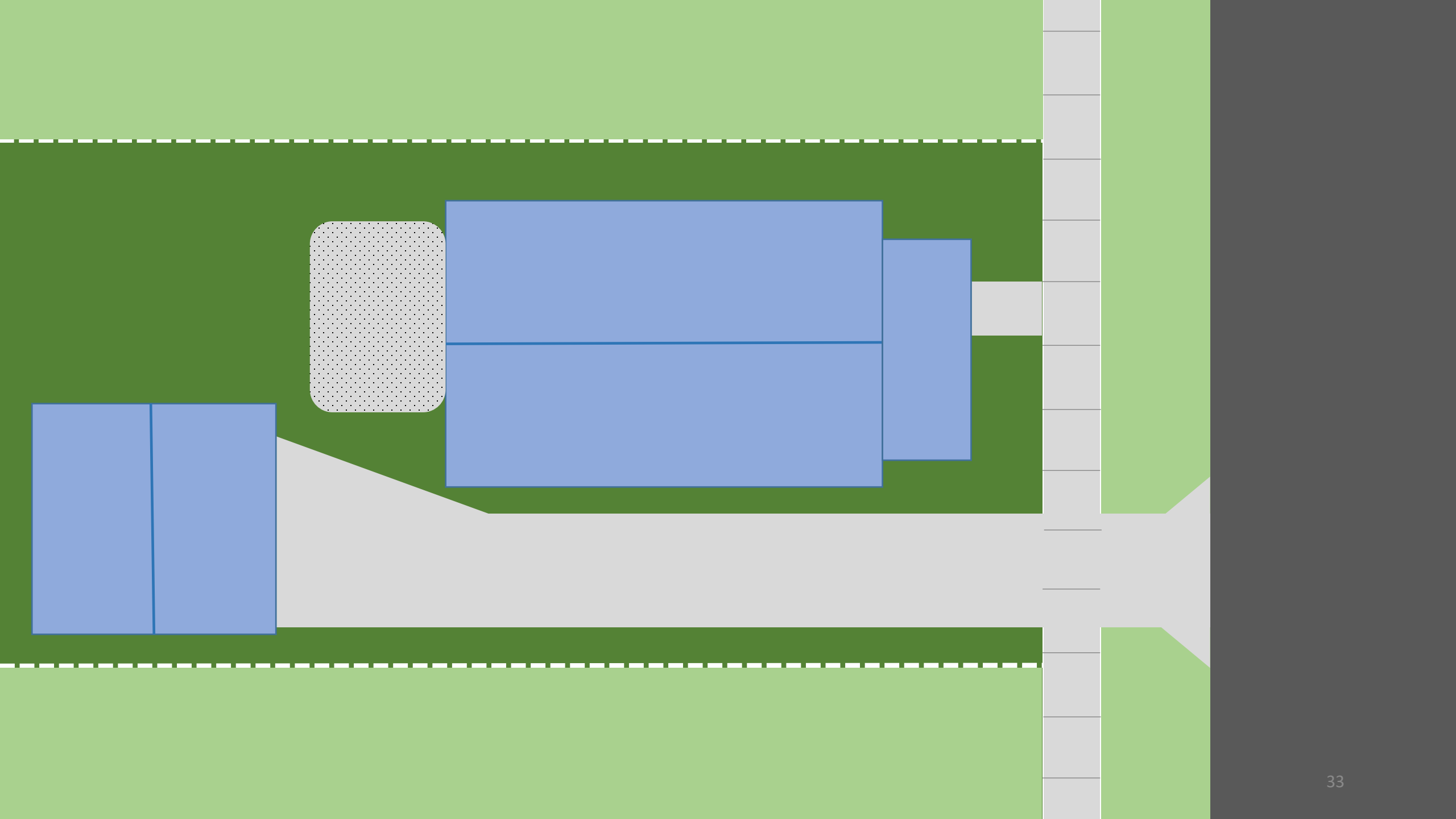
~~Shall not exceed the size of the principal building~~

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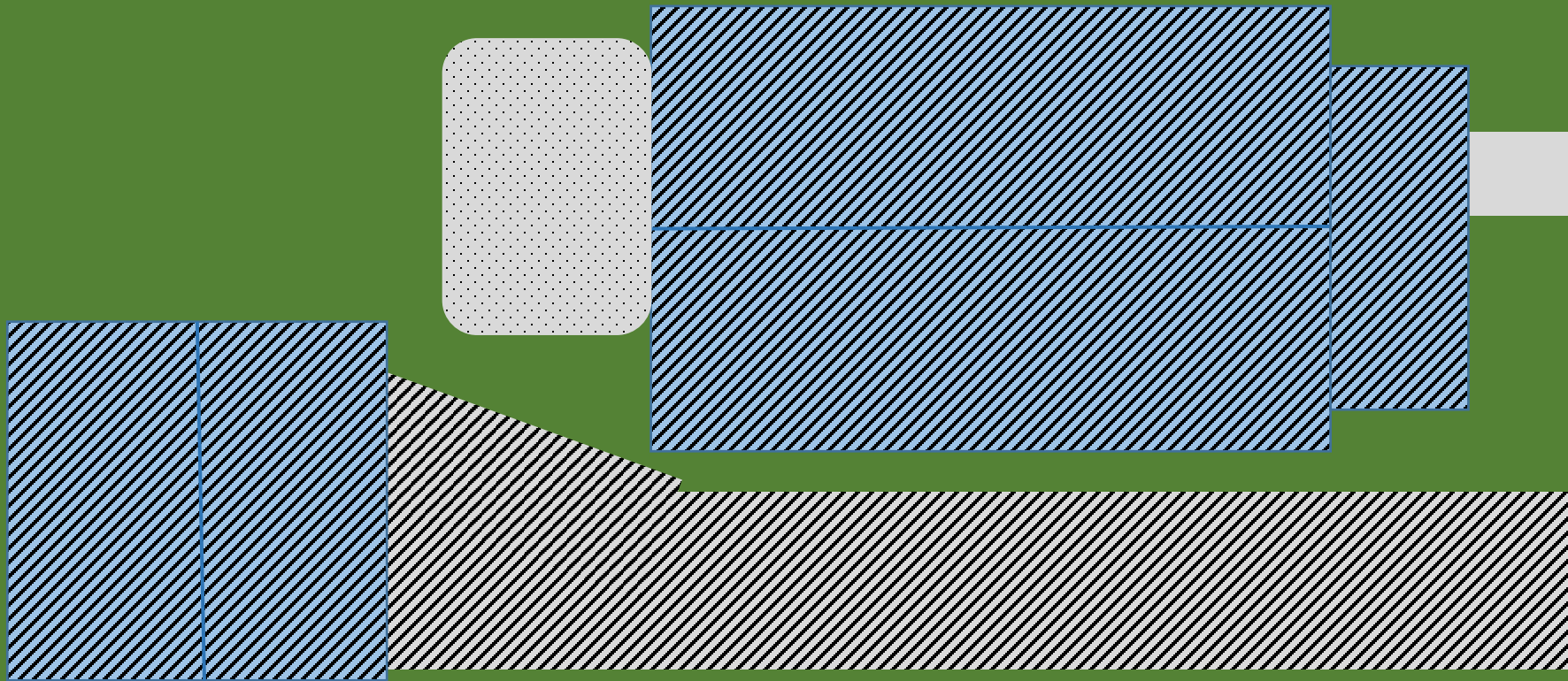
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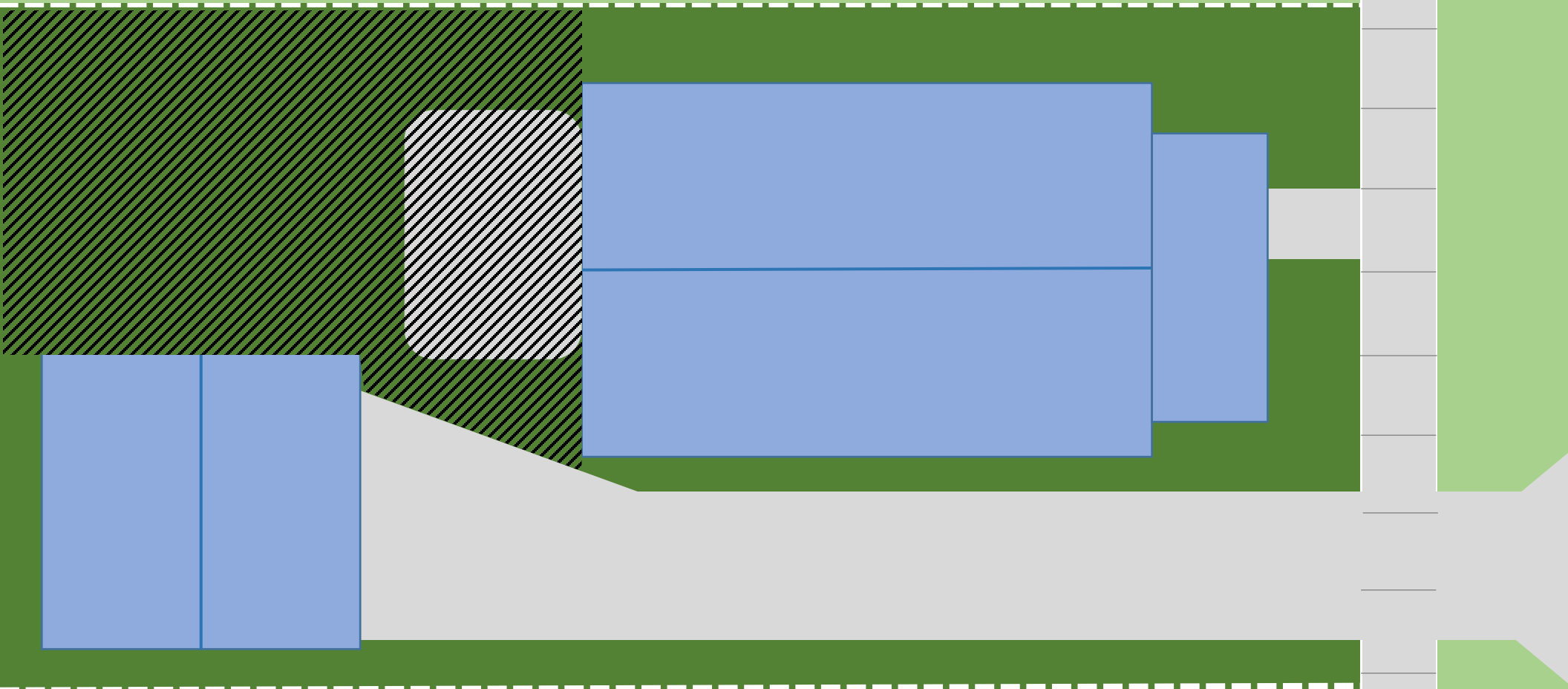


“Lot Coverage”



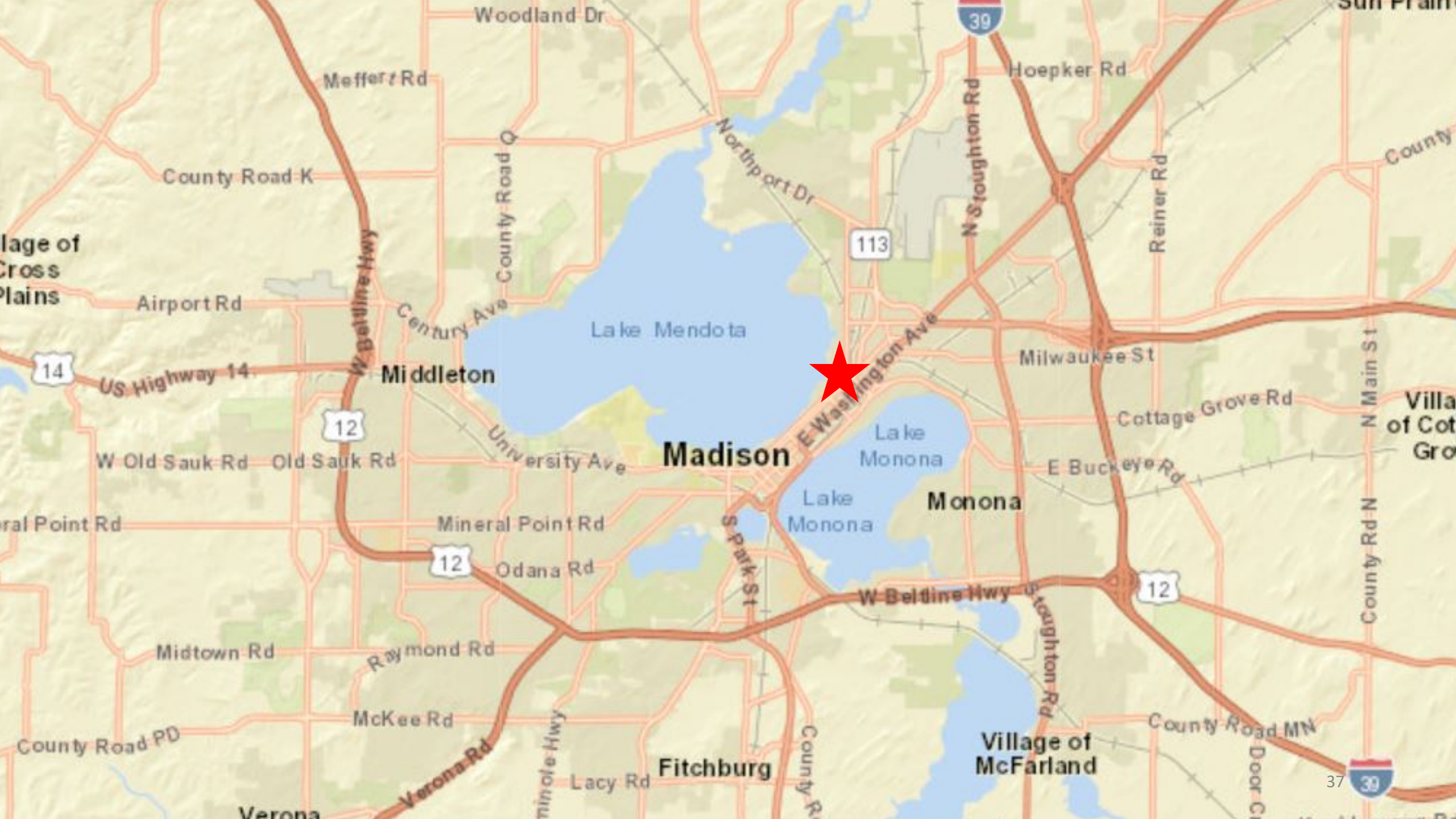
- Maximum allowable % of impervious surface
- Green roofs & pervious pavers count as “pervious” surface

“Usable Open Space”



- Cannot include required front yards
- Parameters regarding minimum width, contiguous area, & slope
- Recreational spaces may be paved, if pervious

Hypothetical Examples



Madison

Middleton

Monona

Fitchburg

Village of McFarland

Lake Mendota

Lake Monona
Lake Monona

14

12

12

12

113

39

37

39



6,600 sq. ft. lot





Madison

Middleton

Monona

Fitchburg

Village of McFarland

Lake Mendota

Lake Monona

Lake Monona

14

12

12

12

113

39

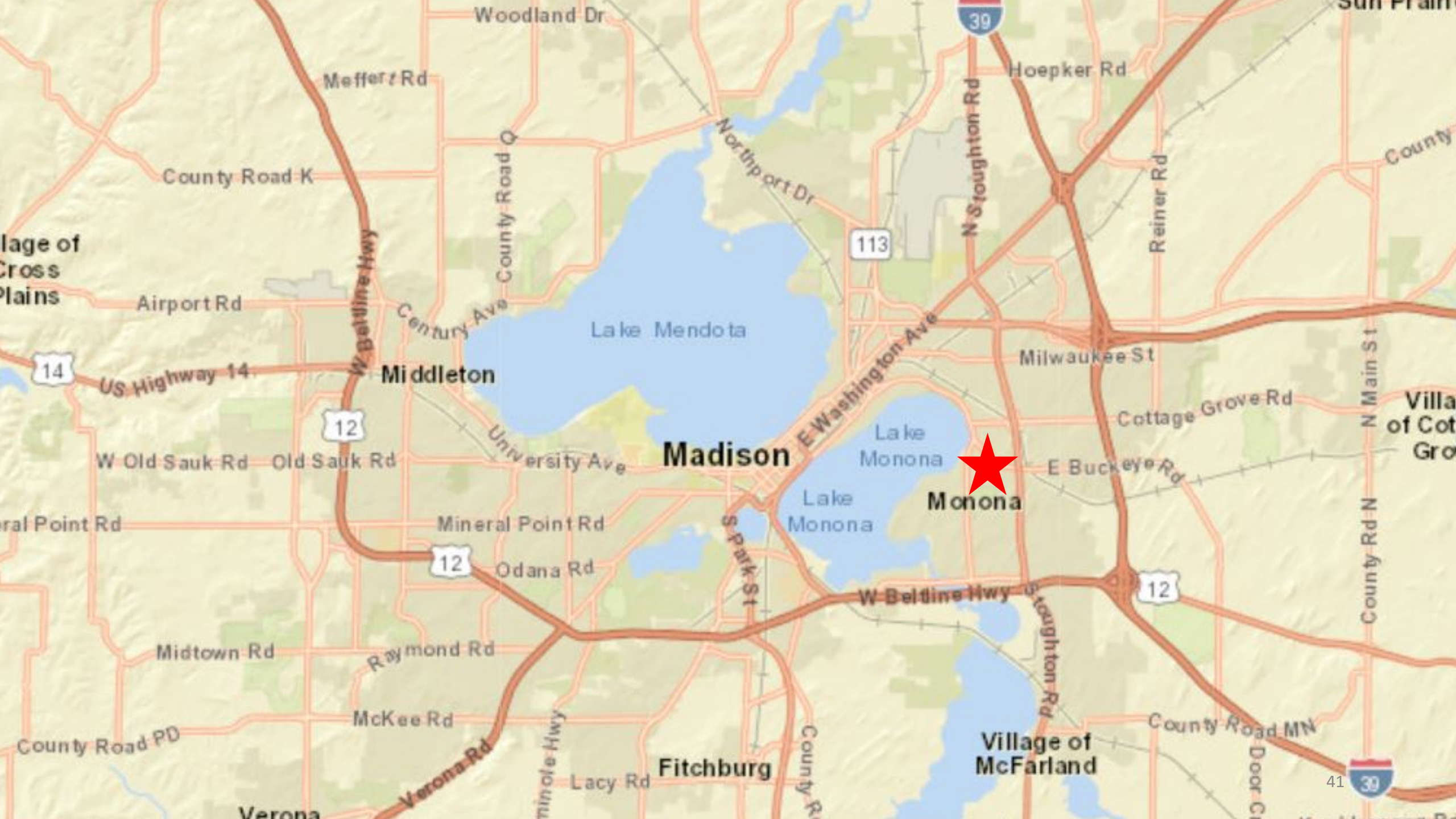
39





8,600 sq. ft. lot





14

US Highway 14

12

Middleton

Madison

Monona

12

12

Fitchburg

Village of McFarland

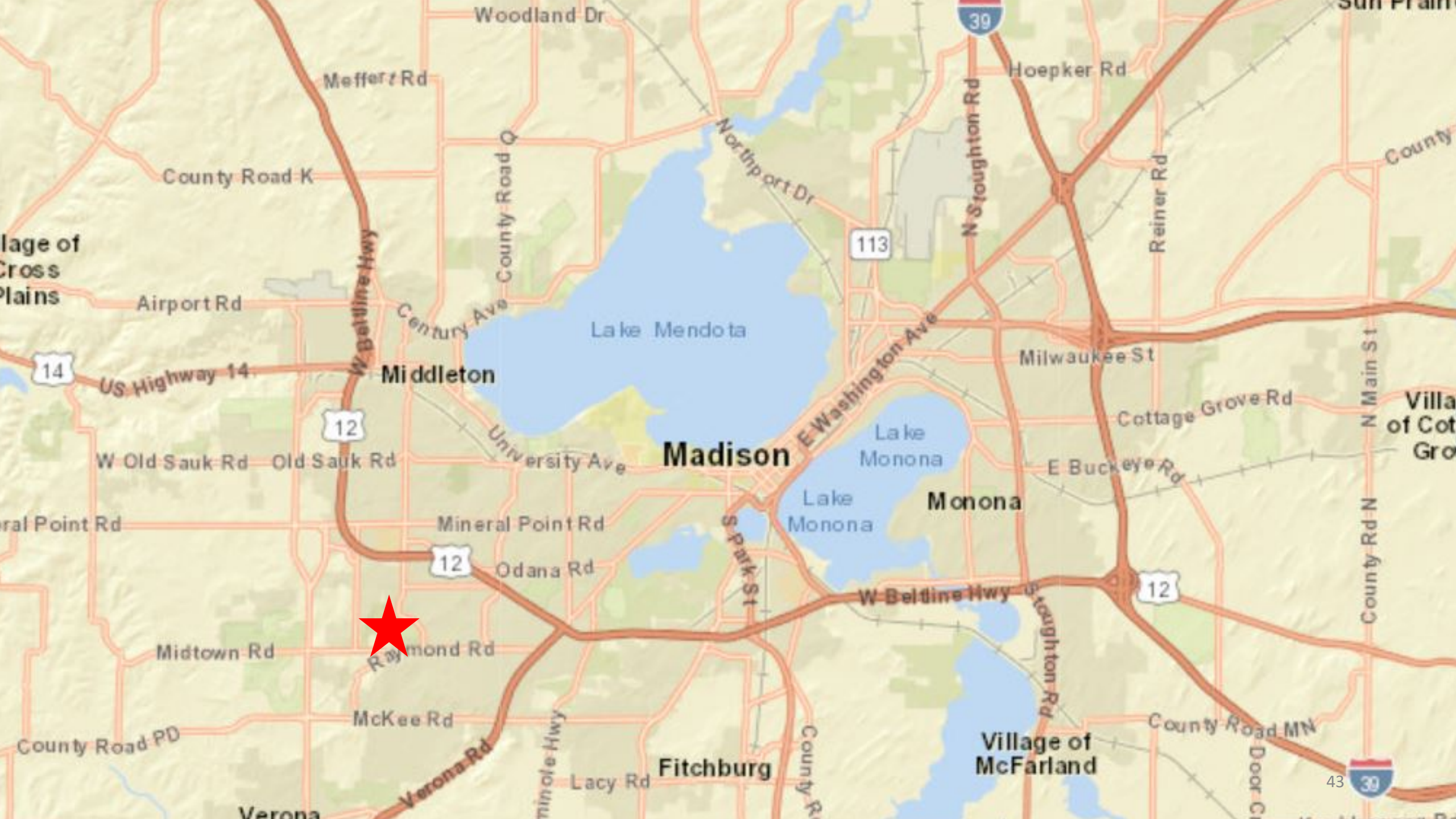
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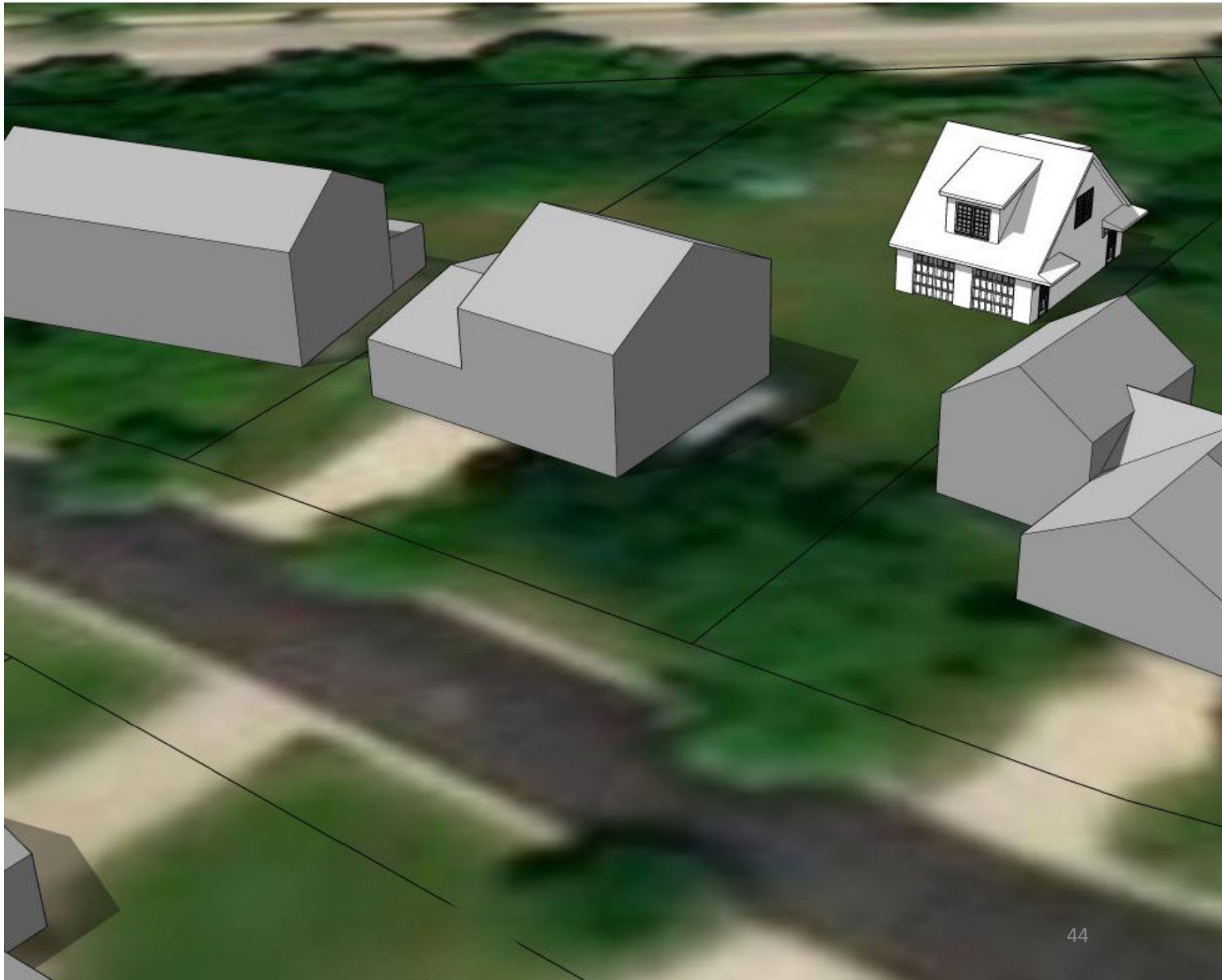
11,400 sq. ft. lot







22,000 sq. ft. lot



Questions?
