

Comparison between Existing and Proposed Downtown Zoning Districts

Most Significant Differences

1. *More flexibility for downtown development*

- Lot area, yard, and usable open space requirements will allow for greater residential densities in conventional zoning districts, whereas currently, new development in the downtown area almost always involves a rezoning to PUD.
- In the existing downtown residential districts, any building with over 2 units requires conditional use review. In proposed downtown residential districts, small multi-family buildings and single-family attached buildings (townhomes) are permitted uses. In the proposed Downtown Core and Urban Mixed-Use district, dwelling units in mixed use buildings are permitted uses.

2. *The process for design review has changed*

- In all proposed downtown districts, any non-residential building, mixed-use building, or residential building with 8 or more units must meet new design standards (see pp. 1-3). There are no design standards in the current code, but nearly every proposal is reviewed for design as a PUD or as a conditional use in the C4 District.
- Currently, in the C4 District, any major exterior change, new building, or new addition, regardless of size, must be reviewed by both the UDC and the Plan Commission as a conditional use. In the Downtown Core and Urban Mixed-Use Districts, minor new buildings, additions, and exterior changes would be reviewed by the UDC, while new buildings and additions exceeding 20,000 sq. ft. or 4 stories would require review by both UDC and Plan Commission as a conditional use.
- As a document separate from the Zoning Code, there will be new design guidelines (over and above the design standards) for use by commissions in their review of proposals in the Downtown Core and Urban Mixed Use districts.

3. *Height limitations*

- Height limitations will be based on the Downtown Height and Downtown Stepback maps, rather than being set by the underlying zoning district or the Downtown Design Zone overlay. Capitol View Height limitations will remain.

Bulk Requirements – Residential Districts

	R5 (Existing)	R6 (Existing)	DR1 (Proposed)	DR2 (Proposed)
Lot Area	700 sf per Efficiency 1,000 sf per 1BR unit + 300 sf per BR	300 sf per Efficiency 450 sf per 1BR unit + 150 sf per bedroom	Min. lot area = 3,000 sf	Min. lot area = 3,000 sf
Usable Open Space	160 sf per BR At least 50% must be at-grade	70 sf per BR At least 50% must be at-grade	40 sf per BR	20 sf per BR
Front Yard	20' or Setback Averaging	20' or Setback Averaging	15' or Setback Averaging	10' or Setback Averaging
Side Yard	5'(12' combined) for 1-story 6' (15 combined) for 2-story 8' (20' combined) for 3-story	5' + 2' per add'l story	5' or 10% lot width if width < 40'	5' or 10% lot width if width < 40'
Rear Yard	30' or 55% building height, whichever is greater	30' or 45% building height, whichever is greater	30' or 20% lot depth, whichever is greater	20' or 20% lot depth, whichever is greater
Height	3 stories / 40', except university buildings	Max. FAR = 2.0	Downtown Height Map & Downtown Stepback Map	Downtown Height Map & Downtown Stepback Map

Bulk Requirements – Commercial / Mixed Use Districts

	C2 (Existing)	C4 (Existing)	DC (Proposed)	UMX (Proposed)
Lot Area	700 sf per Efficiency 1,000 sf per 1BR unit + 300 sf per BR	None	None	3,000 sf (30' min. lot width)
Usable Open Space	160 sf per BR	100 sf per unit	No minimum. Usable open space accessible by all residents shall be provided.	20 sf per BR
Front Yard	None, unless adjacent to residential district	None	<ul style="list-style-type: none"> • 0'-5' facing State St, King St, or Capitol Square • 0'-10' otherwise 	<ul style="list-style-type: none"> • 5'-10' for residential buildings • 0'-10' otherwise
Side Yard	None, unless adjacent to residential district	None, unless residential/hotel windows face interior lot lines	<ul style="list-style-type: none"> • None • 1 side must be placed at side lot line for first 2 stories 	None
Rear Yard	<ul style="list-style-type: none"> • 10' for 1 story • 30' for 2+ stories 	10' (may be waived by ZBA)	None	10'
Height	FAR = 3.0	<ul style="list-style-type: none"> • 2-4 stories along State St • 3-10 stories along Capitol Square, E and W Washington, Wisconsin Ave, MLK Jr., south side of E and W Wilson • 8-story max. otherwise 	<ul style="list-style-type: none"> • 2-story min. • Downtown Height Map & Downtown Stepback Map 	<ul style="list-style-type: none"> • 2-story min. • Downtown Height Map & Downtown Stepback Map

Allowable Land Uses – Summary for Residential Districts

	R5 (Existing)	R6 (Existing)	DR1 (Proposed)	DR2 (Proposed)
Permitted	<u>Residential</u> <ul style="list-style-type: none"> • 1 and 2-unit buildings • Housing Cooperatives • Lodging Houses <u>Non-residential</u> <ul style="list-style-type: none"> • Bed & Breakfast • Public Schools • Nursing Homes • Hospitals • Daycare Centers • Churches • Parks • Public Safety Facilities 	<u>Residential</u> <ul style="list-style-type: none"> • 1 and 2-unit buildings <u>Non-residential</u> <ul style="list-style-type: none"> • Bed & Breakfast • Public Schools • Community living arrangements (CLAs) • Hostels • Adult family home 	<u>Residential</u> <ul style="list-style-type: none"> • 1 to 4-unit buildings • SF Attached, 3-8 units • CLAs up to 8 residents <u>Non-residential</u> <ul style="list-style-type: none"> • Bed & Breakfast • Parks • Churches • Public Safety Facilities • Community Garden • Housing Cooperative meeting supplementary regulations • Adult family homes, >2,500' from another or a CLA 	<u>Residential</u> <ul style="list-style-type: none"> • 1 to 8-unit buildings • SF Attached, 3-8 units • CLAs up to 8 residents <u>Non-residential</u> <ul style="list-style-type: none"> • Bed & Breakfast • Parks • Churches • Public Safety Facilities • Community Garden • Housing Cooperative meeting sup. regulations • Adult family homes, >2,500' from another or a CLA
Conditional	<u>Residential</u> <ul style="list-style-type: none"> • Multi-family dwellings <u>Non-residential</u> <ul style="list-style-type: none"> • College & Univ Buildings • Institutions for children and the elderly • Nonprofit offices and for-profit offices <50% of the floor area of a building • Nonprofit recreational buildings 	<u>Residential</u> <ul style="list-style-type: none"> • Multi-family dwellings • College & Univ Buildings • Housing Cooperatives • Lodging Houses <u>Non-residential</u> <ul style="list-style-type: none"> • Institutions for children and the elderly • Nonprofit offices and for-profit offices <50% of the floor area of a building • Nonprofit recreational buildings Nursing Homes • Hospitals • Daycare Centers • Churches • Parks • Public safety facilities 	<u>Residential</u> <ul style="list-style-type: none"> • SF Attached >8 units • MF Building >4 units • MF Complex • Cohousing community • CLAs with >8 residents • Housing Cooperative exceeding sup. regulations • Adult family homes, <2,500' from another or a CLA <u>Non-residential</u> <ul style="list-style-type: none"> • Religious community • Daycare Center • Schools • Market Garden • Public utilities 	<u>Residential</u> <ul style="list-style-type: none"> • SF Attached >8 units • MF Building >8 units • MF Complex • Cohousing community • CLAs with >8 residents • Housing Cooperative exceeding sup. regulations • Adult family homes, <2,500' from another or a CLA • Lodging house <u>Non-residential</u> <ul style="list-style-type: none"> • Nursing Home • Religious community • Daycare Center • Library, Museum • Schools • Technical/Trade Schools • Market Garden • Public utilities

Allowable Land Uses – Summary for Commercial / Mixed-Use Districts

	C2 (Existing)	C4 (Existing)	DC (Proposed)	UMX (Proposed)
Permitted	<u>Residential</u> <ul style="list-style-type: none"> • Dwelling units and lodging rooms located above the ground floor, <5 units and <50% of the building • Outpatient housing facilities • Mission house <u>Non-residential</u> <ul style="list-style-type: none"> • Wide range of commercial, office, and civic uses. 	<u>Residential</u> <ul style="list-style-type: none"> • Dwelling units and lodging rooms located above the ground floor (unlimited) • Outpatient housing facilities • Mission house <u>Non-residential</u> <ul style="list-style-type: none"> • All uses permitted in C2 	<u>Residential</u> <ul style="list-style-type: none"> • Dwelling units in mixed-use buildings • MF building >3 units • Housing Cooperative meeting sup. regulations • CLA <9 units <u>Non-residential</u> <ul style="list-style-type: none"> • Wide range of commercial, office, and civic uses. 	<u>Residential</u> <ul style="list-style-type: none"> • Dwelling units in mixed-use buildings • SF attached units • MF building 3-8 units • CLA <9 units <u>Non-residential</u> <ul style="list-style-type: none"> • Wide range of commercial, office, and civic uses.
Conditional	<u>Residential</u> <ul style="list-style-type: none"> • >4 dwelling units or residential use exceeds 50% of building <u>Non-residential</u> <ul style="list-style-type: none"> • Outdoor eating areas • Automobile laundries • Boat showrooms • Contractors shops • Warehouses <10,000 sf • Auto repair garages • Drive-in establishments • Small machine shops • Auto and trailer rental • Auto and motorcycle sales • Bakeries with >8 employees • Public baths • Jail facilities • Dance halls • Amusement arcades • Artisan production shop • Excavation and quarrying • Cleaning services • Fish farming, food crops 	<u>Residential</u> <ul style="list-style-type: none"> • Dwelling units and lodging rooms located on ground floor <u>Non-residential</u> <ul style="list-style-type: none"> • Production, processing, cleaning, servicing, etc. • Outdoor eating/rec areas • Public parking lots/garages • Public utilities • Vending carts, tents, etc. • Walk-up service windows • Drive-up windows for banks • Amusement arcades • Public baths • Civic auditorium complex <u>For All Uses</u> <ul style="list-style-type: none"> • Any new construction, additions, or major exterior alterations 	<u>Residential</u> <ul style="list-style-type: none"> • MF building complex • CLA 9-15 units • Dormitory • Housing cooperative exceeding sup. regulations • Lodging house • Assisted living • Religious community <u>Non-residential</u> <ul style="list-style-type: none"> • Hospital • Vending carts • Animal daycare • Contractor's shop/showroom • Service station/conv. store • Auto repair and sales • Bus/rail depot, transit station • Lab, research & development • Ltd production & processing • College/University • Technical School • Correctional facility • Market garden • Public utilities <u>For All Uses*</u> <ul style="list-style-type: none"> • New buildings or additions ≥20,000 sf or >4 stories 	<u>Residential</u> <ul style="list-style-type: none"> • MF building >8 units • MF building complex • CLA 9-15 units • Dormitory • Housing cooperative exceeding sup. regulations • Lodging house • Assisted living • Religious community <u>Non-residential</u> <ul style="list-style-type: none"> • Hospital • Garden Center • Animal daycare • Contractor's shop/showroom • Service station/conv. store • Auto body shop • Auto repair and sales • Bus/rail depot, transit station • Lab, research & development • Wholesale establishment • College/University • Technical School • Market garden • Public utilities <u>For All Uses*</u> <ul style="list-style-type: none"> • New buildings or additions ≥20,000 sf or >4 stories

**Smaller new buildings and additions (<20,000 sf), and major exterior changes require UDC review, but not PC review unless a conditional use*

