



Department of Planning and Community & Economic Development Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
(TTY/TEXTNET) 866 704 2318
FAX 608 267-8739
PH 608 266-4635

DATE: March 8, 2011
TO: All Alders
FROM: Planning Division Staff and Zoning Administrator
SUBJECT: Zoning Code-Substitute Ordinance

The Zoning Code substitute ordinance includes land use and design parameters interrelated through district standards, general regulations, supplemental regulations for specific land uses, and building form standards. While the overall structure and function of the Zoning Code substitute ordinance is similar in many ways to the existing code, several new elements are introduced to improve the code as a tool to implement the Comprehensive Plan and other adopted land use plans. Under the new Zoning Code, conventional zoning districts and policies should better facilitate desired development, and minimize the use of the Planned Unit Development (PUD) zoning process.

Major changes (with page references, where appropriate) in the new Zoning Code include:

- New nomenclature and revised standards for all zoning districts, with land use tables at the beginning of each subchapter
- New districts, including:
 - Mixed-use districts - Neighborhood Mixed-Use (pp. 47-49), Traditional Shopping Street (pp. 50-51), and Mixed Use Center (pp. 51-53)
 - Special districts - Urban Agriculture (pp. 80-81), Airport (p. 82), and Campus-Institutional (pp. 82-85)
 - Overlay districts - Transit-Oriented Development (pp. 109-111) and Accessory Dwelling Unit (pp. 113-115)
- New design standards for major additions, redevelopment, and new development in mixed-use and commercial districts (pp. 37-40)
- New building placement standards in mixed-use, commercial, and employment districts (see graphics on pp. 48 and 55, and front yard setback requirements on pp. 47, 50, 52, 54, 57, 67, 68, 72, and 74)
- Reduction/elimination of the minimum number of required parking stalls, new parking maximums (pp. 141-151)
- New Building Form Standards by building type (pp. 193-202)

As you are aware, the Zoning Code substitute ordinance is the result of review by the Plan Commission following input and recommendations from the Zoning Code Rewrite Advisory Committee, Sustainable Design and Energy Committee, Madison Arts Commission, Long Range Transportation Planning Committee, Urban Design Commission, Housing Committee, staff, and members of the public. In preparation for the March 15 public hearing, Common Council members should be aware of the following topics, which have elicited the most discussion and debate throughout the review process:

- Accessory dwelling units (pp. 113-115, 171, and 231)
- Building heights in mixed-use, commercial, and employment districts (see Dimensional Requirements tables, pp. 47, 50, 52, 54, 57, 67, 68, 70, 71, 74, and 75)
- Building materials for mixed-use and commercial districts (p. 39)
- Home occupations (pp. 14, 180, and 241-242)
- Housing cooperatives (pp. 13, 181, and 241)
- Lakefront development (pp. 138-140)

- Landscaping and screening standards (pp. 158-162)
- Live work units/buildings (pp. 43, 46, 66, 182, 242)
- Mixed-use buildings at corners in residential districts (pp. 14 and 184)
- Parking requirements (pp. 141-151)
- Transformational Zoning (discussion related to the application of districts during the mapping process to accommodate recommended development, and the possible exclusion of some districts from future use)
- Urban agriculture (“Agriculture” uses in land use tables on pp. 14, 44, and 65; also new Urban Agriculture district, pp. 80-81)