

Legistar File No. 81963 Body - Version 1

DRAFTER'S ANALYSIS: This proposed ordinance change clarifies the existing parking requirements city-wide in order to make the City of Madison Zoning Code (Chapter 28) more user-friendly. Throughout Chapter 28, there are references to where parking can be located on a site but without cross-referencing other sections it may be unclear to the reader. This change clarifies all instances in the code where a provision in the code was intended to be specific to surface parking and adds "surface" to the definition of "Parking Lot." It adds consistent language in various parts in the code where surface parking is not allowed between the building and a street and clarifies how primary street is determined on lots with multiple street frontages by adding a definition for primary street.

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

1. (4) entitled "Parking Location: Residential Buildings" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is amended as follows:

"(4) Parking Location: Residential Buildings. For new, Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, or additions that exceed the original building's floor area by more than one hundred percent (100%), surface parking shall not be located behind or beside each building, below the building, or in a common parking court in the interior of a block between any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building within the side yard, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street."

2. Subsection (5) entitled "Parking Location: Nonresidential Buildings" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is amended as follows:

"(5) Parking Location: Nonresidential Buildings. For new nonresidential buildings in residential districts or additions that exceed the original building's floor area by more than one hundred percent (100%), that are constructed after the effective date of this zoning code, surface parking shall not be permitted between the ~~front facade of the building and the abutting street~~ primary street and the plane of the principal building's primary street-facing facade."

3. Table 28C-1 entitled "Residential Districts" of Section 28.032 entitled "Residential District Uses" of the Madison General Ordinances is amended by amending therein the following:

"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 Sec. 28.151
Accessory Uses and Structures																
Surface parking lot, <u>surface</u> , exceeding minimum required parking	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

4. Subdivision (d) entitled “Non-Residential Uses” of Subsection (5) entitled “Site Design Standards” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” of the Madison General Ordinances is amended as follows:

“(d) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. ~~Parking~~ Surface parking for such uses shall not be located ~~in the side or rear yards between the primary street and the plane of the principal building’s primary street-facing facade~~ and shall be well screened to preserve the continuity of the public realm.”

5. Subsection (4) entitled “Site Standards” of Section 28.063 entitled “Limited Mixed-Use District” of the Madison General Ordinances is amended as follows:

“(4) Site 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 five thousand (5,000) square feet of floor area. Buildings exceeding five thousand (5,000) square feet of floor area but not more than seven thousand five hundred (7,500) square feet of floor area may be allowed with conditional use approval.

(b) Parking Surface parking shall not be placed ~~located~~ between the front facade of a building and the abutting street primary street and the plane of the principal building’s primary street-facing facade. ~~Parking shall be located to rear or side of~~

~~principal building;~~ Surface parking abutting the primary street frontage is limited to seventy (70) feet in width or fifty percent (50%) of lot frontage, whichever is less.

- (c) All surface parking areas must be screened from adjacent residentially zoned properties.”

6. Subsection (4) entitled “Site Standards” of Section 28.064 entitled “Neighborhood Mixed-Use District” of the Madison General Ordinances is amended as follows:

“(4) Site Standards.

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

~~(a) Reserved.~~

~~(b)~~ For the Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind or beside each building, below the building, or in a common parking court in the interior of a block~~ between any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building, ~~surface or structured parking facilities~~ shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front façade of the building.

~~(b)~~ For all Building Forms other than ~~(b)~~ above, surface parking shall not be placed ~~between the front facade of a building and the abutting street~~ located between the principal building and primary street. Parking shall be located ~~to rear or side of principal building;~~ parking abutting the primary street frontage is limited to seventy (70) feet in width or fifty percent (50%) of lot frontage, whichever is less.”

7. Subsection (4) entitled “Site Standards” of Section 28.065 entitled “Traditional Shopping Street (TSS) District” of the Madison General Ordinances is amended as follows:

“(4) Site Standards.

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

~~(a) Reserved.~~

~~(b)~~ For the Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind, beside, or below the building, or in a common parking court in the interior of a block~~ any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front facade of the building.

~~(b)~~ For all Building Forms other than ~~(b)~~ above, surface parking shall not be placed ~~located~~ located between the front facade of a building and the abutting primary street primary street and the plane of the principal building's primary street-facing facade. Parking shall be located ~~to rear or side of principal building;~~ Surface

parking abutting primary street frontage is limited to forty percent (40%) of lot frontage.

- (dc) Parking ~~buildings~~ Buildings shall be designed with ground-floor retail or office uses fronting primary streets.”

8. Paragraph 9. of Subdivision (a) entitled “Contents of a Master Plan” of Subsection (3) entitled “Master Plan Required” of Section 28.066 entitled “Mixed Use Center (MXC) District” of the Madison General Ordinances is amended as follows:

- “9. Site design standards including but not limited to the landscaping and screening of building sites, surface parking lots, and common open spaces, which shall be at least as restrictive as the minimum requirements in Landscaping and Screening Requirements in Sec. 28.142, and the signage of the MXC District as regulated by Chapter 31, Sign Code.”

9. Subsection (6) entitled “Site Standards” of Section 28.066 entitled “Mixed Use Center (MXC) District” of the Madison General Ordinances is amended as follows:

“(6) Site 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 twenty-five thousand (25,000) square feet floor area for an individual establishment or forty thousand (40,000) square feet floor area for a mixed-use or multi-tenant building. Buildings exceeding this size may be allowed as conditional uses. All new retail establishments with a total gross floor area (GFA) of forty thousand (40,000) square feet or more are subject to review by the Urban Design Commission under the provisions of Sec. 33.24(4)(f).
- (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 or private street or 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.
- (e) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, surface parking shall ~~be located behind or beside each building, below the building, or in a common parking court in the interior of a block~~ not be located between any street and the plane of the principal building's corresponding street-facing facade.
- (f) For all Building Forms other than (e) above, surface parking shall not be ~~placed between the front or side facade of a building and the primary abutting street~~ located between the primary street and the plane of the principal building's primary street-facing facade.
- (g) 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.

- (h) For Single-Family Attached, Small Multi-Family, Large Multi-Family, or Courtyard Multi-Family Building Forms, if parking is located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible from the front facade of the building.
- (i) For all Building Forms other than (h) above, surface parking abutting the primary street frontage shall be limited to forty percent (40%) of the total lot width.
- (j) Parking ~~buildings~~ Buildings abutting any public or private 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 facade and designed with materials and proportions similar to new commercial or mixed-use buildings.
- (k) All new buildings or additions to existing buildings shall be approved by the Zoning Administrator in conformance with the building design standards and site design standards approved as part of the master plan per sub. (3)(a). Any appeal of the Zoning Administrator's decision on the application of the building design standards and site design standards shall be made to the Urban Design Commission for a determination."

10. Paragraph 2. of Subdivision (a) entitled "Front Yard Setback" of Subsection (3) entitled "Dimensional Requirements" of Section 28.067 entitled "Commercial Corridor Transitional - District" of the Madison General Ordinances is amended as follows:

- "2. If there is no on-street parking in front of the lot, a building may be setback of up to sixty-five (65) feet from the front property line, provided that at least seventy percent (70%) of the street-facing building wall is setback no more than sixty-five (65) feet. This setback shall allow for one (1) drive aisle and up to one (1) row of surface parking between the building and the street."

11. Paragraph 3. of Subdivision (a) entitled "Front Yard Setback" of Subsection (3) entitled "Dimensional Requirements" of Section 28.067 entitled "Commercial Corridor Transitional - District" of the Madison General Ordinances is amended as follows:

- 3. Alternatively, if there is no on-street parking in front of the lot, the following greater setbacks can be allowed if approved as a conditional use:
 - a. A building may be setback of up to eighty-five (85) feet provided that at least seventy percent (70%) of the street-facing building wall is setback no more than eighty-five (85) feet. This setback shall allow for one (1) drive aisle and up to two (2) rows of surface parking between the building and the street.
 - b. If traffic circulation, drainage and or other site design issues are shown to require additional space, the setback may be extended to a maximum of one hundred (100) feet."

12. Subsection (4) entitled "Site Standards" of Section 28.067 entitled "Commercial Corridor Transitional - District" of the Madison General Ordinances is amended as follows:

“(4) Site Standards.

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

- (a) Reserved.
- (b) Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway, plaza, or multi-use path.
- (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) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, parking shall not be located ~~behind or beside each building, below the building, or in a common parking court in the interior of a block~~ between any street and the plane of the principal building's corresponding street-facing facade.
- (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 ~~Except as allowed in Section (3)(a)2. and 3. above, surface parking~~ abutting the primary street frontage shall be limited to fifty percent (50%) of the total lot frontage, except that for the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, if located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front facade of the building.”

13. Subdivision (a) entitled “Front Yard Setback” of Subsection (3) entitled “Dimensional Requirements” of Section 28.068 entitled “Commercial Center District” of the Madison General Ordinances is amended as follows:

- “(a) Front Yard Setback. Unless designated otherwise on the zoning map, at least seventy percent (70%) of the street-facing building wall shall be setback no more than eighty-five (85) feet. This setback shall allow for a single drive aisle and two (2) rows of surface parking or landscaped area. This setback may be extended to a maximum of one hundred (100) feet if traffic circulation, drainage and or other site design issues are shown to require additional space. Front yard setbacks for planned multi-use sites may be measured from interior private access road curb faces or edges of pavement. Front yard setbacks on the zoning map may be designated as a specific location (build-to-line) or as a range.”

14. Subdivision (e) of Subsection (4) entitled “Site Standards” of Section 28.068 entitled “Commercial Center District” of the Madison General Ordinances is amended as follows:

- “(e) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind or beside each building, below the building, or in a common parking court~~

~~in the interior of the block between any street and the plane of the principal building's corresponding street-facing facade.~~ If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front façade of the building.”

15. Subsection (4) entitled “Site Standards” of Section 28.069 entitled “Regional Mixed-Use (RMX) District” of the Madison General Ordinances is amended as follows:

“(4) Site Standards. The following standards are applicable to new buildings and additions exceeding fifty percent (50%) of original building's floor area.

- (a) For the Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind, beside, or below the building, or in a common parking court in the interior of a block between any street and the plane of the principal building's corresponding street-facing facade.~~ If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible on the front facade of the building.
- (b) For all Building Forms other than (a) above, surface parking shall not be ~~placed located between the front facade of a building and the abutting primary street~~ primary street and the plane of a principal building's primary street-facing facade. Parking ~~shall be located to rear or side of principal building;~~ parking abutting primary street frontage is limited to forty percent (40%) of lot frontage.
- (c) Parking ~~buildings~~ Buildings shall be designed with ground-floor retail or office uses fronting primary streets.”

16. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28E-2

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
Parking, Storage and Display Facilities						

Parking lot, <u>surface</u> , exceeding maximum required parking	C	C	C"			
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17. Subsection (4) entitled "Site Standards" of Section 28.078 entitled "Downtown Residential 1 District" of the Madison General Ordinances is amended as follows:

"(4) Site Standards.

For residential buildings, surface parking shall not be located ~~behind or beside each building~~ between any street and the plane of the principal building's street-facing facade. For existing residential buildings with surface parking located between the building and any street, new surface parking may only be located behind or beside the building if the surface parking located between the building and the street is eliminated."

18. Subsection (3) entitled "Site Standards" of Section 28.079 entitled "Downtown Residential 2 District" of the Madison General Ordinances is amended as follows:

"(3) Site Standards.

For residential buildings, surface parking shall not be located ~~behind or beside each building~~ between any street and the plane of the principal building's corresponding street-facing facade. For existing residential buildings with surface parking located between the building and any street, new surface parking may only be located behind or beside the building if the surface parking located between the building and the street is eliminated."

19. Subsection (4) entitled "Site Standards" of Section 28.084 entitled "Traditional Employment District" of the Madison General Ordinances is amended as follows:

"(4) Site Standards.

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

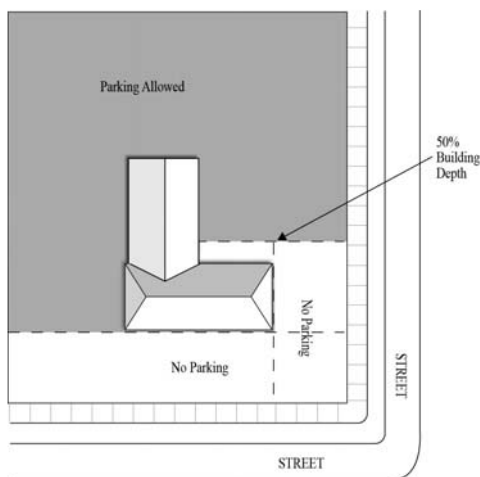


Figure F1: Parking Placement on Corner Properties

- (a) Parking Placement. ~~Parking~~ Surface parking shall not be placed ~~located~~ between the plane of the front facade of a building and the abutting street. In addition, for buildings at corner locations, surface parking shall not be placed between the plane of a side facade of the building and an abutting street, in the area from said street back to a point marking fifty percent (50%) of the total building depth. These provisions do not apply when the building being enlarged is an existing landmark building or a contributing building in a historic district.
- (b) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind or beside each building, below the building, or in a common parking court in the interior of a block~~ between any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible from the front facade of the building.
- (c) For all Building Forms other than (b) above, surface parking shall be located to the rear or side of the principal building.
- (d) Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to a TE district.
- (e) Entrance Orientation. 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. Barrier-free entrances are encouraged.
- (f) Notwithstanding (a), for lots abutting a street on three (3) or more sides, a maximum of twelve (12) parking stalls but no more than fifty percent (50%) of the total surface parking spaces may be located between the front facade and the street. These spaces shall be oriented to customers and visitors.”

20. Subdivision (a) entitled “Front Yard Setback” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.085 entitled “Suburban Employment District” of the Madison General Ordinances is amended as follows:

- “(a) Front Yard Setback. For buildings at corner locations, within thirty (30) feet of the corner, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. Parking Surface parking shall not be placed between the building and the street in this area.”

21. Subsection (4) entitled “Site Standards: New Development” of Section 28.085 entitled “Suburban Employment District” of the Madison General Ordinances is amended as follows:

- “(4) Site Standards: New Development.
The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- (a) Parking Placement. For the Single-Family Attached, Small Multi-Family, Large Multi-Family, and Courtyard Multi-Family Building Forms, surface parking shall not be located ~~behind or beside each building, below the building, or in a common parking court in the interior of a block~~ between any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family buildings, structured parking at ground level shall not be visible from the front facade of the building.
- (b) For all Building Forms other than (a) above, the majority of off-street surface parking shall be located to the rear or side of the principal building. A maximum of one drive aisle and two rows of surface parking, not to exceed seventy (70) feet of parking, may be located between the ~~front of the~~ principal building and the street, set back at least twenty-five (25) feet from the ~~front lot line~~. ~~For zoning lots with two (2) more or less parallel and opposite public street lot lines, the owner may choose either street as the front lot line when determining the parking location.~~
- (c) The building front shall be oriented to the primary street. Loading and service areas shall be located at the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an SE district.”

22. Subdivision (b) entitled “Parking Design” of Subsection (4) entitled “Site Standards” of Section 28.086 entitled “Suburban Employment Center District” of the Madison General Ordinances is amended as follows:

- “(b) Parking Design. Access driveways and surface parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety.
 - 1. Off-street surface parking shall not be located within front or street side yard setbacks, but may be located within rear yard and interior side yard setbacks and the building envelope.
 - 2. Surface parking located in a side or rear yard setback shall be set back a minimum of twenty (20) feet from the boundary of a Residential or Special district.”

23. Subsection (4) entitled “Site Standards” of Section 28.087 entitled “Employment Campus District” of the Madison General Ordinances is amended as follows:

“(4) Site Standards.

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- (a) Parking Placement. For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, parking shall not be located ~~behind or beside each building, below the building, or in a common parking court in the interior of a block~~ between any street and the plane of the principal building's corresponding street-facing facade. If located on the side of the building, surface or structured parking shall occupy no more than twenty-five

percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible from the front facade of the building.

- (b) For all Building Forms other than (a) above accessory off-street surface parking lots and loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, as well as safe and convenient circulation within the site. Access driveways and surface parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety. Off-street surface parking lots shall not be located in required front yards or street side yards on corner lots, but may be located in required rear yards to the rear of a building or in an interior side yard beyond the larger of the required front yard or the actual front setback. A surface parking lot containing not more than ten (10) parking spaces may be located to the front or side of a building, but not in any required front yard or in the required street side yard on a corner lot unless shown on an approved master plan for the district. If approved by the Architectural Design Committee, surface a parking lot containing more than ten (10) parking spaces may be located the front or side of a building, but not in any required front yard or in the required street side yard on a corner lot. Any surface parking lot located in a required side or rear yard shall be located not less than twenty (20) feet from any lot in a Residence or Special District. Access driveway shall be designed and located so that such driveways do not provide a direct unlandscaped view from the street to the loading berths or storage areas. A plan for tree islands and surface parking lot landscaping shall be included with the landscape plan required in sub. (5)(a) below. Off street surface parking facilities shall be located at least ten (10) feet from any property line and/or right-of-way and utilize a landscape buffer than includes trees, ~~Shrubs~~, shrubs, decorative fencing, benches, flowerbeds, ground covers, or other high-quality materials. For every twelve (12) to fifteen (15) surface parking stalls in a continuous row, at least once canopy tree shall be required in an interior surface parking island pursuant to the requirements of Sec. 28.142 of these ordinances.
- (c) Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an EC district.
- (d) All business activities shall be conducted within completely enclosed buildings, except for the following:
1. Off-street parking and off-street loading.
 2. Vehicle access sales and service windows.
 3. Bicycle-sharing facility.
 4. Outdoor storage and outdoor display.
 5. Temporary outdoor events.
 6. Agricultural activities.
 7. Composting.
 8. Outdoor eating, cooking, and service areas associated with food and beverage establishments.
 9. Farmers' markets.
 10. Outdoor recreation.
- (e) Access to the employment campus shall be from a collector or arterial street.

- (f) In addition to the requirements in Sec. 28.142, all lots shall be landscaped, including the provision of canopy-type shade trees. Where possible, existing healthy trees, other than nuisance species, shall be retained. All land areas not covered by buildings, structures, storage areas, surface parking lots, loading areas and driveways, shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, pools or the planting of grass, shrubs, trees and other plant materials or other comparable surface cover. To comply with the above provisions, a landscape plan shall be submitted and approved by the Director of the Department of Planning and Community and Economic Development.
- (g) All storage, except for storage of licensed operable vehicles, shall be within completely enclosed buildings or located to the rear of buildings and limited to a maximum of five percent (5%) of the total lot area. Outside storage shall be effectively screened with screening between six (6) and eight (8) feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways.
- (h) Food and beverage uses shall only be located within a mixed-use building that includes office or other employment uses.”

24. Subdivision (a) entitled “Parking Placement” of Subsection (5) entitled “Site Standards: New Development” of Section 28.088 entitled “Industrial - Limited District” of the Madison General Ordinances is amended as follows:

- “(a) Parking Placement. A maximum of one drive aisle and two rows of surface parking not to exceed seventy (70) feet of parking area may be located between the ~~front facade of a building and the front lot line~~. Parking Surface parking shall be located to the rear or side of the principal building to the extent feasible. This requirement shall not apply to lots which are twenty (20) acres or larger.”

25. Table 28G-1 of Section 28.091 entitled “Special District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28G-1

	A	UA	CN	PR	AP	MC	Supplemental Regulations Sec. 28.151
Parking and Storage Facilities							

Parking lot, (surface), exceeding maximum parking	C	C	C	C	C"		
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26. Subdivision (b) of Subsection (8) entitled "Site Standards for Automobile Infrastructure" of Section 28.104 entitled "Transit Oriented Development Overlay District" of the Madison General Ordinances is amended as follows:

- "(b) ~~Automobile parking, loading, drives, drive aisles, driveways, vehicle access sales and service windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities:~~ If located on the surface, automobile infrastructure must meet the following standards.
1. ~~Shall Automobile infrastructure shall~~ not be allowed located between the primary street and the plane of the primary street-facing façades and the primary public or private street, except for a driveway more or less perpendicular to the corresponding building street-facing facade, connecting directly from the street to other automobile infrastructure located in an allowable location.
 2. On a corner lot, automobile infrastructure shall not be allowed located between the primary street and the plane of the primary street-facing façades and the primary street and shall not be allowed located between the secondary street more or less perpendicular to the primary street and the plane of the secondary street-facing façades and the secondary street more or less perpendicular to the primary street, except for a driveway more or less perpendicular to the corresponding building street-facing facade, connecting directly from the street to other automobile infrastructure located in an allowable location. On lots with more than one corner, only the corner with the primary and secondary (public or private) streets shall be required to meet this provision.
 3. ~~Shall Automobile infrastructure shall~~ be setback from the primary and secondary street equal to or greater to than the principal building setback."

27. Table 28I-4 entitled "Minimum Parking Adjustments/Reductions" of Subsection (5) entitled "Adjustments to Minimum Number of Required Spaces" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"Table 28I-4

	Adjustments
Off-site parking availability	Parking for nonresidential uses may be reduced by one space for each space in a public <u>surface</u> parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the <u>surface</u> parking lot or <u>parking</u> structure to the main public entrance of the use served."

28. Subdivision (c) entitled "Residential Parking Locations" of Subsection (8) entitled "Parking Design and Location" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"(c) Residential Parking Locations for Single and Two-Family Dwellings."

29. Subdivision (d) entitled "Landscaping and Screening" of Subsection (8) entitled "Parking Design and Location" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"(d) Landscaping and Screening. All off-street surface parking areas shall be landscaped according to the standards of Sec. 28.142, with the exception of parking for single-family detached, two-family and three-family dwellings."

30. Paragraph 1. entitled "Applicability" of Subdivision (e) entitled "Electric Vehicle Charging Station Requirements" of Subsection (8) entitled "Parking Design and Location" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"1. Applicability. The requirements of this subdivision shall apply to any new parking facility, or to any parking facility that is expanded by 10,000 square feet, as measured in parking spaces being created after January 1, 2021. A parking facility may be maintained or reconstructed without triggering the requirements of this subdivision. However, where more than 10,000 square feet of the paving and base in place on January 1, 2021 is removed from an existing surface parking lot and new paving and base is installed, these requirements shall apply."

31. Subsection (9) entitled "Residential Driveway Design and Location" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"(9) Residential Driveway Design and Location for Single and Two Family Dwellings."

32. Subdivision (c) of Subsection (1) entitled "Statement of Purpose" of Section 28.142 entitled "Landscape and Screening Requirements" of the Madison General Ordinances is amended as follows:

"(c) Reduce the "heat island" effect of impervious surfaces such as surface parking lots by cooling and shading the surface area."

33. Subsection (2) entitled "Applicability" of Section 28.142 entitled "Landscape and Screening Requirements" of the Madison General Ordinances is amended as follows:

"(2) Applicability.

- (a) Subsections (3) through 10 apply to all exterior construction and development activity, including the expansion of existing buildings, structures and surface parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:
1. The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
 2. Floor area is only increased by ten percent (10%) during any ten-(10) year period.
 3. No demolition of a principal building is involved.
 4. Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.
- (b) Subsection (11) applies to all exterior construction and development activity, including the expansion of existing buildings, structures and surface parking lots and the construction of detached single-family and two-family dwellings and their accessory structures.”

34. Subsection (4) entitled “Landscape Calculations and Distribution” of Section 28.142 entitled “Landscape and Screening Requirements” of the Madison General Ordinances is amended as follows:

“(4) Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, surface parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.”

35. Subdivision (d) of Subsection (4) entitled “Landscape Calculations and Distribution” of Section 28.142 entitled “Landscape and Screening Requirements” of the Madison General Ordinances is amended as follows:

“(d) Landscaping shall be distributed throughout the property along street frontages, within surface parking lot interiors, and as foundation plantings as specified in subsections (5) through (8) below, or as general site landscaping.”

36. Subsection (6) entitled “Interior Parking Lot Landscaping” of Section 28.142 entitled “Landscape and Screening Requirements” of the Madison General Ordinances is amended as follows:

“(6) Interior Surface Parking Lot Landscaping

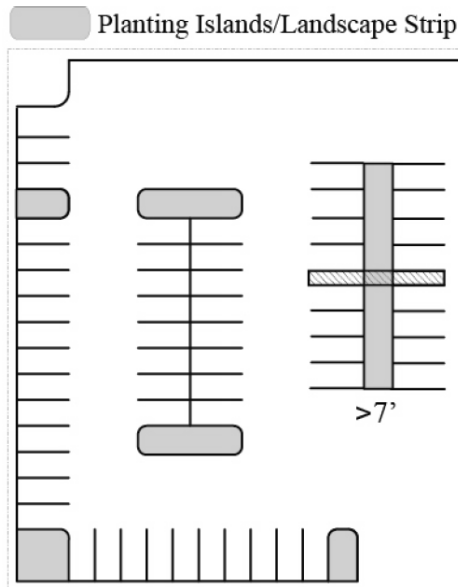


Figure I14: Interior Surface Parking Lot Landscaping.

The purpose of interior surface parking lot landscaping is to improve the appearance of surface parking lots, provide shade, and improve stormwater infiltration. All surface parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following interior surface parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the surface parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of seventy-five percent (75%) of mature growth from the center of any tree.



Figure I15: Interior Surface Parking Lot Landscaping Example.”

37. Subdivision (8) entitled “Screening Along District Boundaries” of Section 28.142 entitled “Landscape and Screening Requirements” of the Madison General Ordinances is amended as follows:

“(8) Screening Along District Boundaries.



Figure I16: Interior Surface Parking Lot Landscaping Example.

Screening shall be provided along side and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height. For conditional uses, the Plan Commission may modify these requirements.”

38. Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended by amending therein the following:

“Farmers Market.

- (a) Within the NMX, DC and UMX Districts, a farmer's market with more than fifteen (15) vendor stalls requires conditional use approval.
- (b) Within any district, a permanent facility established after the effective date of this ordinance shall have vehicular access to a collector or higher classification street.
- (c) Within any residential district, a farmer's market shall be accessory to a non-residential use and located in the parking ~~lot~~ facility of such use.
- (d) In the EC, IG, and IL Districts, a farmer's market shall only be an accessory use.”

“Free-Standing Vending.

- (a) In all districts, free-standing vending is prohibited if located on zoning lots that contain residential uses.
- (b) In residential districts, including the DR1 and DR2 districts, free-standing vending requires conditional use approval.
- (c) In non-residential districts, free-standing vending is a permitted use if it located more than 200 feet from the property line of a lot with a residential use and is a conditional use if located 200 feet or less from the property line of a lot with a residential use.
- (d) Hours of operations shall be between the hours of 7:30 a.m. and 11:30 p.m., including set up and take down. No part of the operator's free-standing vending

equipment or operation may remain on the property outside the hours of operation.

- (e) No free-standing vending operation may be located within twenty-five (25) feet of a restaurant or restaurant-tavern, unless the food and beverage business is located on the same property as the proposed vending and the business has approved the vending.
- (f) Operators of free-standing vending operations shall provide the Zoning Administrator with a letter of permission from the owner of the property giving permission to conduct free-standing vending operations on the property.
- (g) Operators of free-standing vending operations must obtain an approved site plan from the City showing the location of the vending operation on the property in relation to existing surface parking lots, streets, driveways, and public rights of way.
- (h) Operators of free-standing vending operations shall obtain and maintain all applicable food and/or beverage licenses for their operation as determined to be required by Public Health-Madison and Dane County.
- (i) Any person vending pursuant to this ordinance either as an operator or employee of the operator shall maintain license(s) as required by Sec. 9.13(1) and (3)(j), MGO. When vending on private property pursuant to this ordinance, operators of free-standing vending operations shall follow the requirements in Sec. 9.13(4)(a), (b), (j), (p), (s), and (v) .”

39. Subdivision (a) entitled “Building Type” of Subsection (2) entitled “Liner Building” of Section 28.173 entitled “Mixed Use and Non-Residential Building Forms” of the Madison General Ordinances is amended as follows:

- “(a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking ~~lot~~ facility or loading dock.”

40. Subsection (2) entitled “Applicability” of Section 28.186 entitled “Site and Building Plan Review” of the Madison General Ordinances is amended as follows:

“(2) Applicability.

The following buildings and uses are subject to site plan review:

- (a) Any new principal or accessory building.
- (b) Site alterations, including but not limited to alterations of surface parking lots and landscaped areas.
- (c) Exterior alterations to buildings.
- (d) Changes in use.
- (e) Alterations to approved site plans.”

41. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended by amending therein the following:

“Automobile Infrastructure. An area used for the storage, parking, or movement of vehicles including, but not limited to, automobile parking, loading, drives, drive aisles, driveways, drive-

through windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities.”

“Outdoor Eating Area, Temporary, Associated with Food and Beverage Establishment. An extension of a premise, in parking lots facilities or other on-site areas, temporarily repurposed for the public service and consumption of food and beverages.”

“Parking Facility. An area used for parking vehicles and includes surface parking lots and parking structures.”

“Parking Lot, Surface. A one-level, surfaced, open-to-the-air area used for parking vehicles.”

“Street, Primary. On a lot with more than one (1) street frontage, the primary street shall be determined by characteristics including, but not limited to, the frequency of transit service, the level of pedestrian activity, building entrance locations, and the street classification. May be a public or private street. In cases where multiple streets could be the primary street, the owner may choose the primary street, with the consent of Zoning Administrator, based on the effects of such choice on development of the lot itself and on adjacent properties.”