HOUSING FORWARD

OVERVIEW OF NOV 2025 PROPOSED ORDINANCES

Housing Policy Committee, November 18, 2025

#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale “missing middle” housing

Leg ID 90552 & 90557

- Continue to simplify zoning standards for infill housing, implement plans through the zoning code

Leg IDs 90553, 90554, 90555, & 90556

- Look for ways to make lot division & subdivision processes simpler to create more new lots for homes

Leg ID 90557

Transit-Oriented Development (TOD) Changes

Enabling 3 & 4-Unit Buildings in Residential Areas

- Expand ability to construct buildings with up to 4 units to all residential zoning districts in the TOD Overlay
- Would be relevant in existing residential areas in West, North, East, & South parts of Madison
- Any redevelopment would be up to property owner to initiate

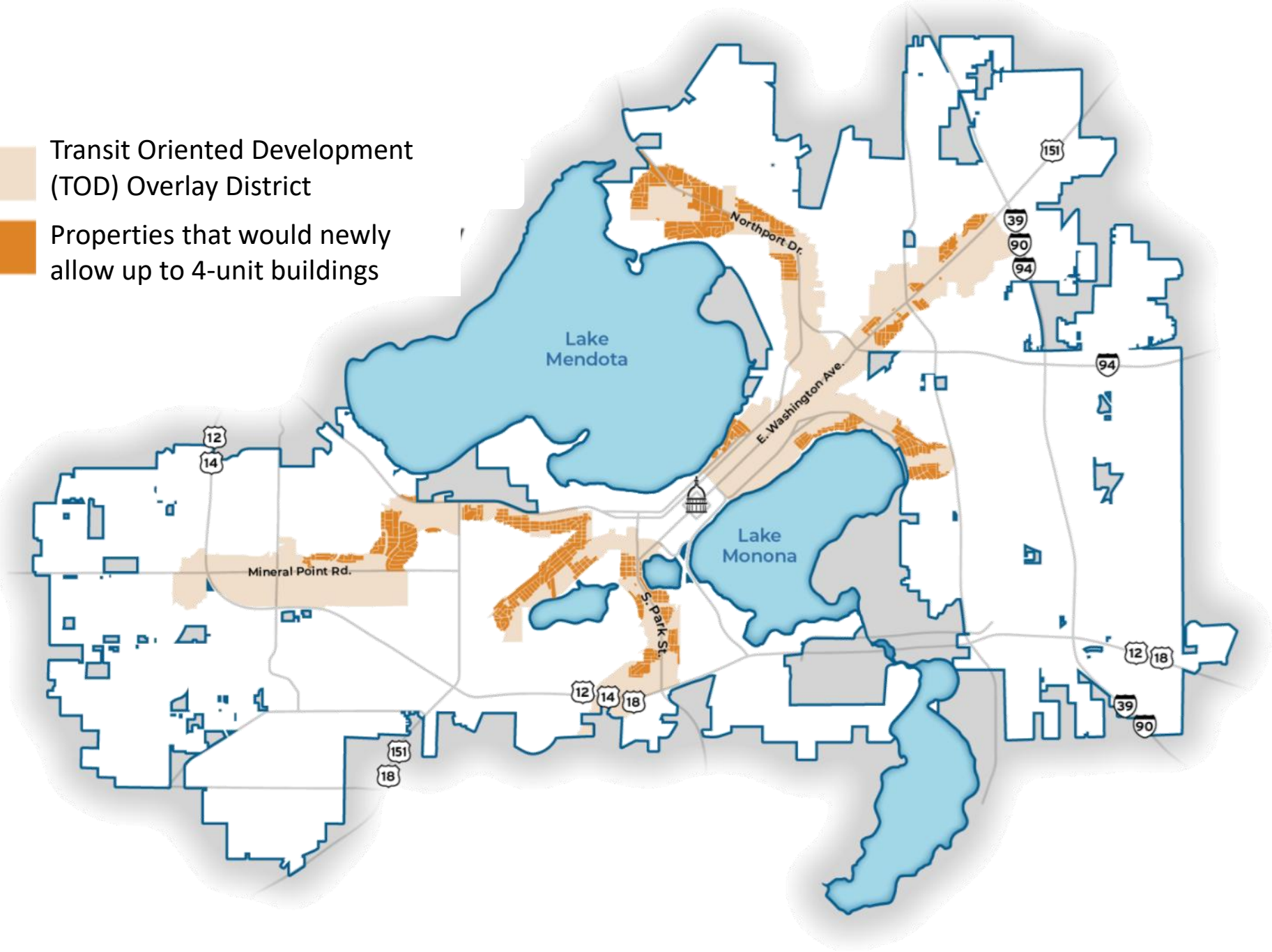
4-unit building example

4-unit building example

4-unit building (townhomes) example https://www.houseplans.pro/plans/plan/f-688

Transit Oriented Development (TOD) Overlay District

Properties that would newly allow up to 4-unit buildings



Transit-Oriented Development (TOD) Changes

Updated Standards for Drive-Through Facilities

- Future drive-through facilities in the TOD Overlay must be in or on buildings:
  - At least 3 stories
  - That cover 60% of lot area

- Existing drive-through facilities aren't impacted

DRIVE-THRU/pharmacy

REYNOLDS

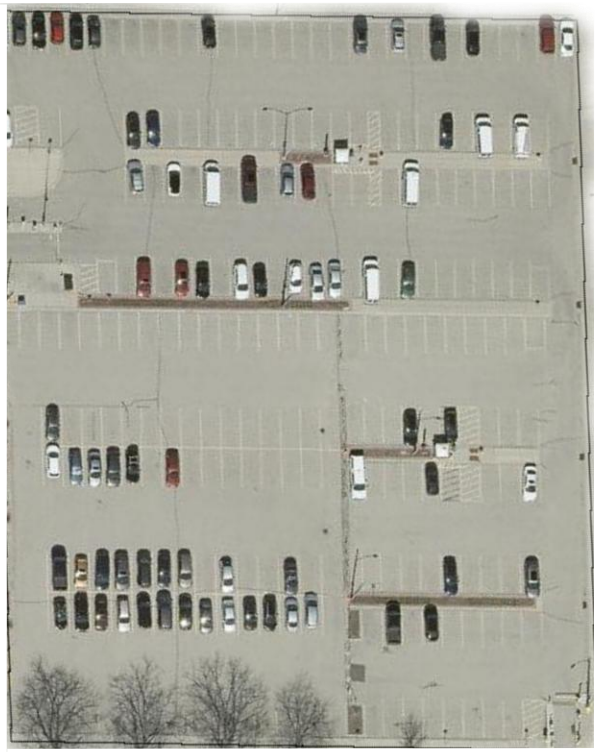
Transit-Oriented Development (TOD) Changes

Limiting Certain Auto-Centric Land Uses

Within the TOD Overlay, changes would prohibit <u>NEW</u>

- *Standalone* surface parking lots
- Car washes
- Auto sales & rental businesses

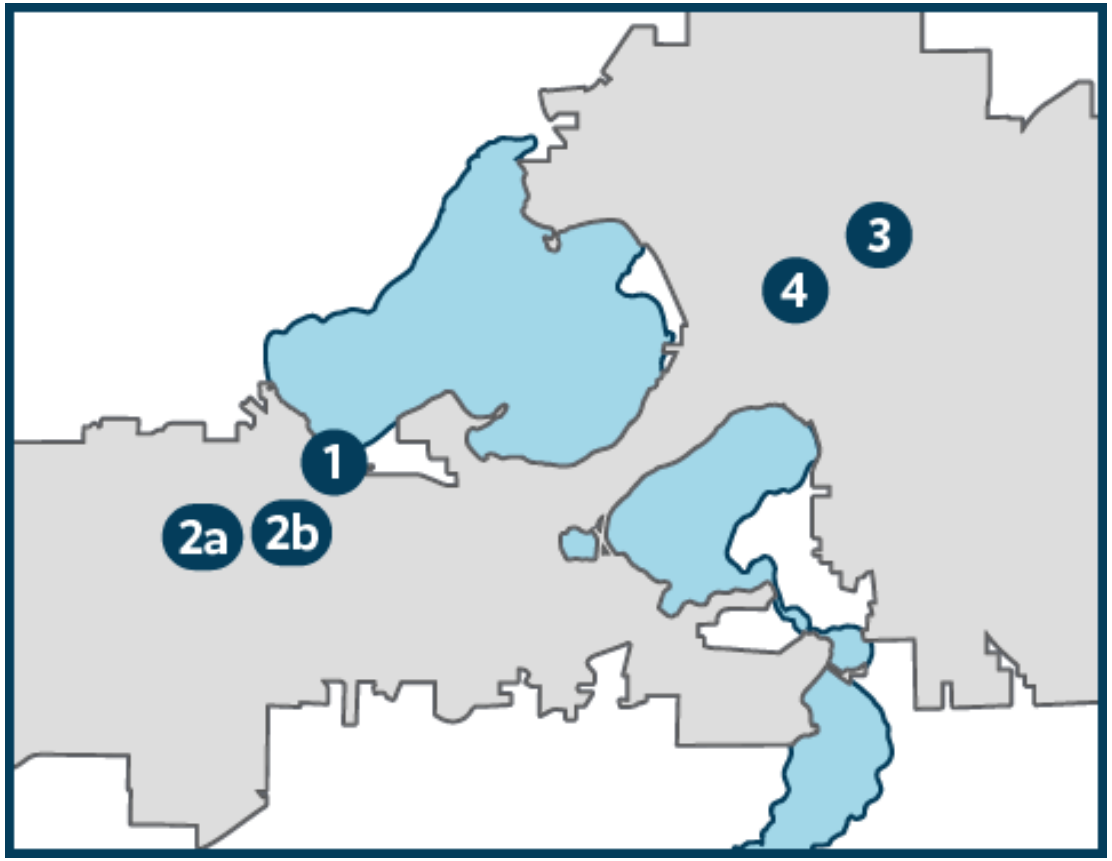
- Existing facilities/uses aren't impacted

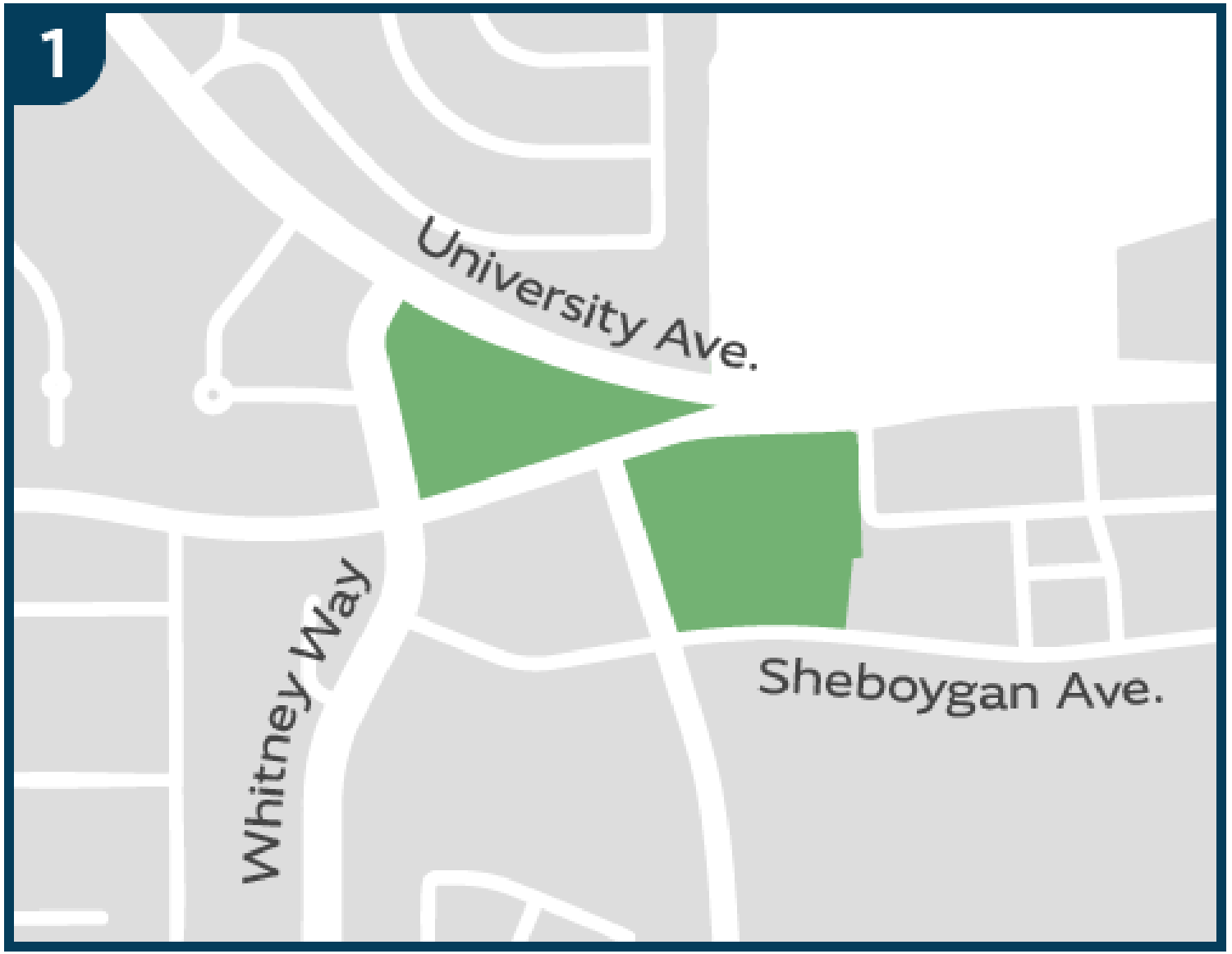


Transit-Oriented Development (TOD) Changes

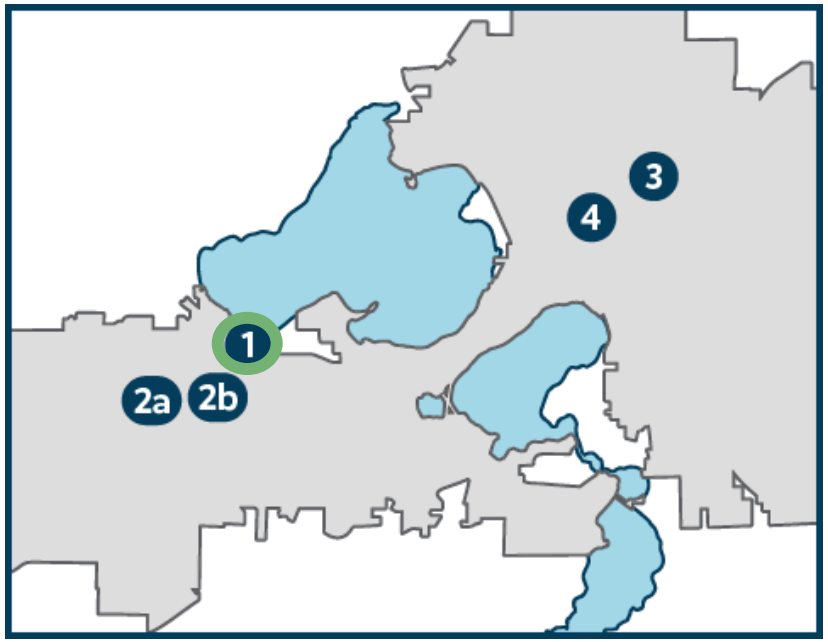
Changing Zoning Designations to Support Plan Recommendations

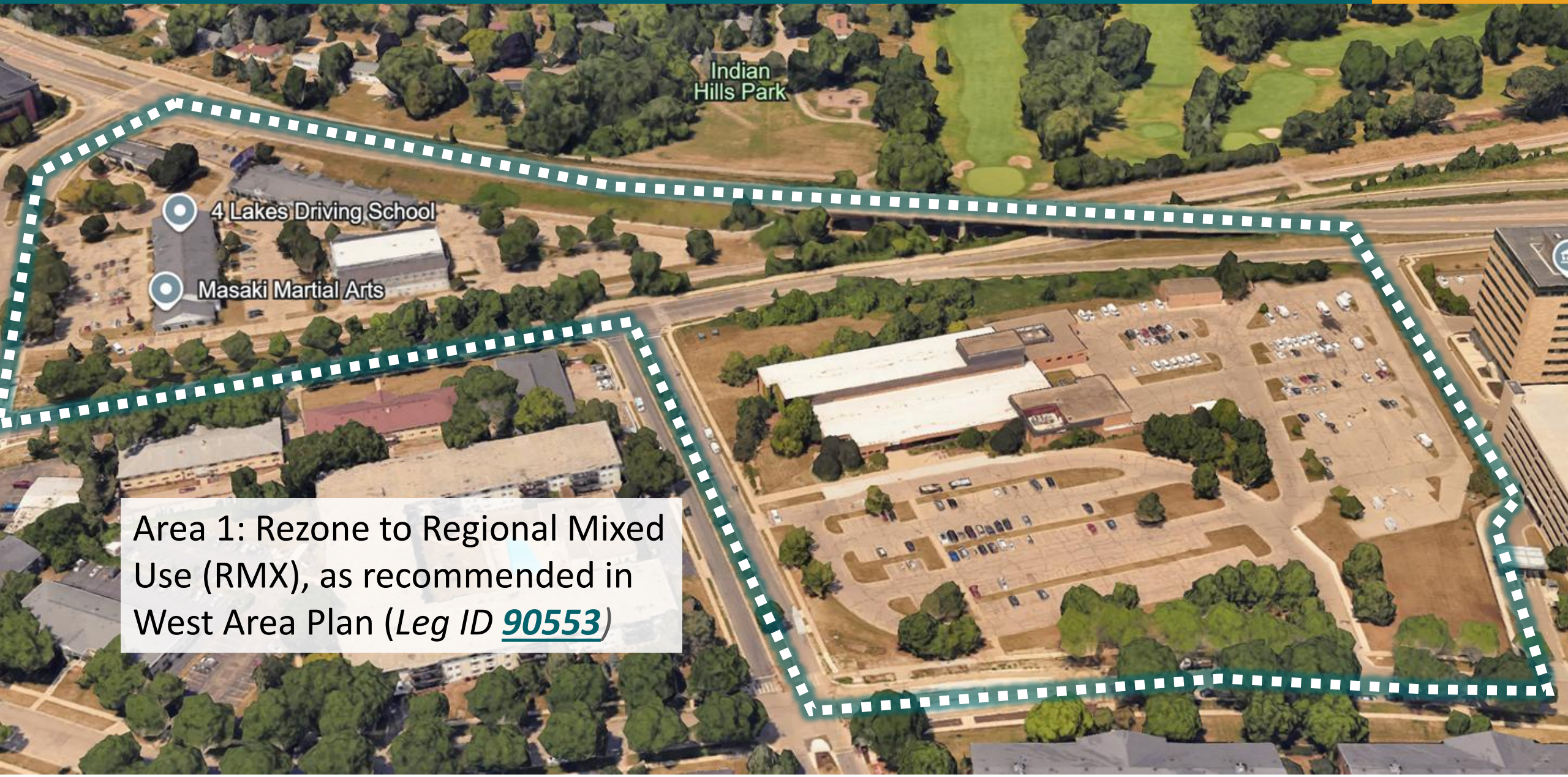
- Encourage additional mixed-use development, including housing, by changing zoning designation of some specific areas
- Purpose is to support development where it can benefit from and support high-frequency transit and in alignment with adopted plan recommendations





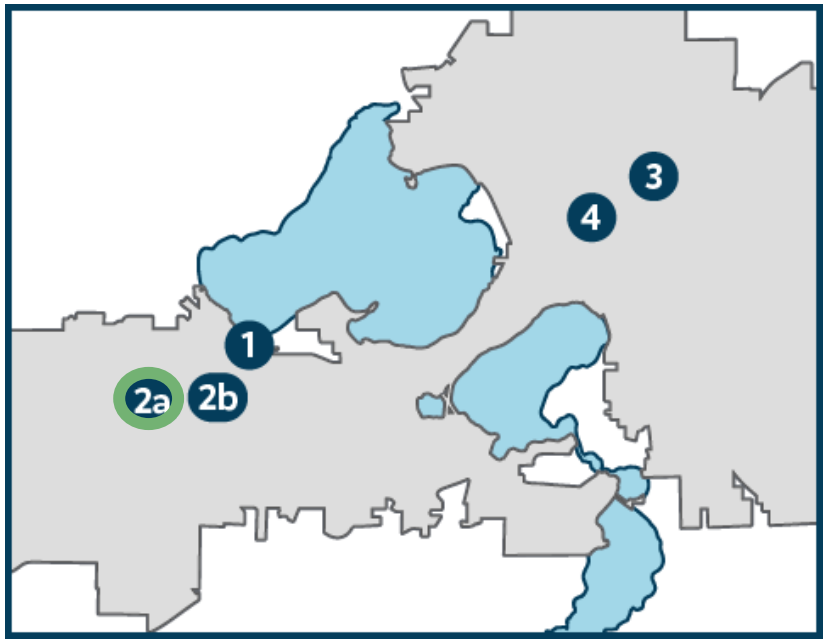
Area 1: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID **90553***)



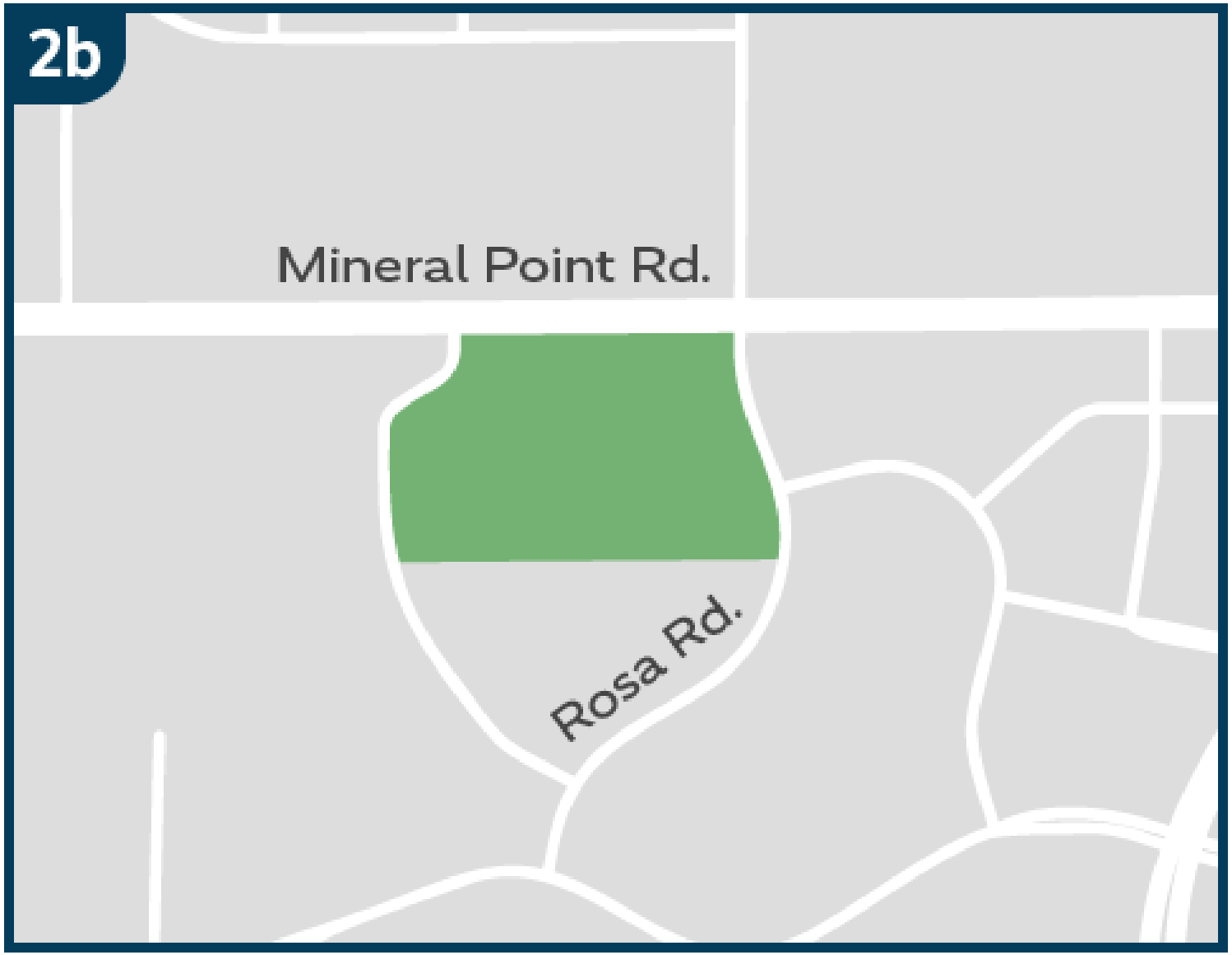


Google Earth 3D Image

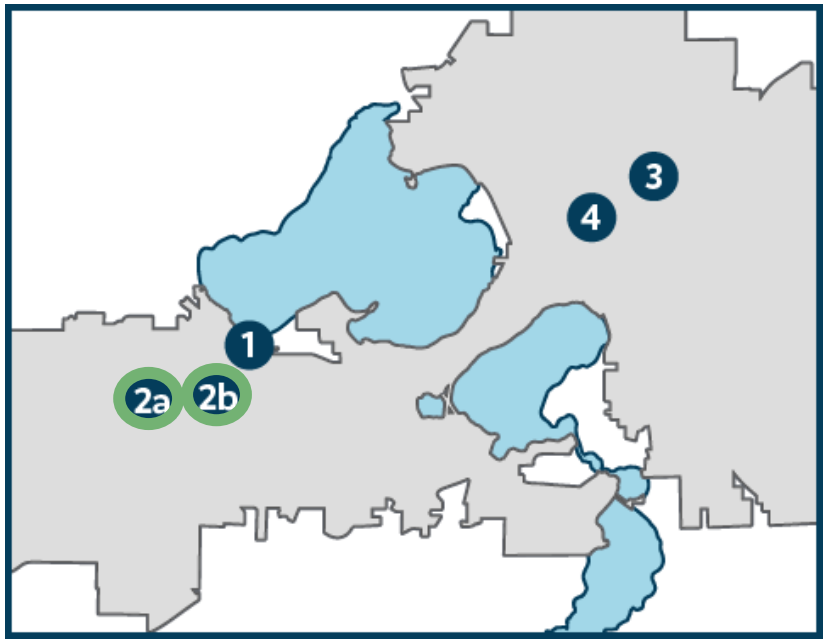
Area 2a: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID **90554***)



Google Earth 3D Image

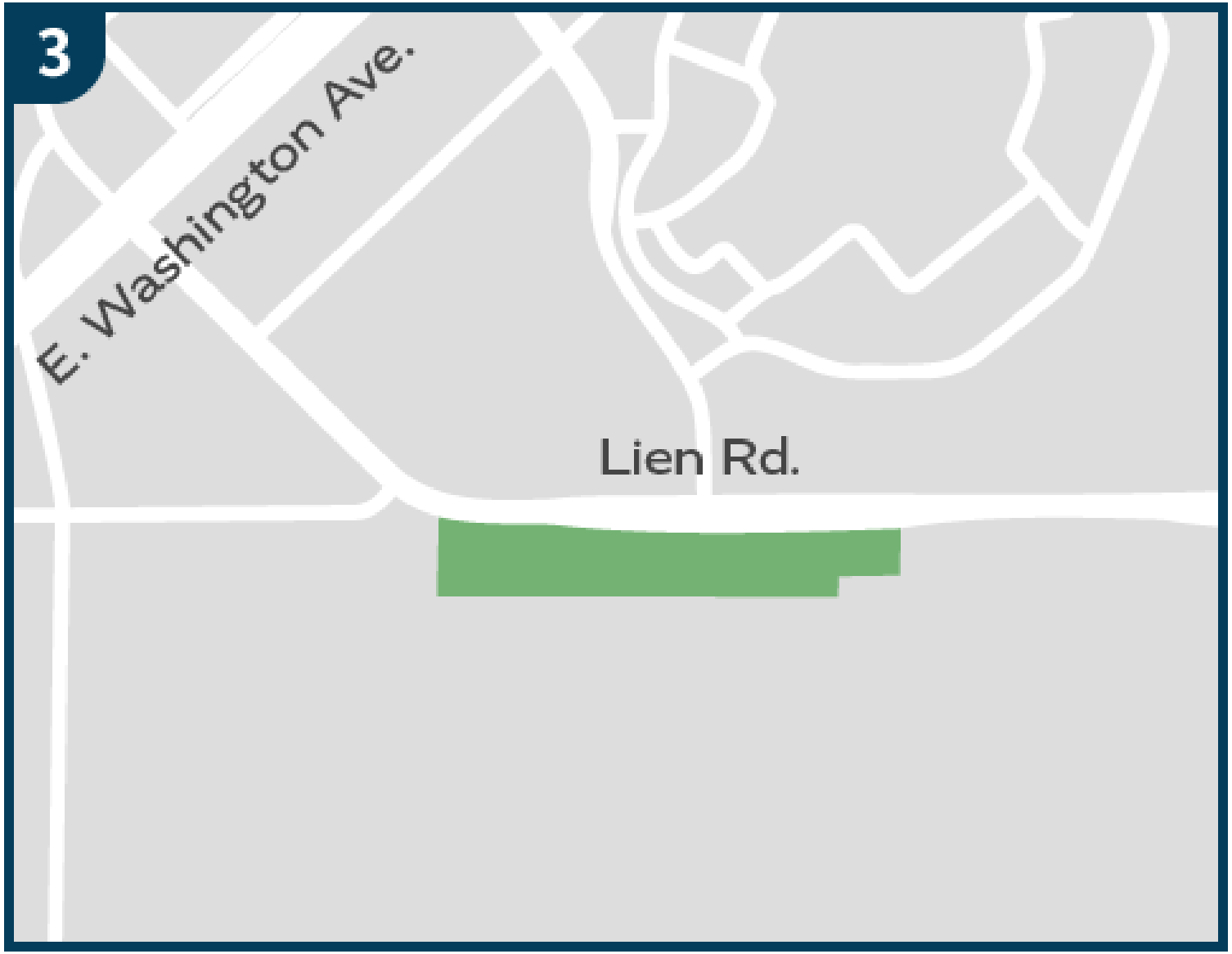


Area 2b: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID* ***90554***)

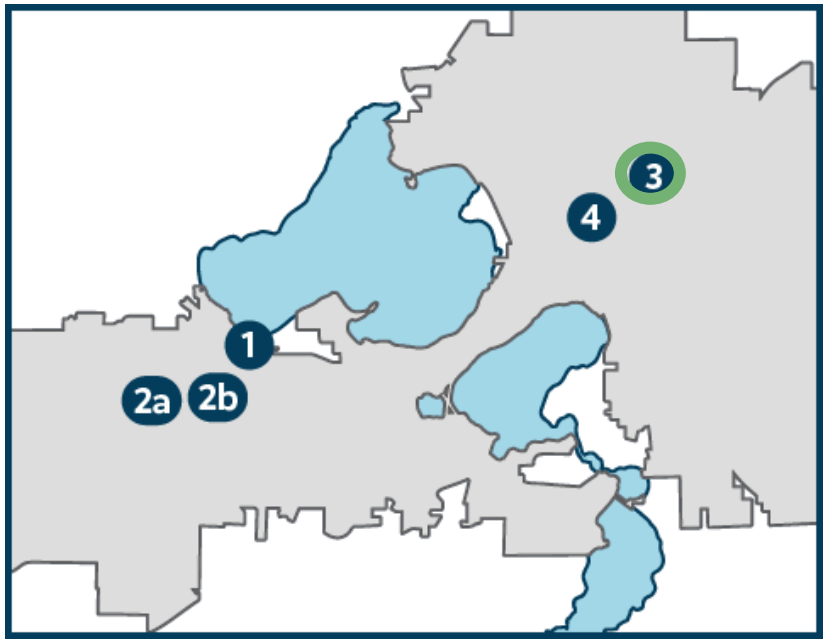


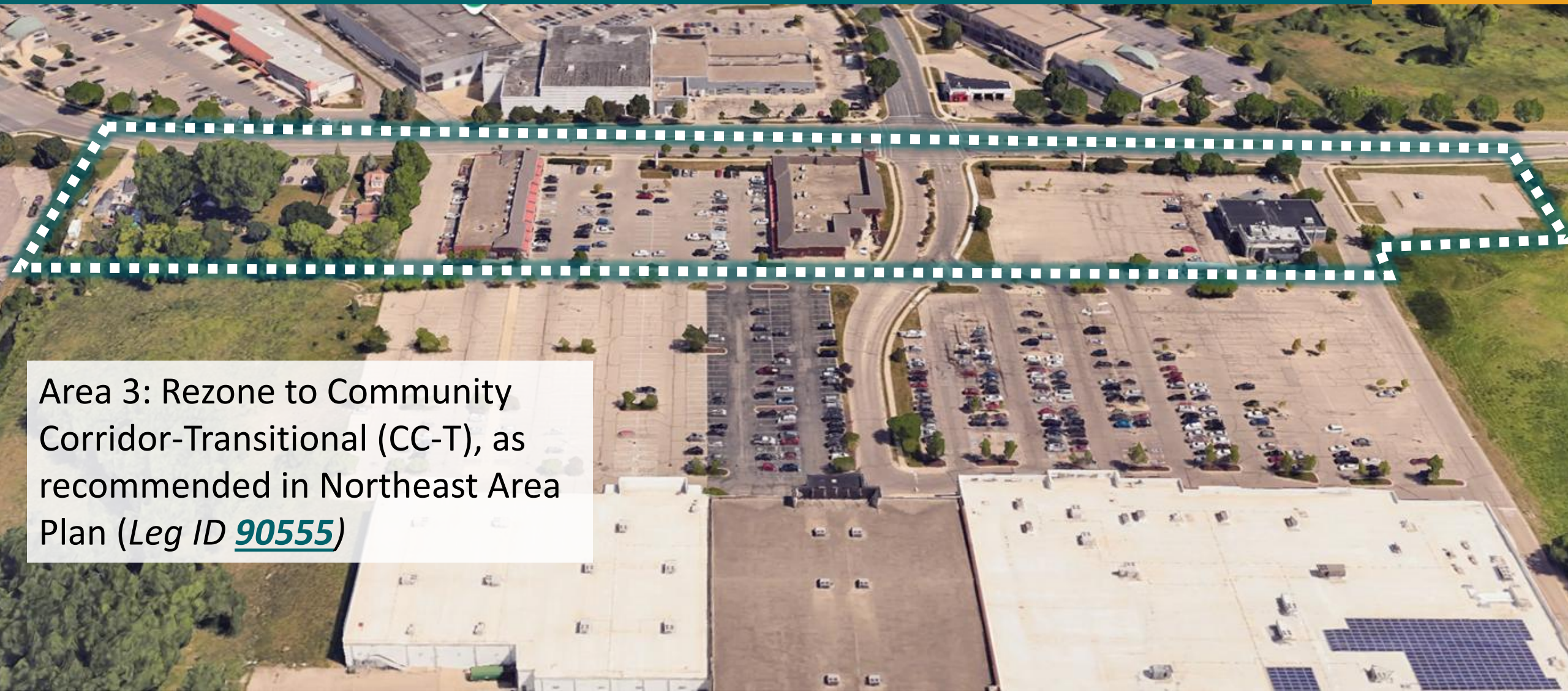
Area 2b: Rezone to Regional Mixed Use (RMX), as recommended in West Area Plan (*Leg ID **90554***)

Google Earth 3D Image



Area 3: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID **90555***)

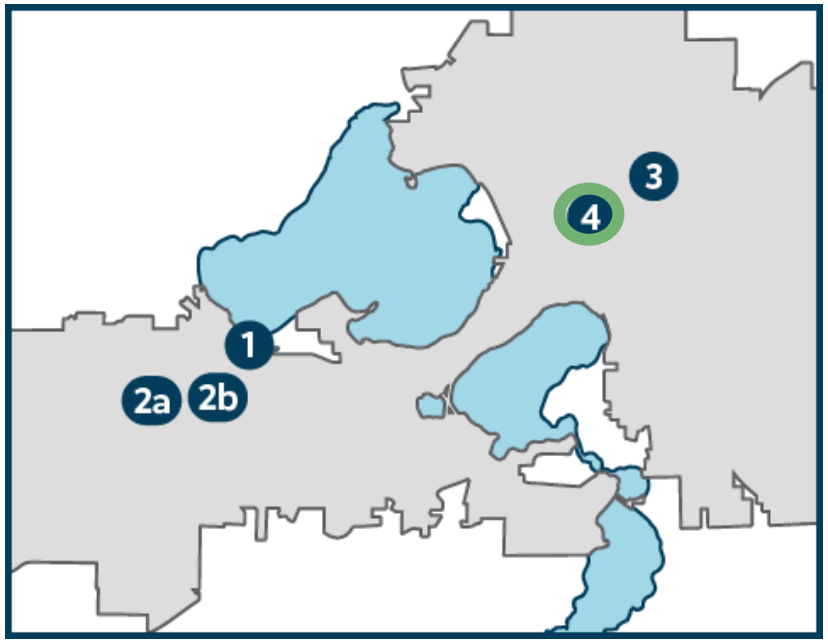




Area 3: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID **90555***)

Google Earth 3D Image

Area 4: Rezone to Community Corridor-Transitional (CC-T), as recommended in Northeast Area Plan (*Leg ID **90556***)



Google Earth 3D Image

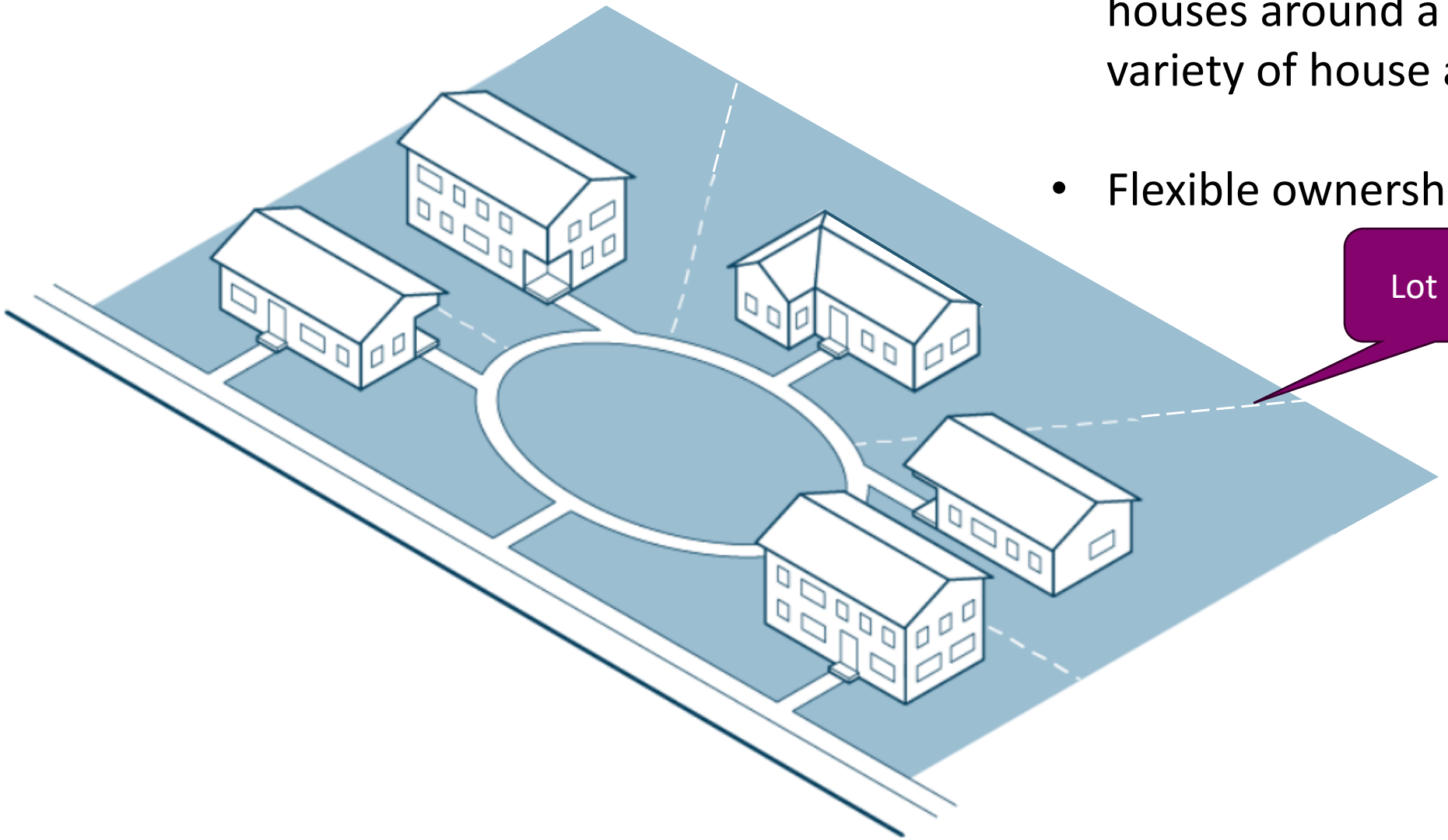
Cottage Courts as a new, permitted housing type

GALLERY 17

https://atlanta.urbanize.city/post/decatur-affordable-cottages-project-photos-now-selling

Cottage Courts as a new, permitted housing type

- Allows development of property in residential zoning districts to create 8 homes, each limited to 1,000 sq ft footprint
- Can be a single lot under single ownership, condominiums, or individual lots
- May include shared parking area, but no individual garages/driveways



- Allows various arrangements of houses around a courtyard and a variety of house architecture
- Flexible ownership options

Next Steps

Community Information Meeting
Wed, Nov 5, 5:30 pm (Virtual – Zoom)

Housing Policy Committee
Tue, Nov 18, 4:30 pm (Virtual – Zoom)

Transportation Commission
Wed, Nov 19, 5:00 pm (Virtual – Zoom)

Note: Only TOD Changes
Leg ID 90552

Plan Commission
Mon, Dec 1, 5:30 pm (Virtual – Zoom)

Common Council
Tue, Dec 9, 6:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, November 18, 2025

Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District

Request by Alder Tishler: in the University Hill Farms National Register Historic District within districts that would newly allow 3- and 4-unit buildings in TOD, 3- and 4-unit buildings are reviewed as a Conditional Use

Rationale: provides more oversight of changes within the University Hill Farms National Register Historic District

An amendment would:

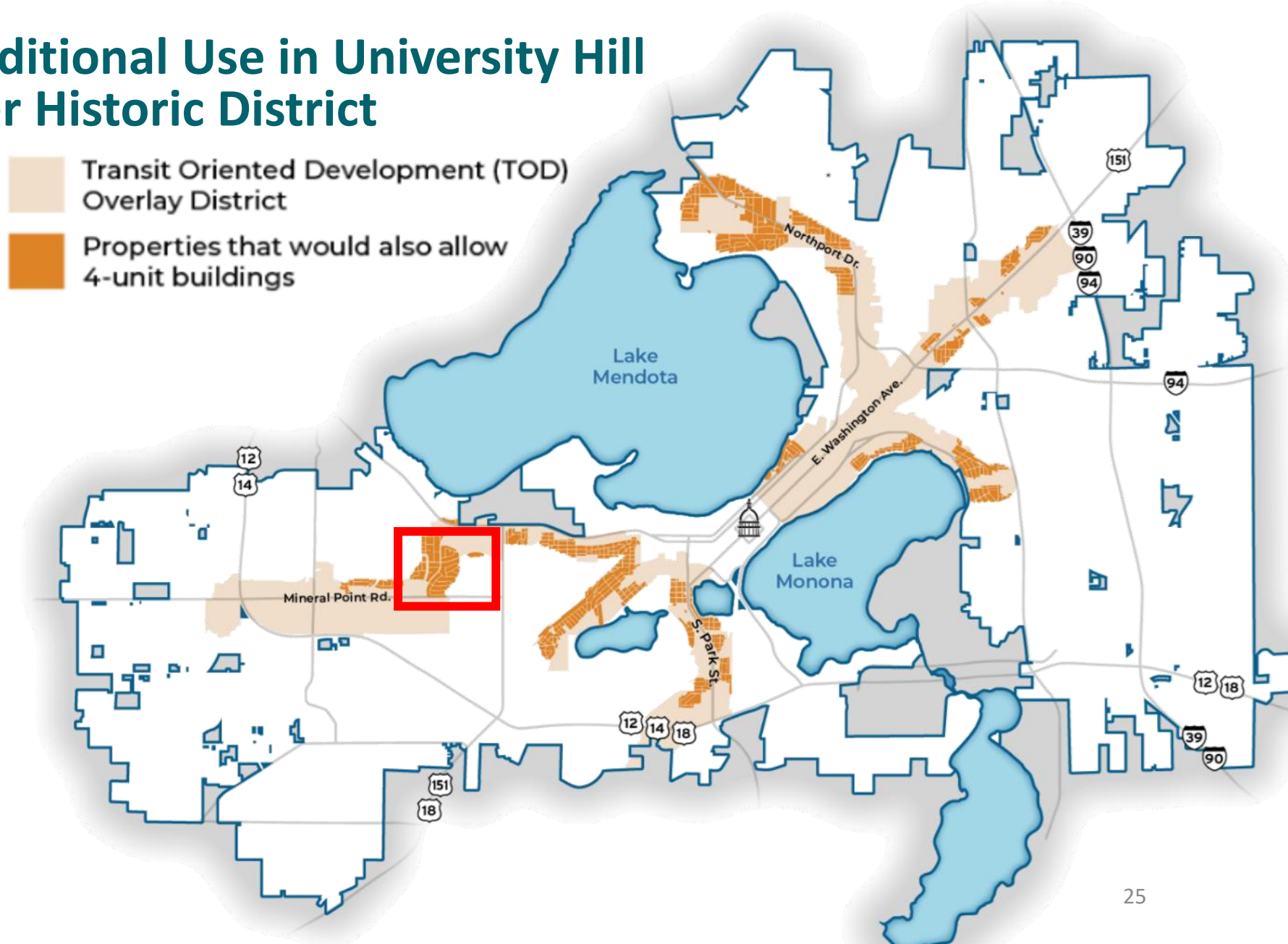
- Add 28.104 (3)(d) text and a map to identify areas on which these residential uses require Conditional Use review

Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District

Approximate boundary

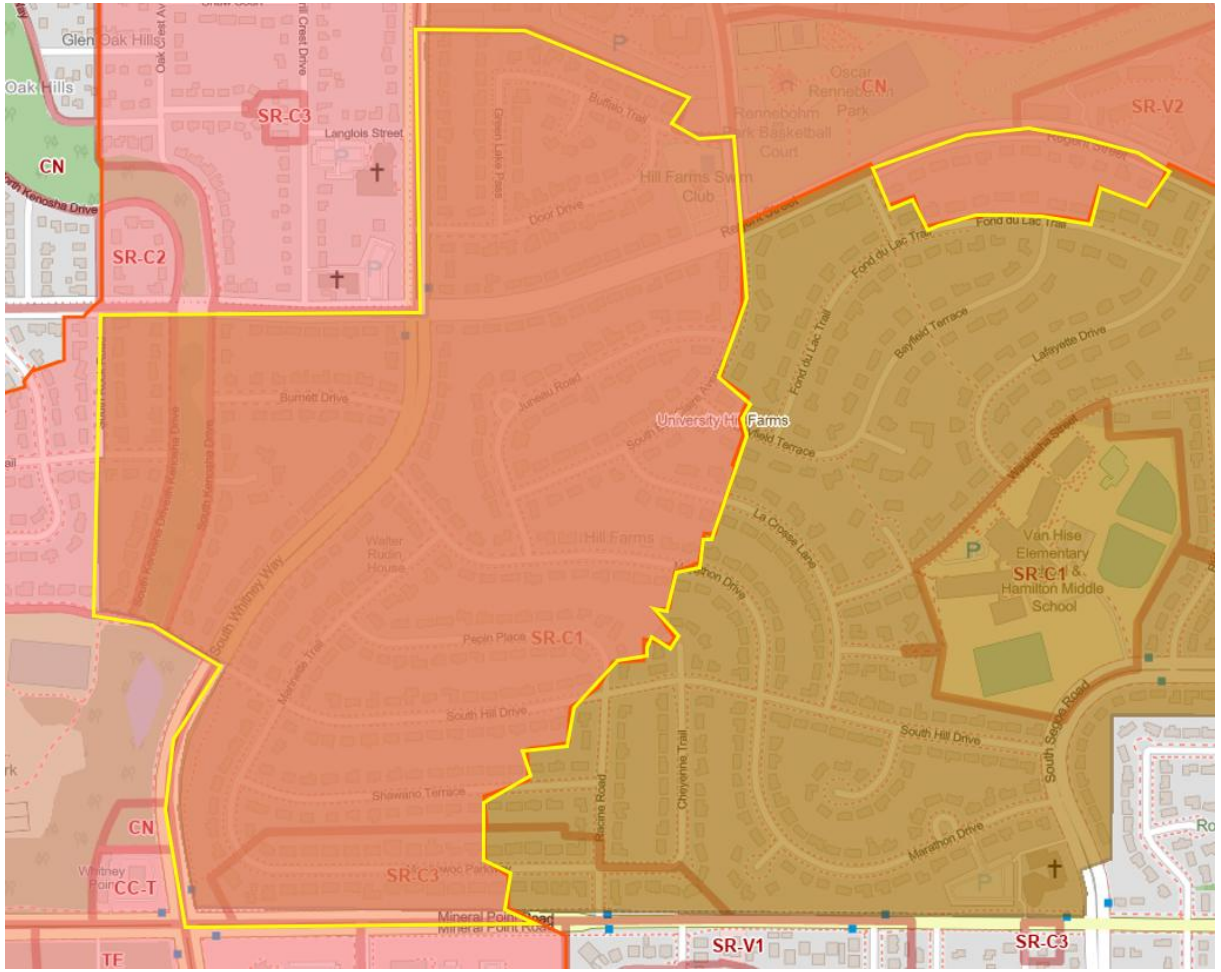
Within the University Hill Farms National Register Historic District area of the TOD that would newly allow 3- and 4-unit buildings, uses are reviewed as a Conditional Use



Possible Amendment to 90552

3- and 4-units as a Conditional Use in University Hill Farms National Register Historic District

Area where 3-4 unit buildings would be a conditional use



Possible Amendment to 90552

Allow Auto Rental within TOD Overlay Zone

Request by Alders Ochowicz & Figueroa Cole:
Continue to allow auto rental businesses within TOD Overlay

Rationale: allow auto rental close to high-quality transit service to support car-light living

An amendment would:

- Separate "Auto Sales & Rental" use into two uses - "Auto Sales" and "Auto Rental" in all applicable zoning district use tables
- Within proposed 28.104 (6) - Prohibited Principal Uses, change "Auto Sales & Rental" to "Auto Sales"

Possible Amendment to 90557

Allow 2-unit buildings within Cottage Courts

Request by Alder Martinez Rutherford: allow single family, two-unit, or a combination up to a max of 8 dwelling units in a Cottage Court

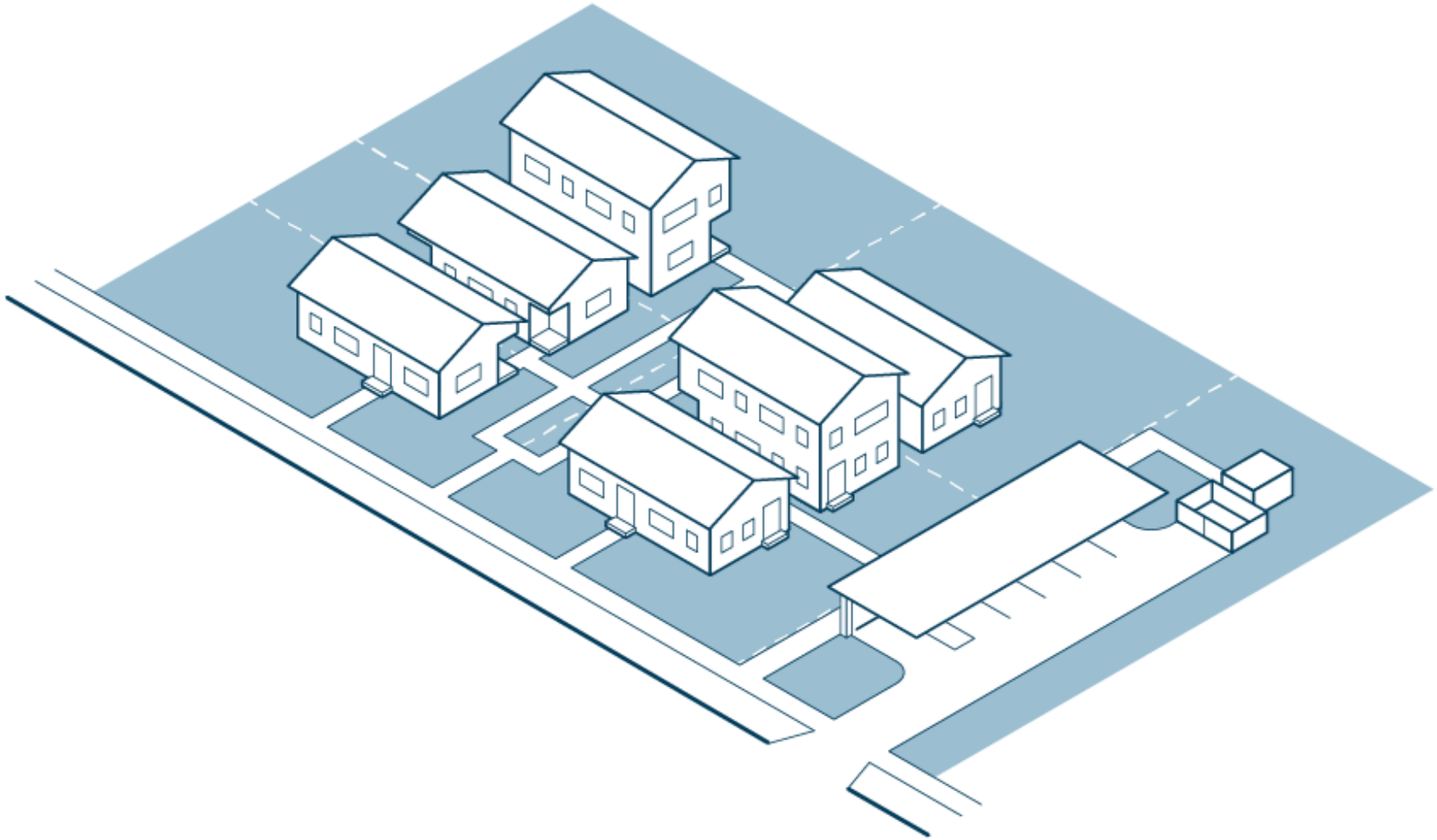
Rationale: allow flexibility for a mix of unit types generally allowed in all residential districts

An amendment would:

- Define a Cottage Court as a group of 8 or fewer units on a single zoning lot, including single family detached, two unit dwelling-twin, or two-unit dwelling-two units, or a combination
- Update references to dwelling unit types throughout

Possible Amendment to 90557

Allow 2-unit buildings within Cottage Courts



Possible Amendment to 90557

Reduce Rear Setback for Cottage Court to 8 feet

Request by Member Tarby and Alder Ochowicz: reduce required rear setback for zoning lot to 8 feet for Cottage Courts in all zoning districts permitted

Rationale: maximize area within Cottage Court lots to accommodate cottages, while maintaining front and side setback requirements of underlying zoning district

An amendment would:

- Modify proposed 28.151 Cottage Courts supplemental regulation (c)1 to read:

  Front~~,~~ and side ~~and rear~~ setbacks and yards of the zoning district shall apply only to the perimeter of the zoning lot. An eight (8)-foot rear setback and yard shall apply to the perimeter of the zoning lot.