

BODY – LEGISTAR 32826

DRAFTER'S ANALYSIS: A Mission House is defined as “An accessory use of a religious institution or a nonprofit organization which provides lodging or meals, or both, without compensation, and may also offer or provide worship services or supportive services.” Currently, the zoning code does not allow a mission house to operate as the principal use of land. It must be accessory, or secondary, to the activities of a religious institution or nonprofit organization on the same property. This amendment allows a mission house to operate as the principal use of land in some zoning districts, when reviewed as a conditional use, and preserves the option of accessory use.

In addition, this will allow Daytime Shelters, offering many of the same services as Mission Houses, but not including lodging to be approved as a principal use under conditional use standards.

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

1. Table 28C-1 of Subsection (1) of Section 28.032 entitled “Residential District Uses” of the Madison General Ordinances is amended by amending therein the following:

"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
Accessory Uses and Structures																
Accessory Mission house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
Residential – Group Living																
Mission house												C	C			Y
Daytime shelter												C	C			Y

2. Table 28D-2 of Section 28.061 entitled “Mixed-Use and Commercial Districts Uses” of the Madison General Ordinances is amended by amending and creating therein the following:

"Mixed-Use and Commercial Districts"							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Accessory Uses and Structures							
Accessory Mission house	P	P	P	P	P	P	Y
Residential - Group Living							
Mission house		C	C	C	C	C	Y
Daytime shelter		C	C	C	C	C	Y

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

"Downtown and Urban Districts"						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Accessory Uses and Structures						
Accessory Mission house	P	P	C/P	P	P	Y
Residential – Group Living						
Mission house	C	C	C	C	C	Y
Daytime shelter	C	C	C	C	C	Y"

4. Table 28F-1 of Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Employment Districts"							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations
Accessory Uses and Structures							
Accessory mission house	P						Y
Residential – Group Living							
Mission house	C						Y
Daytime shelter	C						Y"

5. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending and creating therein the following:

"Daytime Shelter (Principal Use).

- (a) The use shall be operated by a religious institution or a non-profit organization.
- (b) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (c) The owner shall submit a Management Plan for the facility and a floor plan showing emergency exits and bathrooms."

Mission House, Accessory.

- (a) The use shall be accessory to a religious institution or a non-profit organization.
- (b) The yard requirements for multi-family use in the district apply.
- (c) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- (d) Where the principal use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

- (e) The owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Mission House, (Principal Use).

- (a) The use shall be operated by a religious institution or a non-profit organization.
- (b) The yard requirements for multi-family use in the district apply.
- (c) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (d) The owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.”

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

“Daytime Shelter. A place of assembly, open to the public between the hours of 7 a.m. – 6 p.m. unless modified under conditional use approval that may provide food or supportive services, or both, without compensation by a religious or nonprofit organization, but which may not provide lodging.

Mission House. An accessory use of a religious institution or a nonprofit organization which provides lodging or meals, or both, without compensation, and may also offer or provide worship services or supportive services. The provision of lodging or meals, or both, without compensation, by a religious institution or a nonprofit organization, which may also include the provision of worship services or supportive services.”