

**LEGISTAR #32826 – SUBSTITUTE BODY**

DRAFTER'S ANALYSIS: A Mission House is currently 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 refines the definition of a mission house and 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 define and 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.

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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
<b>Accessory Uses and Structures</b>																
Accessory Mission house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
<b>Residential – Group Living</b>																
Mission house												C	C			Y
Daytime shelter												C	C			Y <sup>3</sup>

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
<b>Residential - Group Living</b>							
Mission house		C	C	C	C	C	Y
Daytime shelter		C	C	C	C	C	Y <sup>3</sup>

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
<b>Accessory Uses and Structures</b>						
Mission house	P	P	C/P	P	P	Y
<b>Residential – Group Living</b>						
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
<b>Accessory Uses and Structures</b>							
Accessory mission house	P						Y
<b>Residential – Group Living</b>							
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.

- (a) The use shall be operated by a religious institution or a non-profit organization.
- (b) The hours of operation shall be limited to 6:30 a.m. to 6 p.m., unless modified under conditional use approval.
- (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:
  - 1. Required management plan contents: floor plan showing sleeping areas, emergency exits and bathrooms, hours of operation, staffing, management structure, and capacity.
  - 2. Recommended management plan contents: parking, bicycle parking, trash storage/removal, transportation support.”

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~~
  - 1. Required management plan contents: floor plan showing sleeping areas, emergency exits and bathrooms.
  - 2. Recommended management plan contents: parking, bicycle parking, trash storage/removal, transportation support.

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:
  - 1. Required management plan contents: floor plan showing sleeping areas, emergency exits and bathrooms.
  - 2. Recommended management plan contents: parking, bicycle parking, trash storage/removal, transportation support.”

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 operated by a religious institution or nonprofit organization, open to the public during typical daytime hours, that provides food or supportive services, but which shall 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~~ A facility operated by a religious institution or nonprofit organization that provides lodging. May also include the provision of meals, worship services, or other supportive services.”