



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment, Bird-Safe Vision Glass

Legistar File ID #: [60888](#)

Prepared By: Planning and Zoning Staff

[60888](#) – Require bird-safe glass treatment on select areas of buildings of certain size in the City.

This amendment establishes a bird-safe treatment requirement for glass areas of certain size and location on buildings.

Nationwide research has shown that large predominantly glass buildings heighten the risk of bird collisions and deaths, especially within the first sixty feet of a building. This is also true for corner windows, glass railings, sky-bridges, and upper-level landscape elements. Therefore, this ordinance creates Section 28.129 of the Madison General Ordinances (Zoning Code) to require bird-safe vision glass (window) treatment on certain buildings and structures.

Specifically, this ordinance applies to buildings or structures greater than 10,000 square feet in size, measured as a sum of the floor area on all above-grade stories. For eligible buildings, the ordinance establishes requirements for treatment of windows and glass within 60' of grade, which is the height of most vegetation suitable for birds, and thus result in collisions. 85% of glass areas must be treated, and 15% of glass areas may remain untreated, for features such as storefront merchandise display or other places where a building owner may wish to omit bird glass treatment. The requirements are split into two categories: buildings with 50% or more of the facades with glass and buildings with less than 50% of the façades in glass. The former requiring 85% of eligible area to be treated and the latter requiring 85% of windows that calculate at or above 50 sq. ft. in area.

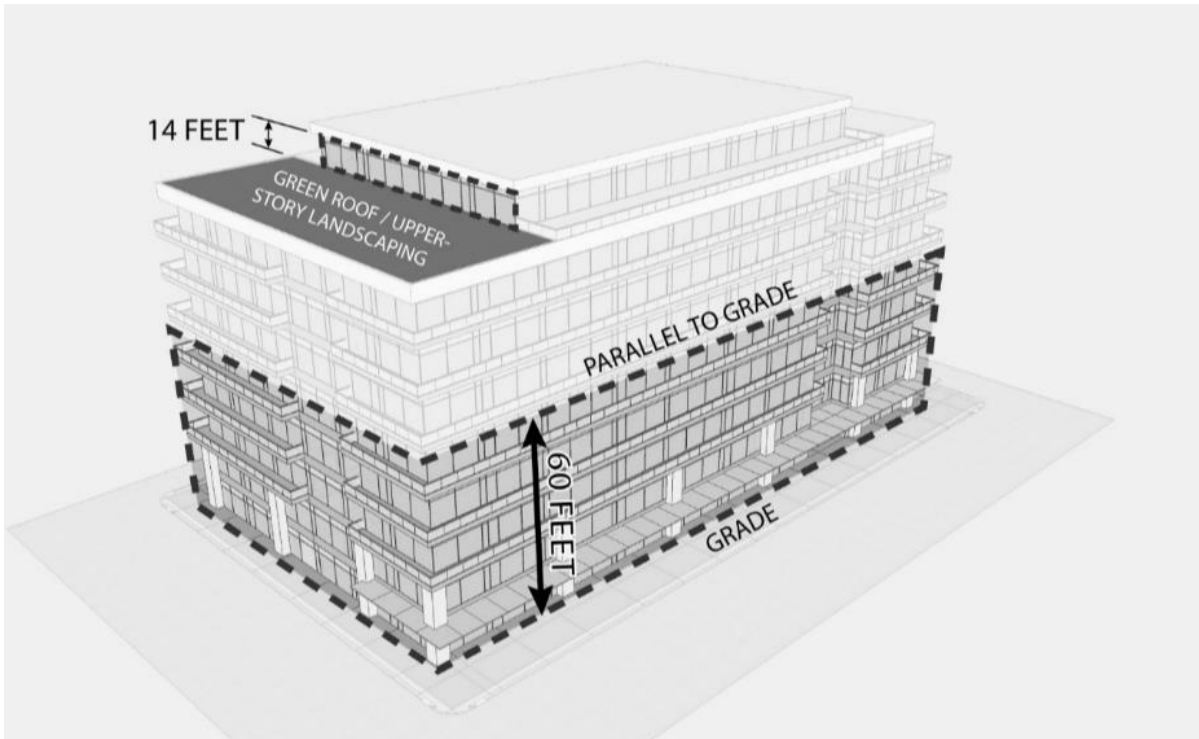
On qualifying buildings, the ordinance requires all glass railings, all glass windows within 15' of corner elements, and sky bridges glass railings and sky bridges to be treated, as these features also are known to result in bird collisions.

Further, the ordinance provides examples of the type of bird-safe vision glass treatment that must be used in order to reduce the number of bird strikes on a building. Finally, the ordinance provides that all glass railings, sky-bridges, and upper-level landscape elements must be treated with bird-friendly vision glass.

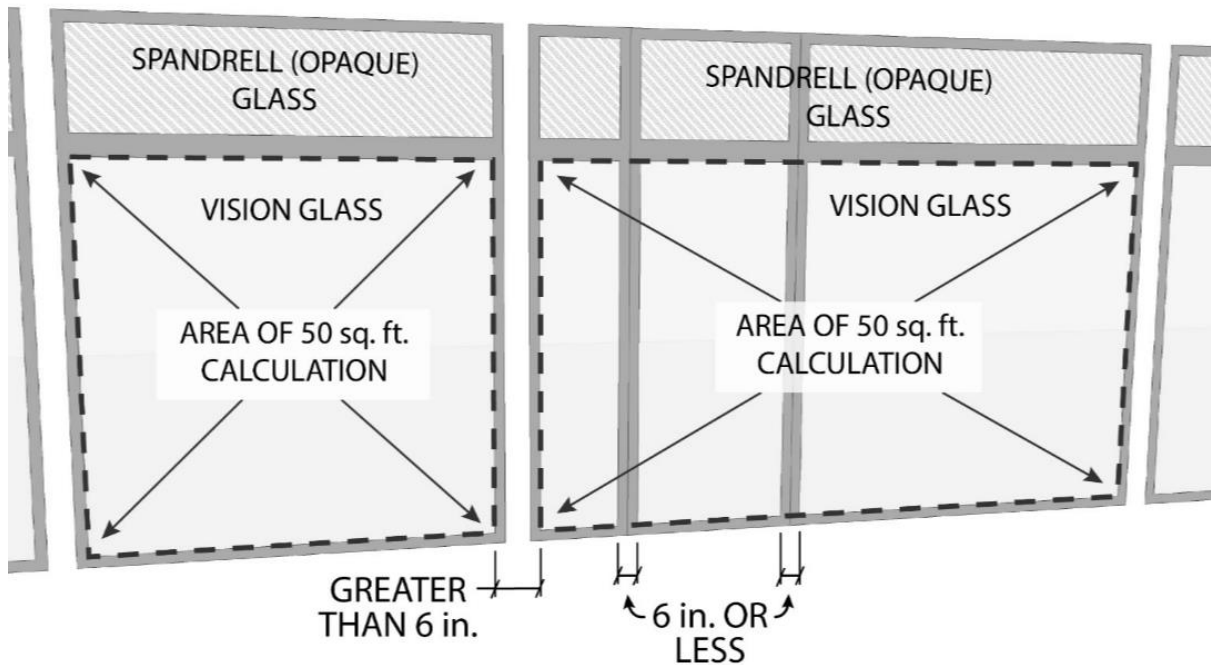
Finally, the ordinance requires treatment of upper-level landscape elements of qualifying buildings, as these areas also attract birds and result in bird strikes.

Graphics to be included with the amendment:

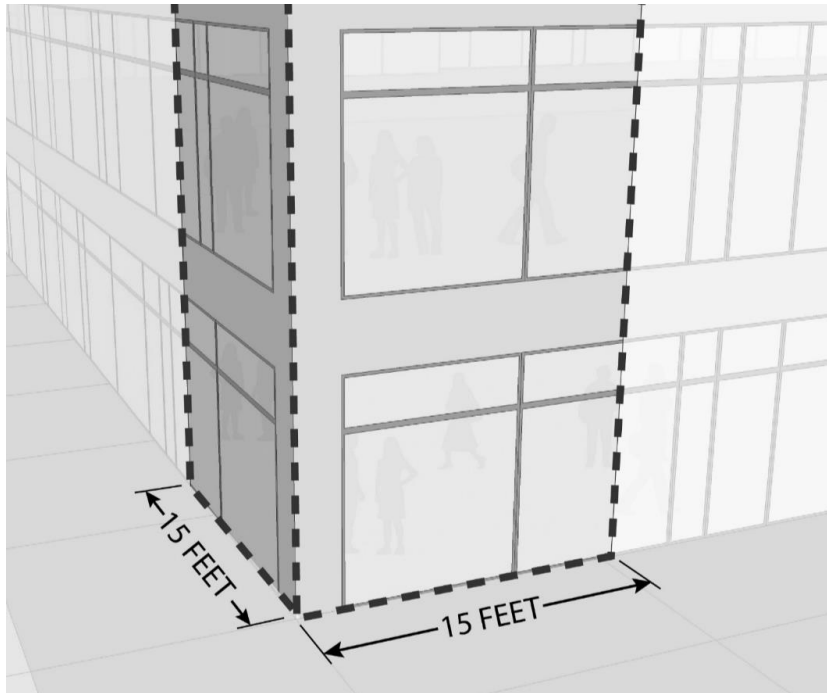
1. Building example showing 60' of elevation where bird-friendly glass treatment parallel to grade would be required and 14' above-level of green roof would be required.



2. Example of how glass area is measured with mullions and wall separations shown.



3. Corner example, showing requirement to treat vision glass within 15' of building corner



Staff supports this amendment.