City of Madison

Legislation Details (With Text)

File #:	66791	**Version:** 3	**Name:**	Tiny House Village (THV) District	
Type:	Ordinance		**Status:**	Passed	
File created:	8/3/2021		**In control:**	PLAN COMMISSION	
On agenda:	8/3/2021		**Final action:**	8/31/2021	
Enactment date:	9/14/2021		**Enactment #:**	ORD-21-00061	

Title: AMENDED SUBSTITUTE - Creating Sec. 28.070, Tiny House Village (THV) District, Amending Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that District, Amending Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and Amending Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages.

Sponsors: Patrick W. Heck, Grant Foster, Satya V. Rhodes-Conway, Yannette Figueroa Cole, Jael Currie, Lindsay Lemmer, Juliana R. Bennett

Indexes:

Code sections:

Attachments: 1. 66791 Body.pdf, 2. Zoning Text Memo 8-23-21 FINAL.pdf, 3. Public_Comment_08-23-21.pdf, 4. Public_Comments_08-23-21_Post_3PM.pdf, 5. 66791 Substitute Body, 6. 8-30-21 CCHIC Registered Speakers Public Comment-66791.pdf, 7. FastTrackRacialEquityAnalysis_ ENCAMPMENT ORDS.pdf, 8. 8-31-21 Written Public Comment 66791.pdf, 9. Foster Amendment .pdf, 10. 66791 Substitute with Amendment Body.pdf, 11. 66791 version 2 Substitute.pdf, 12. 66791 version 3 Amended Substitute.pdf, 13. 66791 Amended Substitute Body.pdf

Date	Ver.	Action By	Action	Result
8/31/2021	1	COMMON COUNCIL	Adopt the following Amendment(s) to the Substitute	Pass
8/31/2021	1	COMMON COUNCIL	Adopt Substitute As Amended	Pass
8/30/2021	1	CITY-COUNTY HOMELESS ISSUES COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
8/23/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
8/3/2021	1	PLAN COMMISSION	Refer	
8/3/2021	1	COMMON COUNCIL	Refer	Pass
8/3/2021	1	Attorney's Office	Referred for Introduction	

Fiscal Note

No City appropriation required.

Title

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Body

DRAFTER'S ANALYSIS: This ordinance creates a new mixed-use and commercial district, the Tiny House Village ("THV") District. The Common Council may establish THV Districts through the enactment of a zoning map amendment as provided in MGO Sec. 28.182.

Under this ordinance, a Tiny House Village a site, lot, parcel, or tract of land designed, maintained, or used for the purpose of supplying a location or accommodations for more than three (3) Tiny Houses, which the ordinance defines as any movable sleeping quarters used as an individual's place of habitation. A Tiny House Village must be owned or operated by a non-profit, religious, or governmental entity. Within the THV District, Tiny House Village is a permitted use. Other uses are also permitted in the THV District, but these uses must be incidental to the THV use.

This ordinance also creates density and area requirements and supplemental regulations for the THV District, including that each THV shall have a management plan, follow certain regulations related to open fires and cooking, use only specified forms of heating, and obtain a campground license pursuant to Wis. Admin Code Chapter ATCP 79, if applicable.

Madison currently has two tiny house villages, which were previously approved by the Common Council as planned developments. The regulations contained in this proposed ordinance are largely based on the regulations contained in those individual planned developments.

The proposed substitution allows tarps in subsection (d) in response to feedback by residents of Tiny House Villages to accommodate their need to use tarps for material covering. Subsection (e) is changed to allow recreational fires, as allowed in all other residential districts. Subsection (f) is changed for better fire safety. Subsection (g) is eliminated to allow for composting toilets but subsection (i) is changed to require management plans to include a composting toilet waste plan.

The amended substitution removes the restriction on overnight visitors.

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

See Legistar File No. 66791 Amended Subsitute - Body in Attachments.

Editor's Note: This file No. 66791 updated to show Version 3 as the current version to correct a clerical error.

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