



Legislation Text

File #: 63902, Version: 2

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE - Amending various sections of Subchapters 28C and 28D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

Body

DRAFTER'S ANALYSIS: This ordinance makes changes to the conditional use thresholds and allowable densities in most multi-family residential districts. Similarly, this ordinance makes changes to the conditional use thresholds and the standards for lot area, maximum height, and usable open space for most mixed-use districts.

These changes will allow for the construction of more multi-family dwelling units ("higher densities") as permitted uses ("by right"). In that way, this ordinance takes one step toward removing barriers in the zoning code that have historically tended to exclude the construction of multi-family housing in areas of the City that are otherwise appropriate for it.

For further information related to the changes contained in this ordinance, please see the Planning Division Staff Report.

The changes contained in this Substitute Ordinance implement recommendations made by the Plan Commission. First, this Substitute decreases the number of units that may be built as a permitted use in the mixed-use and commercial districts. These changes are found in the Mixed-Use and Commercial District Uses Table in paragraph 18 of this ordinance. Second, this Substitute Ordinance changes Multi-family dwelling (13-24 units) from a permitted to conditional use. Finally, this ordinance changes the amount of ground floor commercial frontage facing the primary street to 50%.

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

See "63902 Body Version 2" in Attachments.