



City of Madison Zoning Code: Public Review Draft

June 2009



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Summary

The Zoning Code is the principal regulatory tool for implementation of the Comprehensive Plan, as well as neighborhood and special area plans. This draft includes the zoning text -- the zoning map will be drafted during the next phase of the project. This summary explains how this initial public review draft is organized and how to find information.

The Zoning Code is Article 28 of the Madison General Ordinances. This draft is organized into 16 subchapters, numbered consecutively.

- Subchapter 28A, Introductory Provisions, includes the statement of purpose and general rules for how the Code is used and interpreted.
- Subchapter 28B, Zoning Districts and Maps, lists all the zoning districts and incorporates the zoning maps (to be developed), including wetlands and floodplain maps.
- Subchapter 28C, Residential Districts, includes all residential districts and uses.
- Subchapter 28D, Commercial and Mixed Use, includes all districts and uses in those categories.
- Subchapter 28E, Downtown Districts, is not yet available. This section will be developed in conjunction with the Downtown Plan.
- Subchapter 28F, Employment Districts, includes all office, research and business park and industrial districts and uses.
- Subchapter 28G, Special Districts, includes agricultural, conservancy, campus institutional and other special-purpose districts.
- Subchapter 28H, Overlay Districts, includes wetlands, wellhead protection, and several new overlay districts, including Transit-Oriented Development. Overlay districts, as the name suggests, apply in addition to, or instead of, provisions of the underlying zoning districts.
- Subchapter 28I, Floodplain Regulations, combines all floodplain requirements in one place.
- Subchapter 28J, General Regulations, includes parking and landscaping standards, environmental standards, and other standards that apply across many districts.
- Subchapter 28L, Building Form Standards, includes design standards and guidelines for specific building types.
- Subchapter 28M, Procedures, includes most administrative requirements, including variance and conditional use processes. Procedures for appeals are still being revised, and are not included.

- Subchapter 28N, Nonconformities, covers nonconforming uses and buildings.
- Subchapter 28P, Definitions and Rules of Construction, defines the specialized terms used in the Zoning Code.

Additional sections to be added to the Zoning Code will include several Appendices:

- Submittal Requirements
- Fees
- Recommended Plant Lists

The Draft Zoning Code will be going through an intensive review process in the next several months, with opportunities for public comment. It will be revised before it goes to public hearing and is proposed for adoption by the Common Council.