



Housing Ordinance Package

Legistar #86649 and #86650

There is a critical need for more housing in Madison. The city's population is projected to grow by more than 100,000 people in the next few decades, and the people who live here already are facing one of the tightest housing markets in the United States.

Housing Forward was introduced in 2021 to guide the City of Madison's strategy in beginning to address those needs. While progress has been made on those goals, there is more work to be done to grow the number of housing options across the city.

As part of that effort, Mayor Satya Rhodes-Conway and several alders are introducing a number of changes to simplify the City's Zoning Code and streamline approval processes. The goal of these changes is to make it easier for property owners to redevelop and create more housing types in ways that are already generally allowed. The proposals include measures to:



Allow more flexibility for homeowners seeking to build or modify existing single-family homes and create Accessory Dwelling Units so these homes can better meet their needs over time

- More options for the placement of attached garages in residential zoning districts
- Allow open porches in part of a lot's required side yard setback, similar to what is allowed for front porches
- Make the required distance between the side of a building and the lot line the same for both 1- and 2-story buildings, including homes
- Allow attached Accessory Dwelling Units (ADUs) to be up to 1,000 sq. ft.
- Allow detached ADUs to have a footprint of up to 1,000 sq. ft.
- Remove the limit on the number of bedrooms in ADUs



Remove barriers to small residential infill projects where they are already allowed to facilitate the creation of more housing choices

- More flexibility on how individual units can be arranged within 2- and 3-unit buildings, where they are currently allowed
- Eliminate Usable Open Space requirements while maintaining stormwater management and landscaping requirements



Update the City's review process for non-historic buildings proposed for demolition to reduce time and work required by applicants, city committees, and staff

- Maintain Landmarks Commission review of all demolition requests for historic value
- Allow demolitions of non-historic properties to move forward administratively without needing Plan Commission review