



Zoning District Summary

April 29, 2024

This document provides a summary of the City's zoning districts. Not all uses and development standards (lot size, building setbacks, etc.) are included in this table. This document also includes a summary of the Transit Oriented Development (TOD) Overlay District. For full details refer to the [Zoning Ordinance](#). Please contact Zoning staff with any questions at 608-266-4551 or email zoning@cityofmadison.com.

Permitted Use – a use allowed without approval from the Plan Commission, also referred to as a “by right” use
Conditional Use – a use allowed with approval from the Plan Commission due to potential impacts associated with the use (see the [Conditional Use approval standards](#))

Residential Districts

District	District Name	Description	Residential Permitted Uses	Residential Conditional Uses	Max. Number of Stories*	Max. Allowed Density (Dwelling Units/Acre)^
TR-R	Traditional Residential – Rustic	Single family and select other uses like schools, parks, places of worship and daycares, etc. The lot size, lot width, and building setbacks decrease as you go down the list.	Single family building		3	1
SR-C1	Suburban Residential – Consistent 1		Single family building		2	5
SR-C2	Suburban Residential – Consistent 2		Single family building		2	7
TR-C1	Traditional Residential – Consistent 1		Single family building		2	7
TR-C2	Traditional Residential – Consistent 2		Single family building		2	10
TR-C3	Traditional Residential – Consistent 3		Single family building		2	14
SR-C3	Suburban Residential – Consistent 3	Single family, 2–3 unit buildings and select other uses like schools, parks, places of worship and daycares, etc.	Single family building, 2 unit building		2	7–10
TR-C4	Traditional Residential – Consistent 4		Single family building, 2–3 unit building		2	10–21
SR-V1	Suburban Residential – Varied 1	Ranges from single family to townhomes and small multifamily buildings, and select other uses like schools, parks, places of worship and daycares, etc. Mixed-use buildings are also allowed but are limited to uses like a daycare, church or gym.	Single family building, 2–3 unit building, 3–4 unit townhome, 4–8 unit multifamily	>4 unit townhome, Mixed-use building	3	10–29
TR-V1	Traditional Residential – Varied 1		Single family building, 2–3 unit building, 3–4 unit townhome, 4 unit multifamily	Mixed-use building	2	14–29
SR-V2	Suburban Residential – Varied 2	Ranges from single family to large multifamily buildings, and select other uses like schools, parks, places of worship and daycares, etc. Mixed-use buildings are also allowed but are limited to uses like a daycare, church or gym.	Single family building, 2–3 unit building, 3–8 unit townhome, 4–24 unit multifamily	>8 unit townhome, >24 unit multifamily, Mixed-use building	4	10–29
TR-V2	Traditional Residential – Varied 2		Single family building, 2–3 unit building, 3–4 unit townhome, 4–12 unit multifamily	>4 unit townhome, 13–60 unit multifamily, Mixed-use building	3	14–29
TR-U1	Traditional Residential – Urban 1	Ranges from single family to large multifamily buildings, and select other uses like schools, parks, places of worship and daycares, etc. These residential district have the highest maximum allowed density. Mixed-use buildings are also allowed but are limited to uses like a daycare, church or gym.	Single family building, 2–3 unit building, 3–8 unit townhome, 4–24 unit multifamily	>8 unit townhome, >24 unit multifamily, Mixed-use building	5*	14–58
TR-U2	Traditional Residential – Urban 2		3 unit building, 3–8 unit townhome, 4–36 unit multifamily	Single family building, 2 unit building, >8 unit townhome, >36 unit multifamily	6*	14–124
TR-P	Traditional Residential – Planned	Large areas that provide a mix of housing types, and select other uses like schools, parks, places of worship and daycares, etc. Sites that are more than 10 acres require approval of a Master Plan by Common Council.	Single family building, 2–3 unit building, 5–8 unit townhome, >60 unit multifamily		4	15–72

* Additional stories allowed with Conditional Use approval

^ The Zoning Ordinance establishes the minimum lot area (or amount of land) that is required for each residential unit type, such as a single family building or a townhouse. Each unit type has a different minimum lot area requirement. For example, in the SR-V1 District 6,000 square feet of lot area is required for each single family unit and 1,500 square feet of lot area is required for each townhouse unit. The Maximum Allowed Density in this table is in dwelling units per acre. One acre of land is equal to 43,560 square feet. To convert this to the number of single family dwelling units per acre, divide 43,560 by 6,000 square feet, which equals 7.2 units. This means that there can be 7 single family dwelling units per acre of land (the number of units are rounded down to a whole number).



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Mixed Use and Commercial Districts

District	District Name	Description	Residential Permitted Uses	Residential Conditional Uses	Max. Number of Stories*	Units per acre of land for entirely residential buildings^
LMX	Limited Mixed-Use	Small-scale mixed-use development within or adjacent to residential areas. Building size is limited to 5,000 square feet.	Live-work unit, 1 to 2-unit mixed-use buildings		2	Determined by building use
NMX	Neighborhood Mixed-Use	Medium-scale mixed-use areas	Live-work unit, 4–12 unit multifamily, 1–24 unit mixed-use building	Single family building, 2–3 unit building, 3 or > unit townhome, 13–24 unit multifamily, >24 unit mixed-use building	3*	87
TSS	Traditional Shopping Street	Mixed-use street corridors	Live-work unit, 5–24 unit multifamily, 1–48 unit mixed-use building	Single family building, 2–3 unit building, 3 or > unit townhome, 4 unit multifamily, >24 unit multifamily, >48 unit mixed-use building	3*	124
CC-T	Commercial Corridor – Transitional	Historically auto-oriented commercial corridors that should become mixed-use corridors	Live-work unit, 5–36 unit multifamily, 1–60 unit mixed-use building	Single family building, 2–3 unit building, 3 or > unit townhome, 4 unit multifamily, >36 unit multifamily, >60 unit mixed-use building	5*	87
CC	Commercial Center	Historically auto-oriented, large-format retail and office sites that should become mixed-use centers	Live-work unit	3 or > unit townhome, 4 or > multifamily, 1 or > unit mixed use building	5*	58
RMX	Regional Mixed Use	High-intensity mixed-use centers with a variety of multifamily housing options and commercial activities that serve the needs of the region. These areas typically include large-scale sites with multistory buildings and should be the most intensively developed areas in the city outside of the downtown.	Live-work unit, 3 or > unit townhome, 4 or > multifamily, 1 or > unit mixed use building		5*	No maximum
MXC	Mixed-Use Center	Used to redevelop or establish new compact, mixed-use centers. This zoning district requires approval of a Master Plan.	Live-work unit, 3 or > unit townhome, 4–36 unit multifamily, 1–60 unit mixed-use building	>36 unit multifamily, >60 unit mixed-use building	Determined by Master Plan	Determined by Master Plan
THV	Tiny House Village	More than 3 tiny houses on one property. Can include a community building for residents. Limited commercial and manufacturing uses are allowed.	Tiny houses		25 feet	Determined by approved plans

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Downtown and Urban District

District	District Name	Description	Residential Permitted Uses	Residential Conditional Uses	Max. Number of Stories*	Units per acre of land for entirely residential buildings^
DR1	Downtown Residential 1	Areas in Downtown with smaller residential buildings. There is a maximum building width of 60 feet. Mixed-use buildings are also allowed but are limited to uses like a daycare or church.	Single family building, 2-3-unit building, 3-8 unit townhome, 4 unit multifamily	>4 unit multifamily, Mixed-use building	Determined by Downtown Height Map	No maximum
DR2	Downtown Residential 2	Areas in Downtown with smaller residential buildings. Limited commercial uses are permitted in mixed-use buildings.	Single family building, 2-3-unit building, 3-8 unit townhome, 4-8 unit multifamily	>8 unit multifamily, Mixed-use building	Determined by Downtown Height Map	No maximum
UOR	Urban Office Residential	Areas in Downtown that have a combination of office uses and multifamily residential uses in close proximity to residential only areas.	Live-work unit, 3 or > unit townhome, 4-8 unit multifamily, 1-60 unit mixed-use building	>8 unit multifamily, Mixed-use building	Determined by Downtown Height Map	No maximum
UMX	Urban Mixed Use	High-density mixed-use areas	Live-work unit, 3 or > unit townhome, 4-8 unit multifamily, Mixed-use building	>8 unit multifamily	Determined by Downtown Height Map	No maximum
DC	Downtown Core	High-density mixed-use areas that includes the Capitol Square, the State Street corridor, and surrounding properties. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.	Live-work unit, 4 or > unit multifamily, Mixed-use building		Determined by Downtown Height Map	No maximum

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Employment Districts

District	District Name	Description	Residential Permitted Uses	Residential Conditional Uses	Max. Number of Stories*	Units per acre of land for entirely residential buildings^
SE	Suburban Employment	Employment areas that can include limited industrial uses. Residential requires conditional use approval. The minimum lot size is larger than the TE District.		Live-work unit, >8 unit townhome, Multifamily building, Mixed-use building	5*	21
TE	Traditional Employment	Employment areas that can include limited industrial uses. Residential requires conditional use approval. The minimum lot size is smaller than the SE District.		Live-work unit, >8 unit townhome, Multifamily building, Mixed-use building	5*	21
EC	Employment Campus	Large areas that function as a campus, with a mix of employment and specialized manufacturing. Residential requires conditional use approval. This zoning district requires approval of a Master Plan by Common Council.		Live-work unit, >8 unit townhome, Multifamily building, Mixed-use building	Determined by Master Plan	29
SEC	Suburban Employment Center	Used for existing office and business parks. Properties are no longer rezoned to this zoning district. This zoning district requires approval of a Master Plan by Common Council.		Mixed-use building	Determined by Master Plan	Determined by Master Plan
IL	Industrial Limited	Light industrial uses, offices, warehousing and limited commercial uses			Not limited	
IG	Industrial General	Heavy industrial uses, offices, warehousing and limited commercial uses			Not limited	

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Special Districts

District	District Name	Description	Residential Permitted Uses	Residential Conditional Uses	Max. Number of Stories*	Units per acre of land for entirely residential buildings [^]
A	Agriculture	Cultivation and other agricultural uses. Farm houses are allowed.	Single family building		Not limited for Agricultural Uses	1 unit per 5 acres of land
UA	Urban Agriculture	Smaller-scale agricultural uses within developed areas			25 feet	
CN	Conservancy	Natural areas with limited recreational uses. Areas can also be used for stormwater.			2	
PR	Parks and Recreation	Active outdoor and indoor recreation uses, institutional uses			2*	
AP	Airport	For Dane County Regional Airport uses			5	
ME	Nonmetallic Mineral Extraction	Nonmetallic mining operations			Not Limited	
MC	Mission Camp	A campground for temporary or permanent tents and portable shelters operated by a non-profit or government entity. Intended for people experiencing homelessness.	Government operated	Non-profit operated	25 feet	
CI	Campus Institutional	For educational and medical institutions. Requires approval of a Master Plan by Common Council when a property is rezoned to CI or a new property is created and zoned CI.	Dormitories, Student and faculty housing		3* (Additional stories allowed in approved Master Plans)	
PD	Planned Development	Property-specific district where allowable uses, height, density, building placement, and design are defined only for that site. Planned Development Districts require approval by Common Council.	Determined by Planned Development District	Determined by Planned Development District	Determined by Planned Development District	Determined by Planned Development District
PMHP	Planned Mobile Home Park	Property-specific district for mobile home parks. There are different requirements for new and existing mobile home parks. Planned Development Districts require approval by Common Council.	Mobile homes		Determined by Planned Development District	10-12

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Transit Oriented Development (TOD) Overlay District

Transit oriented development is pedestrian-oriented, compact, mixed-use development that is centered around public transit. The TOD Overlay District covers areas of the city that are close to existing and planned Metro Transit routes that have frequent transit service.

The TOD Overlay District modifies the requirements of the “base” zoning districts. The TOD Overlay District modifies the following requirements for all properties located within the Overlay District, with some exceptions:

- Requires a minimum of two stories for non-residential buildings and buildings with more than two residential units, with some exceptions
- Established a 20 foot maximum building setback for a portion of the building
- Requires a primary building entrance facing the street
- Eliminates minimum parking requirements for vehicles
- Parking areas are not allowed between the building and the street

The TOD Overlay District modifies the permitted uses and maximum building stories for the following base zoning districts:

Base Zoning District	Residential Permitted Uses	Max. Number of Building Stories*
SR-C1	2 unit building	
TR-C1	2 unit building	
SR-C2	2 unit building	
TR-C2	2 unit building	
TR-C3	2 unit building	
TR-C4	2 unit building	
SR-C3	2-3 unit building	
SR-V1	5-8 unit townhome, 9-12 unit multifamily	
TR-V1	5-8 unit townhome, 5-8 unit multifamily	
SR-V2	25-36 unit multifamily	4
TR-V2	5-8 unit townhome, 13-24 unit multifamily	4
TR-U1	25-36 unit multifamily	
TR-U2	37-60 unit multifamily	5
NMX	25-48 unit mixed-use building	4
TSS	49-60 unit mixed-use building	4
CC-T	61-100 unit mixed-use building	
CC		6
RMX		8
TE	<25 unit mixed-use building	

* Additional stories allowed with Conditional Use approval