

## Ordinance 90557

Over the past few years, at the request of elected City leaders, staff have worked towards streamlining the zoning code. This work is in progress, hence the code maybe complicated to follow for some. This ordinance took a lot of work to put together and affects a few sections of the code. This table groups the changes by the Madison General Ordinance sections.

Madison General Ordinance (MGO)	MGO Details	Create/Change
<a href="#">28.211 - DEFINITIONS</a>	Definition terms list	<p><b><u>Create definition:</u></b>  Cottage Court: A group of eight (8) or fewer dwelling units on a single zoning lot with common management and/or access.  Dwelling units may be:</p> <ul style="list-style-type: none"> <li>■ single-family detached dwellings</li> <li>■ two-family dwellings - twins or</li> <li>■ two-family dwellings - two-units</li> <li>■ or a combination</li> </ul> <p><b><u>Update:</u></b>  “Residential Building Complex. A group of two (2) or more residential buildings on a single parcel or tract of land, except Cottage Courts and lots with detached accessory dwelling units, developed under single ownership and common management.”</p>
<a href="#">Sec. 16.23 - Subdivision Regulations</a>	(6)-Design Standards-(d) Lots-2a section	<b><u>Add “Cottage Court”</u></b> to: 2. Every lot shall front or abut on a public street, subject to the following exceptions
	(6)-Design Standards-(d) Lots-3 section	<b><u>Add “Cottage Court”</u></b> to: 3. Lot dimensions
<a href="#">28.137 - ZONING LOTS AND PLANNED MULTI-USE SITES</a>	(1) <u>Residential Zoning Lots</u>	<p><b>Cleanup language and add “cottage courts”</b>  Except in the case of multifamily <b>cottage courts</b>, <b>residential building</b> complexes and planned multi-use sites <del>within the Mixed Use Center District</del>, no more than one (1) principal detached residential building shall be located on a zoning lot, nor shall a principal detached residential building be located on the same</p>

		zoning lot with any other nonresidential principal building or use.”																																																																																					
<a href="#"><u>28.141 - PARKING AND LOADING STANDARDS</u></a>	(4) <u>Off-Street Parking Requirements, Applicability- Table 28I-3 “Off-Street Parking Requirements”</u>	<b>Add “Cottage Court”</b> to the table with specifications similar to ADUs																																																																																					
<a href="#"><u>28.032 - RESIDENTIAL DISTRICT USES.</u></a>	<div>Table 28C-1</div> <div>*Table 28C-1</div> <table><tr><th></th><th>SR-C1</th><th>SR-C2</th><th>SR-C3</th><th>SR-V1</th><th>SR-V2</th><th>TR-C1</th><th>TR-C2</th><th>TR-C3</th><th>TR-C4</th><th>TR-V1</th><th>TR-V2</th><th>TR-U1</th><th>TR-U2</th><th>TR-R</th><th>TR-P</th><th>Supplemental Regulations Sec 28.151</th></tr><tr><td>Residential - Family Living</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Residential building complex</td><td></td><td></td><td></td><td></td><td>C</td><td></td><td></td><td></td><td></td><td></td><td>C</td><td>C</td><td>C</td><td></td><td>C</td><td>Y</td></tr><tr><td>Cottage court</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td></td><td></td><td>P</td><td>P</td><td>Y</td></tr><tr><td>Single-family attached dwelling (3-4 dwelling units)</td><td></td><td></td><td></td><td>P</td><td>P</td><td></td><td></td><td></td><td></td><td>P</td><td>P</td><td>P</td><td>P</td><td></td><td>P</td><td></td></tr></table>		SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations Sec 28.151	Residential - Family Living																	Residential building complex					C						C	C	C		C	Y	Cottage court	P	P	P	P	P	P	P	P	P	P	P			P	P	Y	Single-family attached dwelling (3-4 dwelling units)				P	P					P	P	P	P		P		<b>Update table:</b> Add “Cottage Court” to “Table 28C-1” as permitted use for all categories except TR-U1 & TR-U2 (high density land use)
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations Sec 28.151																																																																							
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<a href="#"><u>28.151 – APPLICABILITY (Supplemental Regulations)</u></a>																																																																																							
Supplemental regulations are established to address the unique characteristics of certain land uses. The standards and conditions listed for land uses in this chapter are applicable to both permitted uses and uses permitted by conditional use permit, as specified for each zoning district, unless otherwise noted.		<div>Update Ordinance by adding the Cottage Court’s land use characteristics.</div> <div>(a) <b>Lot size:</b> Must be one zoning lot between <b>10,000 sq ft and 1 acre</b>. No minimum lot size per individual dwelling.</div> <div>(b) <b>Number &amp; type of homes:</b> Up to <b>8 dwelling units</b>. Homes may be <b>single-family detached or two-family (twins or two-unit buildings)</b>. <b>Accessory dwelling units (ADUs) are not allowed</b>.</div> <div>(c) <b>Setbacks &amp; Spacing:</b> reduce required rear setbacks for Cottage Courts to 8 feet. Homes must be at least <b>6 ft apart</b> (or <b>3 ft from lot</b></div>																																																																																					



lines if on individual lots). No encroachments between homes.

- (d) **Building size & form:** Each main building footprint is capped at **1,000 sq ft**. Allowed building forms are single-family or two-family types, unless cottage court rules override. **Courtyard requirement:** Must include **one shared courtyard** for pedestrians/open space, **at least 20x20 ft**, with **no cars parking or buildings** in it. **Entrances:** Homes closest to the street must face the street (unless set back **75 ft or more**). All other homes must face the **shared courtyard**.
- (e) **Parking:** If provided, parking must be **shared** (one driveway and one shared parking area). **No attached garages** for individual homes, and **no parking between the street and front homes**.
- (f) **Exceptions for older homes:** Homes built **before Jan 1, 2026** and later added to a cottage court are exempt from **footprint limits, shared parking, and entrance orientation** rules. **Fences & screening:** Fences, walls, and hedges within the buildable area may be up to **6 ft tall**.

## Existing Parking Regulations for reference purpose, no change impacts

<a href="#"><u>28.173 - MIXED USE AND NON-RESIDENTIAL BUILDING FORMS</u></a>	<p>Definitions: (3) <u>Parking Building</u>.  (a)<u>Building Type</u>. A multi-story building specifically designed for parking.</p>	<p>No changes, reference only</p>
<a href="#"><u>28.033 - RESIDENTIAL DISTRICT BUILDING FORMS</u></a>	<p>Allowed building forms in specific residential districts: Single-Family Detached Building, Civic/Institutional Building, Two-Family/Two-Unit, Two-Family – Twin, Three-Unit Building, Single-Family Attached, Small Multi-Family Building, Large Multi-family Building, Courtyard Multi-Family Building, Podium Building, Commercial Block Building &amp; Flex Building</p>	<p>No changes, reference only  Parking Buildings, including <b><u>parking ramps</u></b>, are not listed as an allowed building form in residential districts</p>
<a href="#"><u>28.131- ACCESSORY BUILDINGS AND STRUCTURES ON LOTS USED EXCLUSIVELY FOR RESIDENTIAL AND MIXED-USE PURPOSES</u></a>	<p><u>Maximum Height</u>. The height of the principal building or fifteen (15) feet, whichever is lower. The following are exempt from this requirement:  1. The maximum height of accessory dwelling units (ADU) shall be determined by the district requirements for zoning districts where such units are allowed.</p>	<p>No changes, reference only  Accessory buildings are limited to 15 ft height in residential areas, except for ADU's. Making it extremely unlikely that building a parking ramp for eight units would be economically feasible, even if it were allowed, which is it not in these districts (MGO 28.033)</p>