

TOD Overlay Zoning: Virtual Meeting Basics



- This meeting may be recorded. By continuing in this meeting, you agree to being recorded.
- Please stay muted through the presentation; Q&A follows the presentation.

Transit-Oriented Development Overlay Zoning



January 12, 2023

Transit-Oriented Development Overlay Zoning



- What is TOD? What is overlay zoning?
- TOD in the Comprehensive Plan
- Why TOD?
- Proposed TOD overlay zoning area
- TOD overlay zoning components
 1. Residential dwelling unit bonuses
 2. Building height bonuses
 3. Site standards for buildings
 4. Site standards for automobile infrastructure
 5. Parking and loading standards
- TOD overlay zoning examples

What is ?



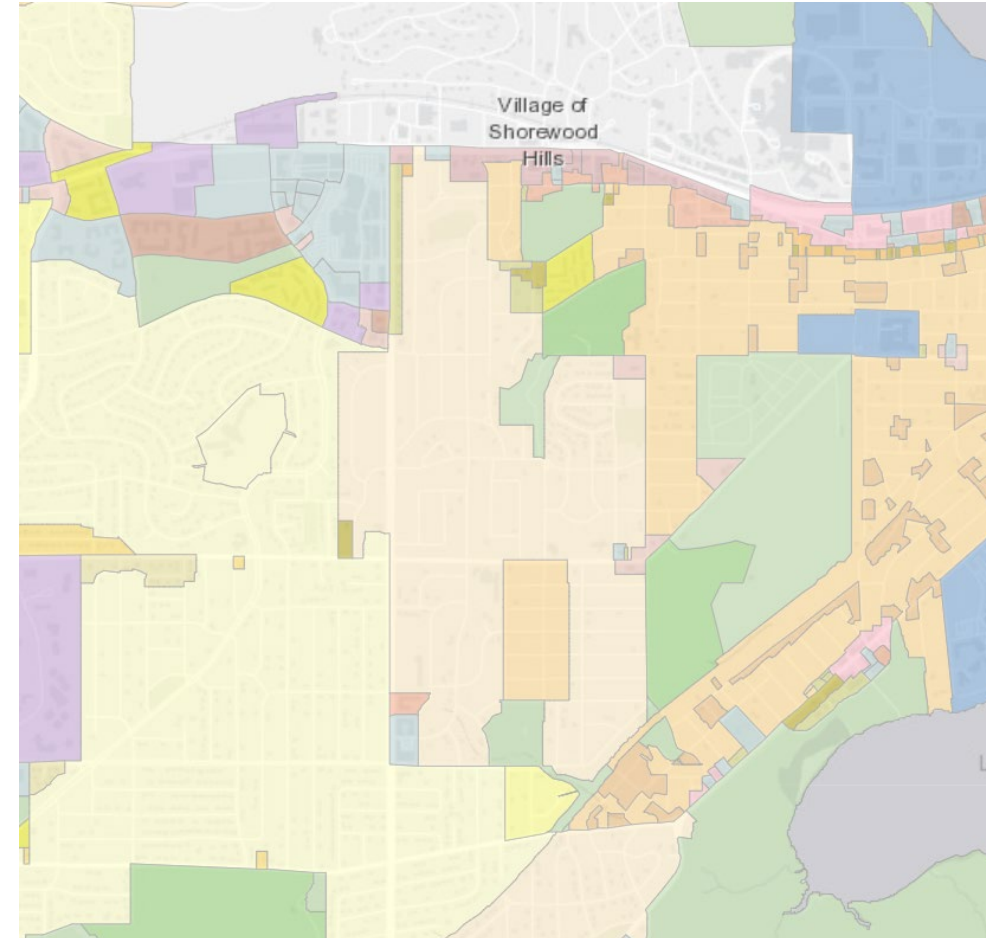
- TOD = pedestrian-oriented, compact, mixed-use development centered on quality public transit.



What is ?



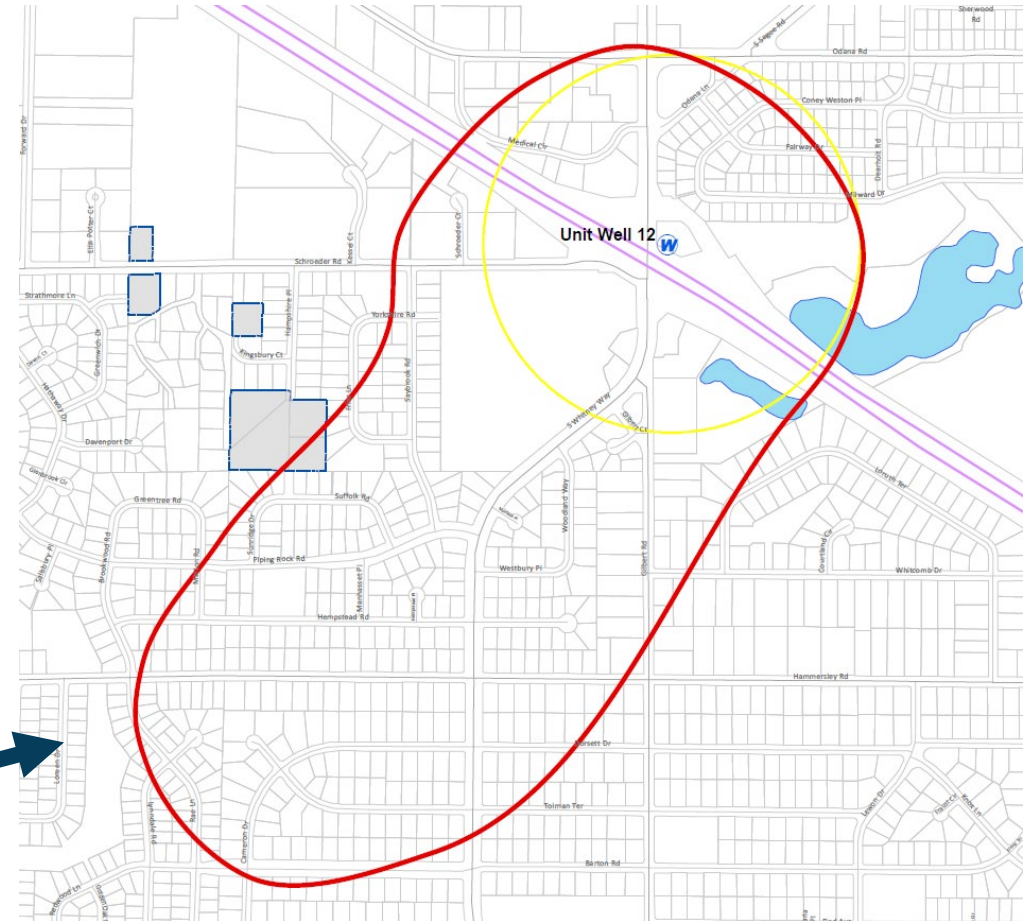
- TOD = pedestrian-oriented, compact, mixed-use development centered on quality public transit.
- Zoning = city ordinance regulating land uses, building heights, building setbacks from property lines, and density.



What is ?



- TOD = pedestrian-oriented, compact, mixed-use development centered on quality public transit.
- Zoning = city ordinance regulating land uses, building heights, building setbacks from property lines, and density.
- **Overlay zoning = added to base zoning district to modify underlying zoning regulations.**
 - **Example: Wellhead Protection Overlay** limits uses that could contaminate city wells.



TOD in the Comprehensive Plan



City projected to add over 100,000 residents between 2020-2050

2018 Comprehensive Plan,
Land Use & Transportation Strategy #5:

“Concentrate the highest intensity development along transit corridors, downtown, and at Activity Centers.”

Action A: *“Implement Transit Oriented Development (TOD) overlay zoning along BRT and other existing and planned high-frequency transit service corridors to create development intensity minimums, reduce parking requirements, and support transit use.”*



TOD in the Comprehensive Plan



City projected to add over 100,000 residents between 2020-2050

2018 Comprehensive Plan,
Neighborhoods & Housing #1:

“Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.”

Action C: “Support the integration of a mix of housing types and neighborhood amenities near existing transit corridors and shared use paths.”



Why TOD?



- Implement various City plan recommendations
- Zoning code should support development called for in adopted plans
- Better match zoning with City investments in transit
- Increase mobility of residents without needing to get in a car



Why TOD?

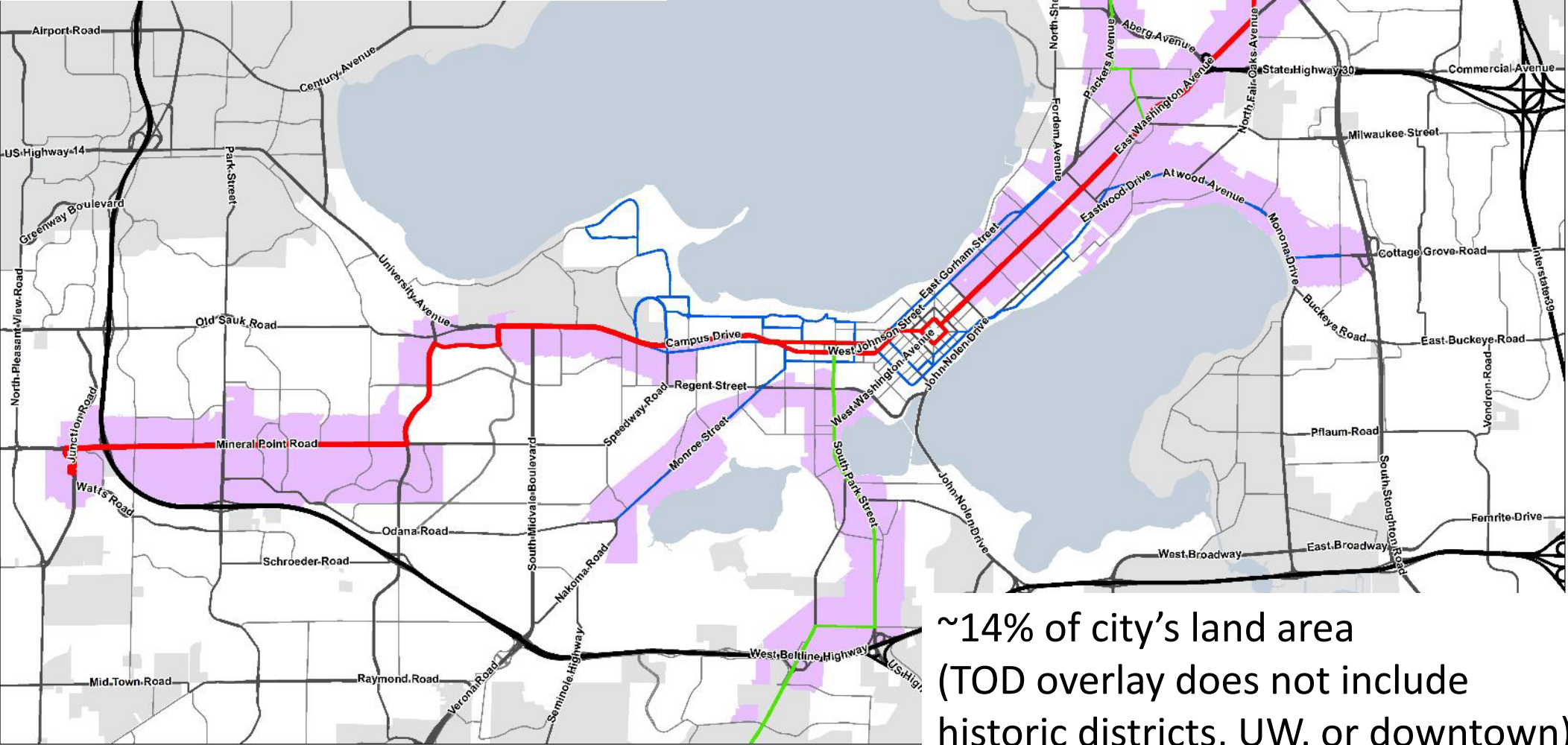


- Reduce household expenses
- More efficient use of land
 - Less development on the edge of the City
 - Less need to extend utilities/infrastructure
 - Less land for parking, more land for people
- Slow the increase in traffic
- Reduce emissions and driving's negative impact on the environment



Transit-Oriented Development Overlay Zoning

- Approved High-Frequency Local Bus (15 min. headway)
- Approved East-West Bus Rapid Transit Line
- Planned North-South Bus Rapid Transit Line
- TOD Overlay Boundary



N

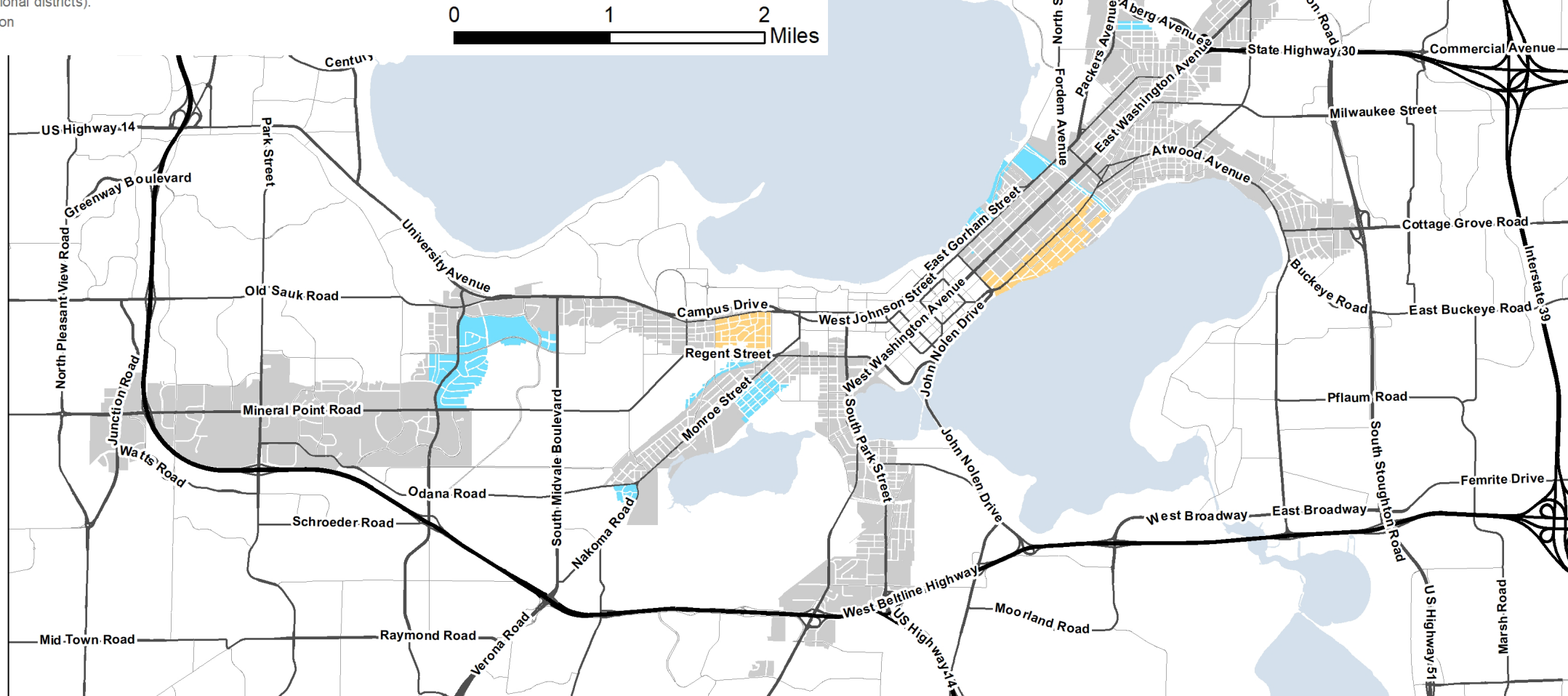
100

* As introduced at the 11/22/22 Common Council meeting.

** As recommended at the 12/5/22 Transportation Policy and Planning Board meeting (note that local districts overlap with national districts).

Source: City of Madison Planning Division

Date: 12/8/2022



TOD Overlay Zoning Summary



1. Residential dwelling unit bonuses
2. Building height bonuses
3. Site standards for buildings
4. Site standards for automobile infrastructure
5. Parking and loading standards



1. Residential Dwelling Unit Bonuses



- The next increment in residential intensity is allowed as a permitted use in residential and mixed-use zoning districts:
 - Duplex allowed as a permitted use in single-family districts
 - Maximum number of DUs as a permitted use in SR-V2 zoning increases from 24 to 36
 - Maximum number of DUs as a permitted use in TSS zoning increases from 48 to 60
- Employment districts:
 - Up to 24 dwelling units in mixed-use buildings allowed as a permitted use in TE zoning

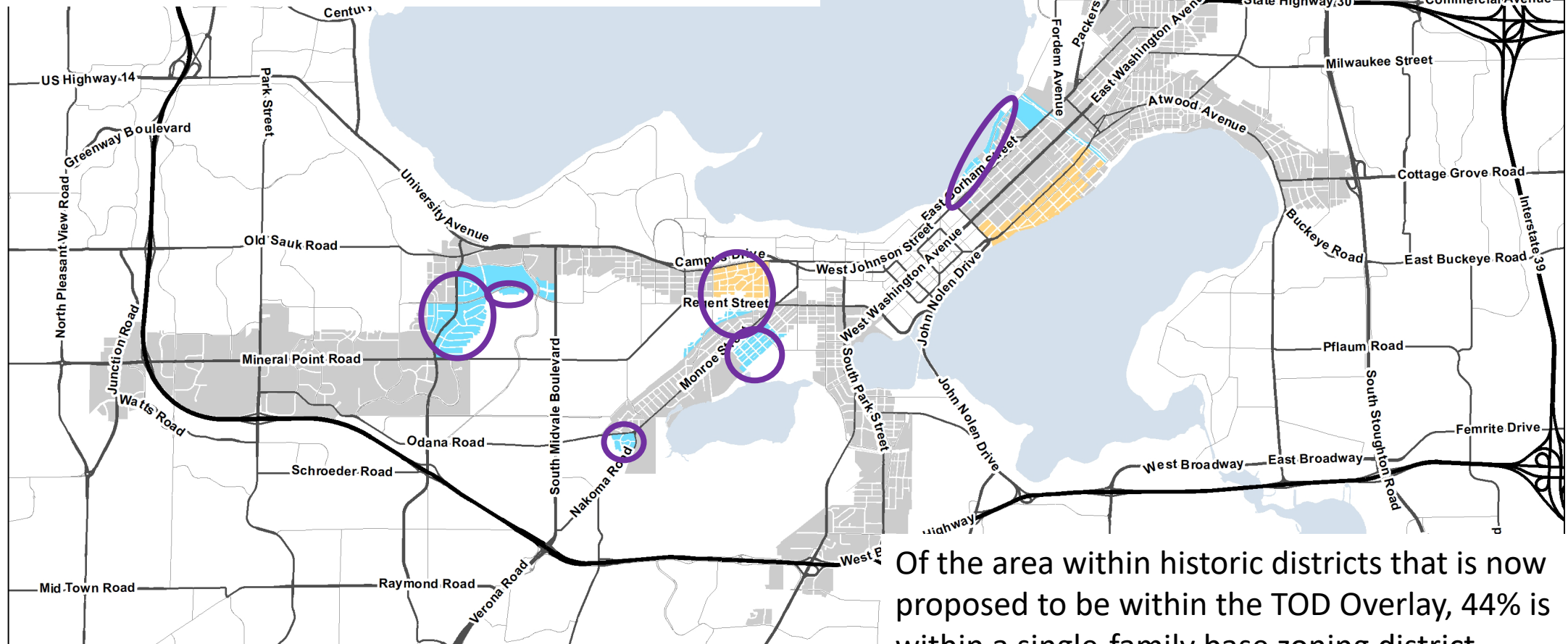


Overview Map: Parcels Added to Transit-Oriented Development (TOD) Overlay Zoning if Local and National Historic Districts are Included

- Proposed Inclusion of Local Historic District Parcels in TOD Overlay District**
- Proposed Inclusion of National Register Historic District Parcels in TOD Overlay District**
- Parcels Within TOD Overlay District*

* As introduced at the 11/22/22 Common Council meeting.
** As recommended at the 12/5/22 Transportation Policy and Planning Board and 12/12/22 PC meetings.
(note that local districts overlap with national districts).
Source: City of Madison Planning Division
Date: 12/30/2022

0 1 2 Miles



Of the area within historic districts that is now proposed to be within the TOD Overlay, 44% is within a single-family base zoning district.

2. Building Height Bonuses



- SR-V2, TR-V2, NMX, TSS:
3→4 story maximum height as a permitted use
- TR-U2:
4→5 story maximum height as a permitted use
- CC:
5→6 story maximum height as a permitted use
- RMX:
5→8 story maximum height as a permitted use
- Brings zoning closer into compliance with plans adopted over the past ~15 years



3. Site Standards for Buildings



- Maximum setbacks for principal buildings
- Building entrance orientation
- Minimum height of two stories (in multifamily, mixed-use, commercial, employment zoning districts; limited exceptions)



4. Site Standards for Automobile Infrastructure



- Auto-oriented uses subject to design-based regulations to limit impacts
 - Parking, loading, drive aisles, gas pumps, etc. cannot be located between building and street
 - Drive-throughs must be located “under building”, covered by upper floor(s)
 - Parking structures must be lined with active ground floor uses



5. Parking and Loading Standards



- Decreased automobile parking maximums
- No minimum automobile parking standards
- Adequacy of the amount of automobile parking no longer a standard for conditional uses when no minimum parking is required



TOD Overlay Zoning Examples



- Historic district examples to show what is possible as a permitted use under TOD overlay zoning.
- Property owners decide if/when to undertake remodels, additions, or redevelopment.
- The following are conceptual and do **not** represent actual recommendations or development proposals.

Example

Site: 202 S Whitney Way

Site Acreage: 0.26 acres

Zoning: Suburban Residential Consistent 1 District

Comp Plan Land Use: Low Residential (1-2 stories)

Stories: 2 (currently 1)

Units: 3 (currently 1)

Bldg Footprint: 2,700 sqft

ADU: 870sqft



Existing Site



University-Hill Farms National Historic District

Duplex + ADU allowed under TOD overlay

Example

Site: 4901 Sheboygan Ave

Site Acreage: 6.14 acres

Zoning: Traditional Residential Urban 1 District

Comp Plan Land Use: High Residential (4-12 stories)

Stories: 5 (currently 3-story buildings)

Units: 60 (currently 286)

Surface parking



Existing Site



University-Hill Farms National Historic District

Site redevelopment as permitted under TOD overlay

Example

Site: 4901 Sheboygan Ave

Site Acreage: 6.14 acres

Zoning: Traditional Residential Urban 1 District

Comp Plan Land Use: High Residential (4-12 stories)

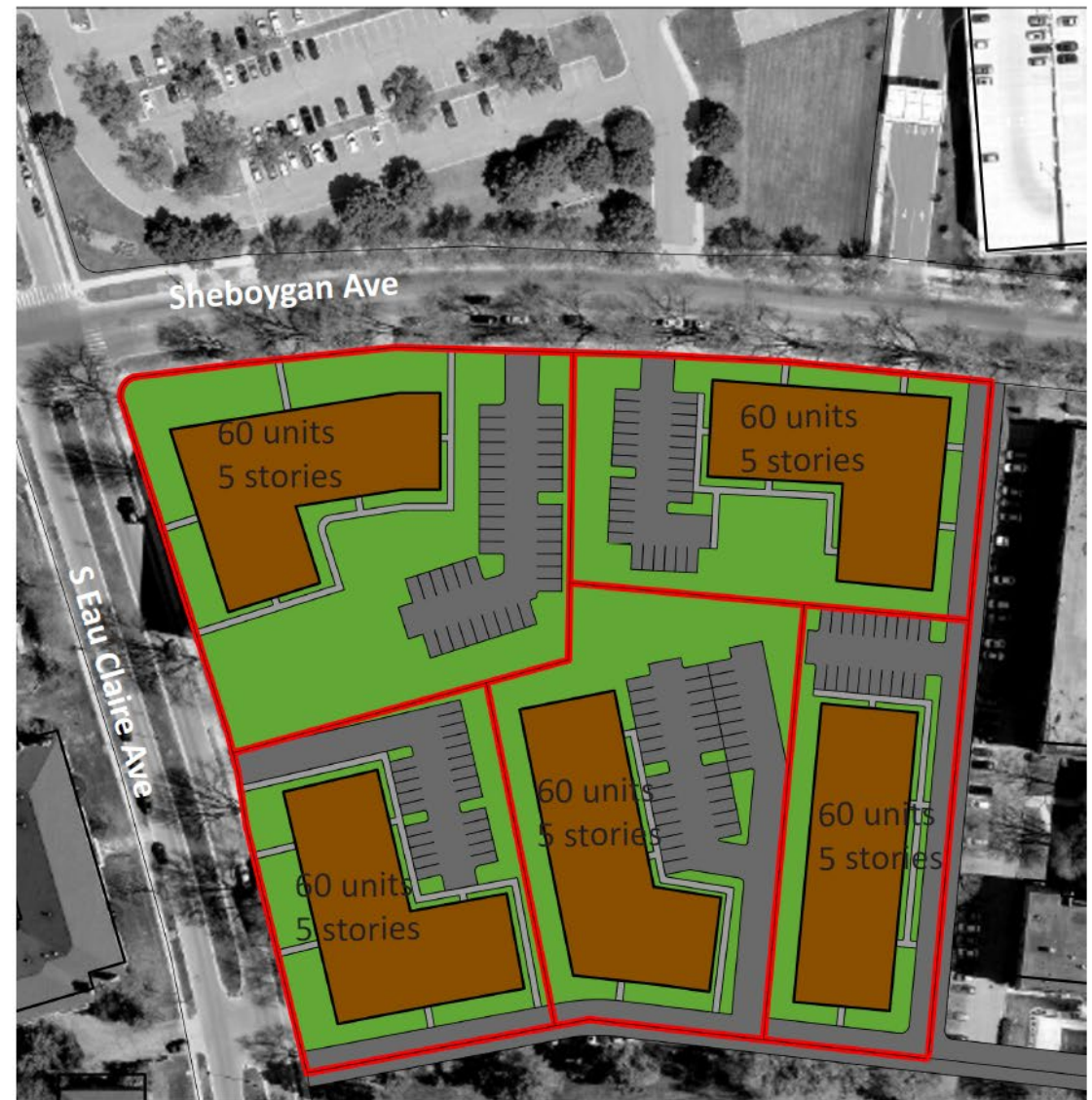
Stories: 5 (currently 3-story buildings)

Units: 300 units, 60 units per building (currently 286)

Underground and surface parking



Existing Site



University-Hill Farms National Historic District

Redevelop as permitted under TOD overlay, with subdivision and new streets (note that the slight increase in the number of dwelling units means that a financially feasible redevelopment would likely pursue more units).

Example

Site: 3614 Nakoma Rd.

Site Acreage: 0.18 acres

Zoning: Traditional Residential Consistent 1 District

Comp Plan Land Use: Low Residential (1-2 stories)

Stories: 2 (currently 2)

Units: 3 (currently 1)

Bldg Footprint: 2,110 sqft

ADU: 845 sqft



Existing Site



Nakoma National Historic District

Duplex with ADU allowed under TOD overlay.

Example

Site: 715 E Gorham St.

Site Acreage: 0.20 acres

Zoning: Traditional Residential Varied 1 District

Comp Plan Land Use: Low Medium Residential (1-3 stories)

Stories: 3 (currently 3)

Units: 6 (currently 4)

Bldg Footprint: 3,513 sqft

No parking assumed



Existing Site



Fourth Lake Ridge National Historic District

Redevelopment to a six unit building (redevelopment assumed to have no parking; land use allows 8 DU, but lot area per DU allows a maximum of six)

Example

Site: 317-324 Norris Ct.

Site Acreage: 0.47 acres

Zoning: Traditional Residential Urban 1 District

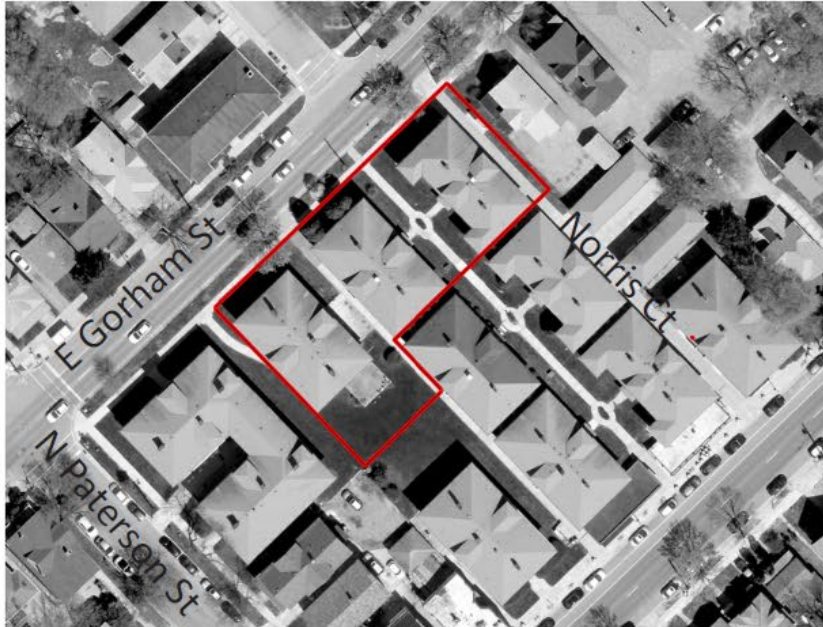
Comp Plan Land Use: Medium Residential (2-5 stories)

Stories: 4 (currently 3)

Units: 27 (currently 24)

Bldg Footprint: 8,300 sqft

Underground Parking



Existing Site



Fourth Lake Ridge National Historic District

Lot area per DU limits redevelopment to 27 DUs, which is just three more than are currently on the three buildings for this site, making redevelopment as a permitted use (without rezoning) very unlikely.

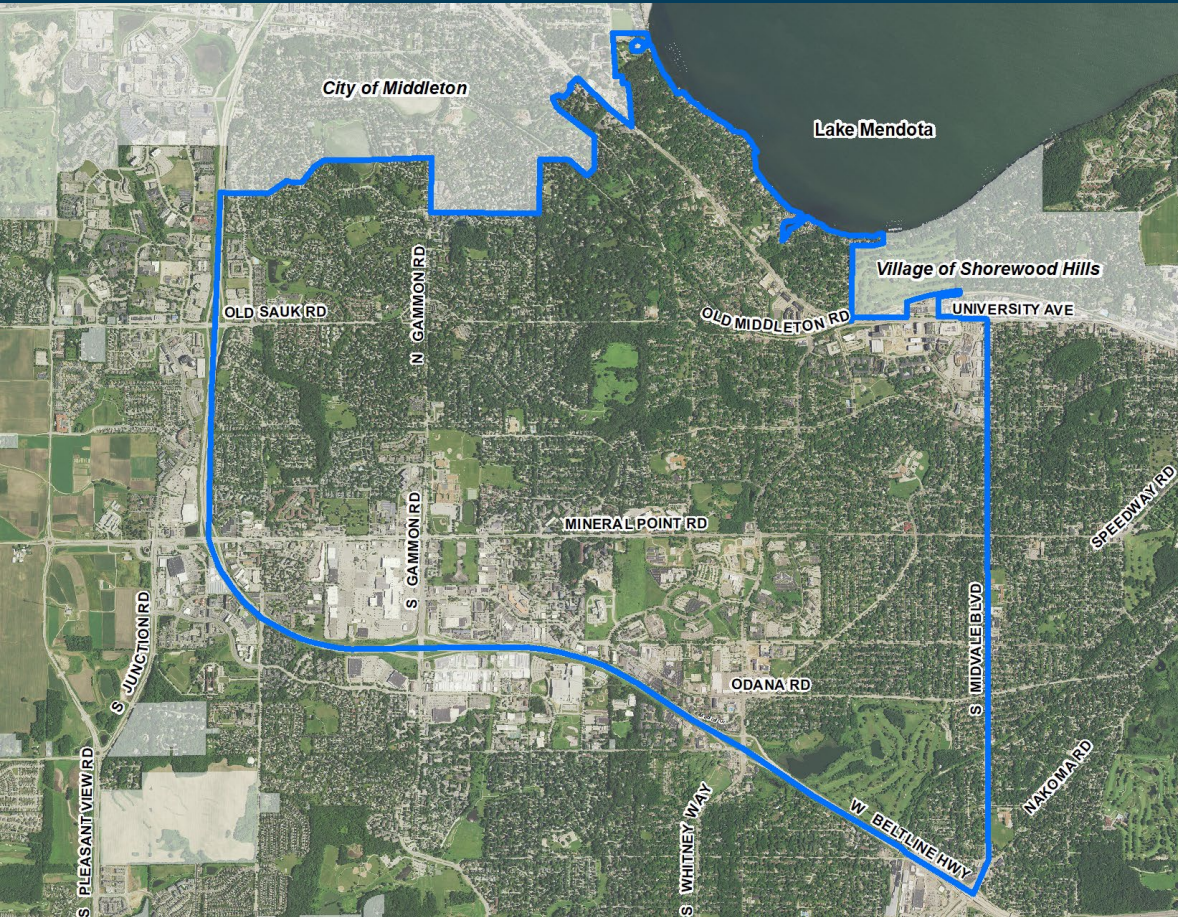
TOD Overlay Zoning Process



- Sept. 2021 - August 2022: BCC meetings & public meetings
- November 22: Common Council Introduction
- December 5: Transportation Policy & Planning Board
- December 12: Plan Commission
- January 17: Common Council (consider adoption)

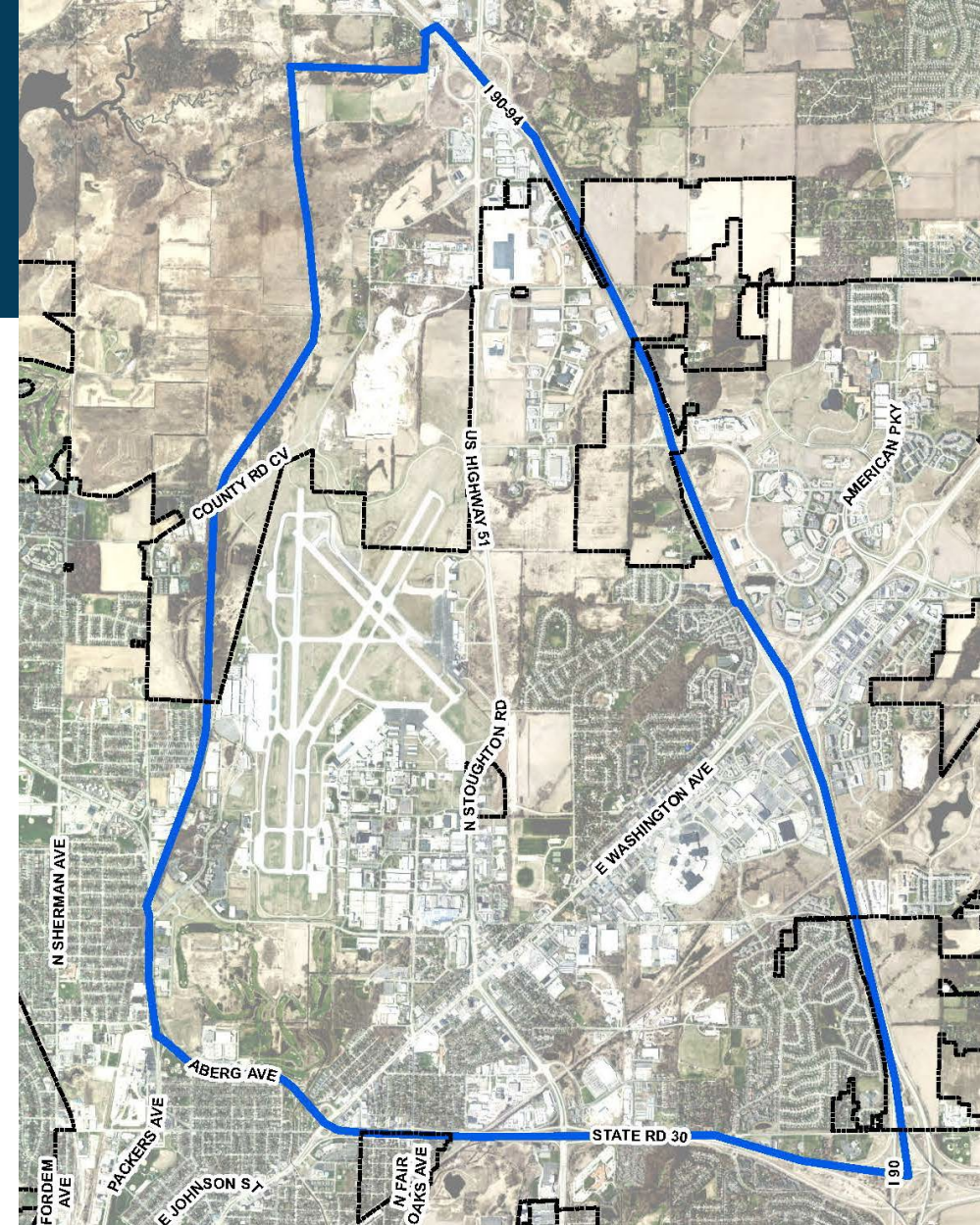


Area Plans



West Area Plan:

www.cityofmadison.com/westplan



Northeast Area Plan:

www.cityofmadison.com/northeastplan

Questions?



- Use “Raise Hand” function during Q&A so only one person speaks at a time. In “Reactions” menu or *9 on phone.
- Mute/unmute on phone *6.
- **Please raise hand to ask questions** verbally to make sure we don’t miss anything.
- **General comments can be shared in chat**, and will be exported for reference.

Transit-Oriented Development Staff Team

Ben Zellers

Heather Stouder

Katie Bannon

Colin Punt

Trent Schultz

tod@cityofmadison.com

www.cityofmadison.com/tod