

ZONING TEXT GDP/SIP

OM Village

2046/2050 E. Johnson St. Madison, WI, 53703

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. *Statement of Purpose:*** This zoning district is established to allow for the construction of a tiny house village (residential), workshop (light manufacturing), general retail and gardens/greenhouse with farm stand.

B. *Permitted Uses:*

Permitted Uses:

Those that are stated as permitted uses in the NMX zoning district plus primary uses of:

- Light manufacturing/ light production and processing and/or an artisan workshop including limited outdoor assembly (finishing the roof and interior work that must be done after roof is installed).
- Commercial uses - a general office for our non-profit including counseling/community service organization or human services program office.
- Retail includes a small general retail use (hand-crafted goods and furniture), farm stand or farmers market, garden center, outdoor display or sales events and limited potential food sales.
- Residential cooperative village/living space for 9 tiny (98 sq ft) homes located approximately as seen on the attached site plan.
- Market or community gardens, including enclosed composting areas and a greenhouse/nursery .

Accessory Uses:

Accessory uses may include any or all of the following: Service business (small goods repair), bicycle sharing facility, food cart and possible catering or coffee shop/tea house or food and related goods sales including an outdoor eating area or outdoor cooking operation, mobile grocery store, lumberyard, outdoor vending machine, keeping of chickens and/or bees, mission house, portable shelter mission, solar or wind energy systems and outdoor storage.

- C. *Lot Area:*** As stated in Exhibit A, attached hereto.

D. *Floor Area Ratio:*

1. Maximum floor area ratio permitted is
2. Maximum building height shall be 1 stories or as shown on approved plans.

- E. *Yard Requirements:*** Yard areas will be provided as shown on approved plans.

- F. *Landscaping:*** Site landscaping will be provided as shown on the approved plans.

- G. *Accessory Off-Street Parking & Loading:*** Accessory off-street parking and loading will be provided as shown on approved plans.

- H. *Lighting:*** Site lighting will be provided as shown on approved plans.

- I. *Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the NMX district, or signage will be provided as approved on the recorded plans.

- J. *Alterations and Revisions:*** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning

and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

April 17, 2012