



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment

**Legistar File ID #:** [66790](#) Mission Camp District ; [66791](#) Tiny House Village Zoning District; [66792](#) Portable Shelter Mission Land Use changes

**Prepared By:** Planning and Zoning Staff

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[66790](#) - This amendment creates the Mission Camp (MC) District within *Subchapter G: Special Districts*. This district allows encampments involving tents, campers, car camping, tiny houses, camping cabins, and similar arrangements. The district statement of purpose and district bulk standards are created, which cover height, setback, lot coverage, and other basic site standards for new development. The use list is amended to add the use “Mission Camp” as the only allowable use in this district. The amendment also includes a zoning definition for a “Mission Camp” and includes a list of supplemental regulations for the use.

Campgrounds are not an allowed land use within the City. The MC District establishes a regulatory framework for the establishment of campgrounds within the City, thereby allowing for greater freedom and flexibility in providing legal places for residents to sleep. This district is oriented to individuals experiencing homelessness in the shorter-term. Under this ordinance, a Mission Camp is a facility owned, operated, or funded by a non-profit organization, religious institution, or governmental entity that provides a campground area where individuals may live temporarily or permanently in tents or other portable shelter units. Mission camps would be *permitted uses* in the MC District if owned, operated, or funded by the City of Madison and *conditional uses* if owned, operated or funded by any other non-profit, religious, or governmental entity.

The City carefully selects its non-profit partners when funding these types of establishments. Such funding and agreements ultimately require Common Council approval. Adequate measures can be put in place when the operator or funding entity is the City, which is why Mission Camps owned/operated/funded by the City are identified as *permitted uses*. Non-City Mission Camps require a Conditional Use approval. This process creates an opportunity for the Plan Commission to review the use, to assure the property is being managed appropriately, will allow the Plan Commission to maintain “continuing jurisdiction” over approved Conditional Uses per Sec. 28.183(9)(d).

Mapping of the district will occur at the request of property owners wishing to develop these facilities. As with other zoning map amendments, the decision on approval rests with the Common Council, in consideration of a recommendation from the City’s Plan Commission.

Staff supports this amendment.

[66791](#) - This amendment creates the Tiny House Village (THV) District within *Subchapter D: Mixed-Use and Commercial Districts*. This district creates a *Permitted Use* framework for establishments similar to the Occupy Madison facilities at E. Johnson and N. Fourth Street and Aberg Avenue and Huxley Street, which were approved as Planned Development Zoning Districts. The district statement of purpose and district bulk standards are created, which cover height, setback, lot coverage, and other basic site standards for new development. The amendment also includes a zoning definition for a “Tiny House”, a “Tiny House Village”, and includes a list of supplemental regulations for the use.

In the THV Zoning District, basic use and operational requirements for the communities are codified and the use is allowed as a *permitted use*. The district also allows certain commercial uses, which are consistent with the THV residential environment and can assist in revenue generation for the communities. The idea is more of these operations could be established across the City, more quickly. These district and use is oriented to serving longer-term housing need for people experiencing homelessness.

Mapping of the district will occur at the request of property owners wishing to develop these facilities. As with other zoning map amendments, the decision on approval rests with the Common Council, in consideration of a recommendation from the City's Plan Commission.

Staff supports this amendment.

[66792](#) - This amendment allows the land use *Portable Shelter Mission* as a *Permitted Use* in all districts except the DC Downtown Core district. The amendment also modifies the supplemental regulations for the use.

The accessory land use *Portable Shelter Mission* is currently a conditional use all residential districts and the UMX and TSS zoning districts. The Zoning Ordinance defines a *Portable Shelter Mission* as follows:

*Portable Shelter Mission. An accessory use of a religious institution or a nonprofit organization which hosts, without compensation, outdoor overnight sleeping in tents or in other temporary portable shelters, may provide meals, and shall offer or provide worship services or supportive services. A Portable Shelter Mission may charge guests a one-time application fee.*

These uses allow limited on-site camping for individuals experiencing homelessness in the shorter-term, on property owned/operated by a profit or religious entity. The camping may occur on parking lots or landscaped areas, with existing buildings provide some level of facilities and support to the encampment. This use has been in the City's Zoning Ordinance for several years, with no establishment yet to pursue a Conditional Use approval.

The amendment adds eligible zoning districts and makes the use a *permitted accessory use*, with supplemental regulations. The supplemental regulations are modified as follows:

- Include "a governmental entity" as an eligible operator,
- Include a requirement for a severe weather response within the required management plan,
- An update to the State Campground licensing requirements.

As a permitted accessory use, the use can be established quickly to meet emerging needs.

Staff supports this amendment.