



DRAFT - 2023

City of Middleton Zoning Ordinance Rewrite Frequently Asked Questions - Scenarios

The City of Middleton will soon enter the public review phase of the Zoning Ordinance rewrite process. As part of this effort, the following **draft** table serves to assist interested residents on what the new ordinance may mean to them. The following scenarios outline potential situations for different types of residents, business owners, and property owners, and how the new ordinance may impact them once adopted.

The new Zoning Ordinance does not change or impact any existing covenants, deed restrictions, property lines, or any other established site-specific legal component of your property.

Any new construction may also be subject to other established [Municipal Ordinances](#) such as building codes, stormwater requirements, utilities, land division, erosion control, etc.

Any questions or comments may be submitted via email to: mopitz@cityofmiddleton.us. City staff welcome any specific suggestions for improving this and other documents that have been prepared to help disseminate information about the draft zoning ordinance.



What Does the New Zoning Ordinance Mean For Me?

#	Scenario Type	Impacts
1	Existing Property Owner*	The existing property is fully legal and there are no impacts to any existing development. Reconstruction is permitted to occur matching the existing development of the property today. Only new construction and land use changes are subject to the Zoning Ordinance.
2	Repair and Maintenance to Existing Developed Property*	Same as above in Scenario 1.
3	Existing Business Owner*	No impacts to existing businesses. Only new construction and land use changes are subject to the Zoning Ordinance. New signage is subject to Chapter 22.
4	New Construction on Existing Developed Property (building addition, shed, garage, driveway, etc.)*	New construction is subject to the following: <ul style="list-style-type: none"> • Setback, impervious surface, and building dimensional standards (Article II) • Land use standards (Article III) • Depending on the type of new construction and your property's Zoning District: parking, access, lighting, fencing, building design, landscaping, and signage standards may also apply. See the Zoning Map for the property's new Zoning District.
5	New Construction on Existing Vacant Property (building, site improvements, parking areas, etc.)*	New construction is subject to the following (see the Zoning Map for the property's new Zoning District): <ul style="list-style-type: none"> • Setback, impervious surface, and building dimensional standards (Article II) • Land use standards (Article III) • Parking, access, lighting, fencing, and storage standards (Article VI) • Building design standards (Article VII) • Landscaping standards (Article VIII) • Signage standards (Chapter 22)
6	New Construction on Redevelopment Property (demolition and new development)*	Same as above in Scenario 5.
7	Creation of a New Legal Parcel or Modification of an Existing Parcel Line	Subject to the dimensional standards for the property's Zoning District in Article II (see the Zoning Map for the property's new Zoning District). See Chapter 19 for established land division and boundary adjustment standards.

*If your property or the property in which you occupy has an existing adopted Planned Development Zoning District, the new Zoning Ordinance does not apply, and you continue to be subject to the requirements of the property's specific Planned Development Zoning District.