

ZONING & SUBDIVISION ORDINANCE REWRITE

May 6, 2026

Overview

1 ZONING AND SUBDIVISION REWRITE STATUS

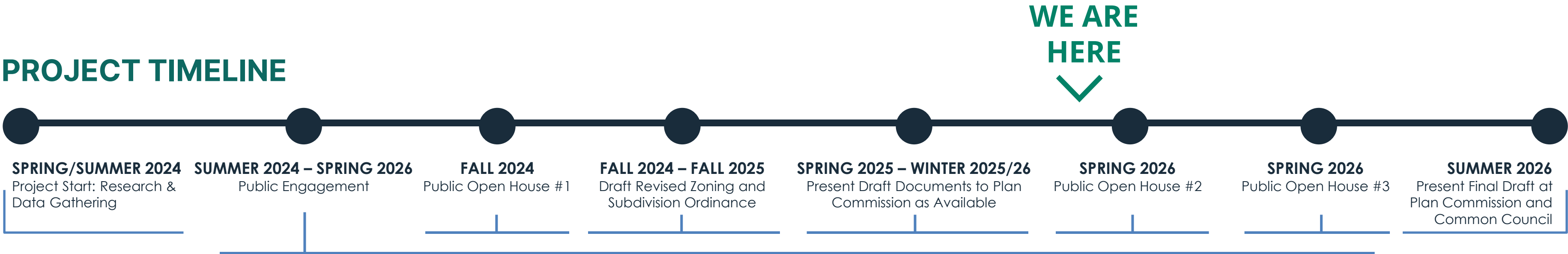
2 OBJECTIVES FOR THE NEW ORDINANCE

3 HOW THE CODE WORKS

4 REVIEW OF KEY CHANGES

Project Status

PROJECT TIMELINE



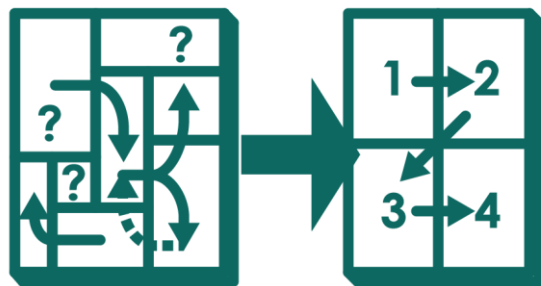
Objectives for the New Ordinance

The City released an RFP with the following objectives for the zoning and subdivision ordinance rewrite:

ALIGN
ordinances with
Comprehensive
Plan and State
statutes



SIMPLIFY for
readability,
understanding
and
administration



Be RESPONSIVE
to local,
regional and
national
markets and
community
needs



Facilitate high
QUALITY
development
and
redevelopment



BALANCE
community
growth and
reinvestments
with impacts to
local
neighborhoods



Look for these icons above throughout the presentation referring to the code rewrite objectives

How the Code Works

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How the Code Works

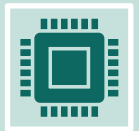
5 Key Elements:



Districts/Land Uses/Supplemental Standards



Dimensional Standards



Design Standards (Site design, architectural design, etc.)



Administration and Procedures



Zoning Map

How the Code Works



Districts/Land Uses/Supplemental Standards

Series	Land Use	Residential				Business					Industrial			Special Purpose				
		R-1	R-2	R-3	R-9	B-1	B-2	B-3	CC	CC-1	M-1	M-2	M-3	AE	C	ME	RLRD	UT
1	Residential																	
1.01	Boardinghouse	-	C	C	-	-	-	-	C	-	-	-	-	-	-	-	-	-
1.02	Live/work dwelling	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-
1.03	Manufactured home park	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Mixed-use residential ⁽¹⁾	-	-	C	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
1.05	Multi-family, 2 units	P1	P1	P1	-	P2	-	-	-	-	-	-	-	-	-	-	-	-
1.06	Multi-family, 3 to 4 units	C	P1	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.07	Multi-family, 5 to 8 units	-	P1	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.08	Multi-family, 9 or more units	-	C	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.09	Single-family dwelling																	
1.10	Townhouse, 2 units	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
1.11	Townhouse, 3 to 4 units	C	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.12	Townhouse, 5 to 8 units	-	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.13	Townhouse, 9 or more units	-	C	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-

1.09 Single-family dwelling

Description: A building containing one dwelling unit located on a single lot, not attached to any other dwelling unit by any means. The term includes modular, panelized, pre-cut, and site-built structures. The term does not include mobile homes.

Vehicle Parking: 2 spaces

Supplemental Standards:

- Occupancy.** Occupancy of a single-family dwelling unit is limited to one household unit.
- Living area.** Each dwelling unit must have a living area of at least 800 square feet. (See § 46-1506 for additional details.)
- Number of principal dwellings per parcel.** More than one single family residence of this type may be located on a parcel of land, provided the lot area complies with the minimum lot area for each residence established for the zoning district in Table 6-2, subject to the review process established in Article 4.
- Exterior materials.** Suitable roof materials include slate, concrete, clay, or ceramic tiles; wood shingles or shakes; metal, fiberglass, or asphalt shingles; or standing seam panels designed for residential use. Suitable wall materials include stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. Upon petition, the Building Director may grant an administrative adjustment to use an exterior material not specifically listed, based on current industry standards.
- Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- Street tree landscape requirement.** Prior to occupancy, or as otherwise allowed by § 46-1919, the property owner must comply with § 46-1914 on street frontage landscaping.
- Anti-monotony standards.** A single-family dwelling must comply with the anti-monotony standards in § 46-1750.
- Placement of front-loaded attached garage.** A front-loaded attached garage must be set back at least 25 feet from the front lot line regardless of any lesser front setback permitted for the dwelling. On corner lots, this requirement applies when an attached garage faces either of the abutting streets
- Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 10 (Temporary Uses).

1.10 Townhouse, 2 units

Description: A building containing 2 dwelling units, with each dwelling unit located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance.

Note: Also known as twin home or single-family attached

Vehicle Parking: 1 space for an efficiency and 1-bedroom and 2-bedroom units; 2 spaces for 3 or more bedrooms

Supplemental Standards:

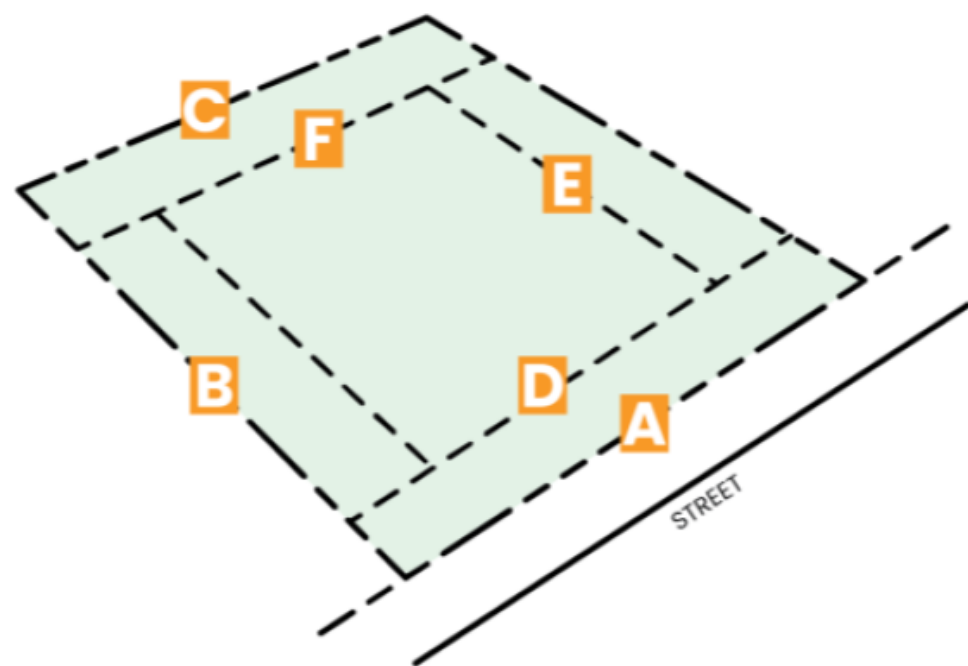
- Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- Driveways.** When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

How the Code Works



Dimensional Standards

Exhibit 6-5. Minimum building setbacks

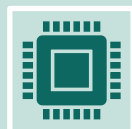


- A Front lot line
- B Side lot line
- C Rear lot line
- D Street-yard setback, minimum
- E Side-yard setback, minimum
- F Rear-yard setback, minimum

Table 6-2. Dimensional standards – Residential districts

Lot Standards	R-1	R-2	R-3	R-9
Lot area, minimum (See § 46-1502)	5,000 square feet, plus 3,000 square feet for each dwelling unit over 2; 3,000 square feet for interior townhouses	5,000 square feet, plus 1,300 square feet for each dwelling unit over 2; 3,000 square feet for interior townhouses	5,000 square feet, plus 400 square feet for each dwelling unit over 2; 3,000 square feet for interior townhouses	15 acres
Lot width, minimum (See § 46-1503)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block; 30 feet for interior townhouses	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block; 30 feet for interior townhouses	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block; 30 feet for interior townhouses	250 feet
Principal Building	R-1	R-2	R-3	R-9
Number, maximum (See § 46-1508)	1; 2 to 5 with conditional use approval	2; 3 to 9 with conditional use approval	2; 3 to 9 with conditional use approval	Not limited
Height, maximum (See § 46-1504)	35 feet	50 feet	75 feet	24 feet
Street-yard setback, minimum (See § 46-1507)	20 feet with setback averaging permitted per § 46-1507 (C)	20 feet with setback averaging permitted per § 46-1507 (C)	20 feet with setback averaging permitted per § 46-1507 (C)	75 feet
Side-yard setback, minimum (See § 46-1507)	6 feet	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	40 feet
Side-yard setback, minimum for townhouses	6 feet for end units; 0 feet for interior units	6 feet for end units; 0 feet for interior units	6 feet for end units; 0 feet for interior units	NA
Rear-yard setback, minimum (See § 46-1507)	25 feet; 15 feet for corner lots	25 feet	25 feet	25 feet
Front-loaded attached garage setback, minimum for single- and two-family dwelling	25 feet	25 feet	25 feet	None permitted
Attached garage floor area, maximum	Not to exceed the footprint of the first floor of principal building for single- and two-family dwellings; not limited for multi-family with 3 or more units			None permitted

How the Code Works



Design Standards (Site design, architectural design, etc.)

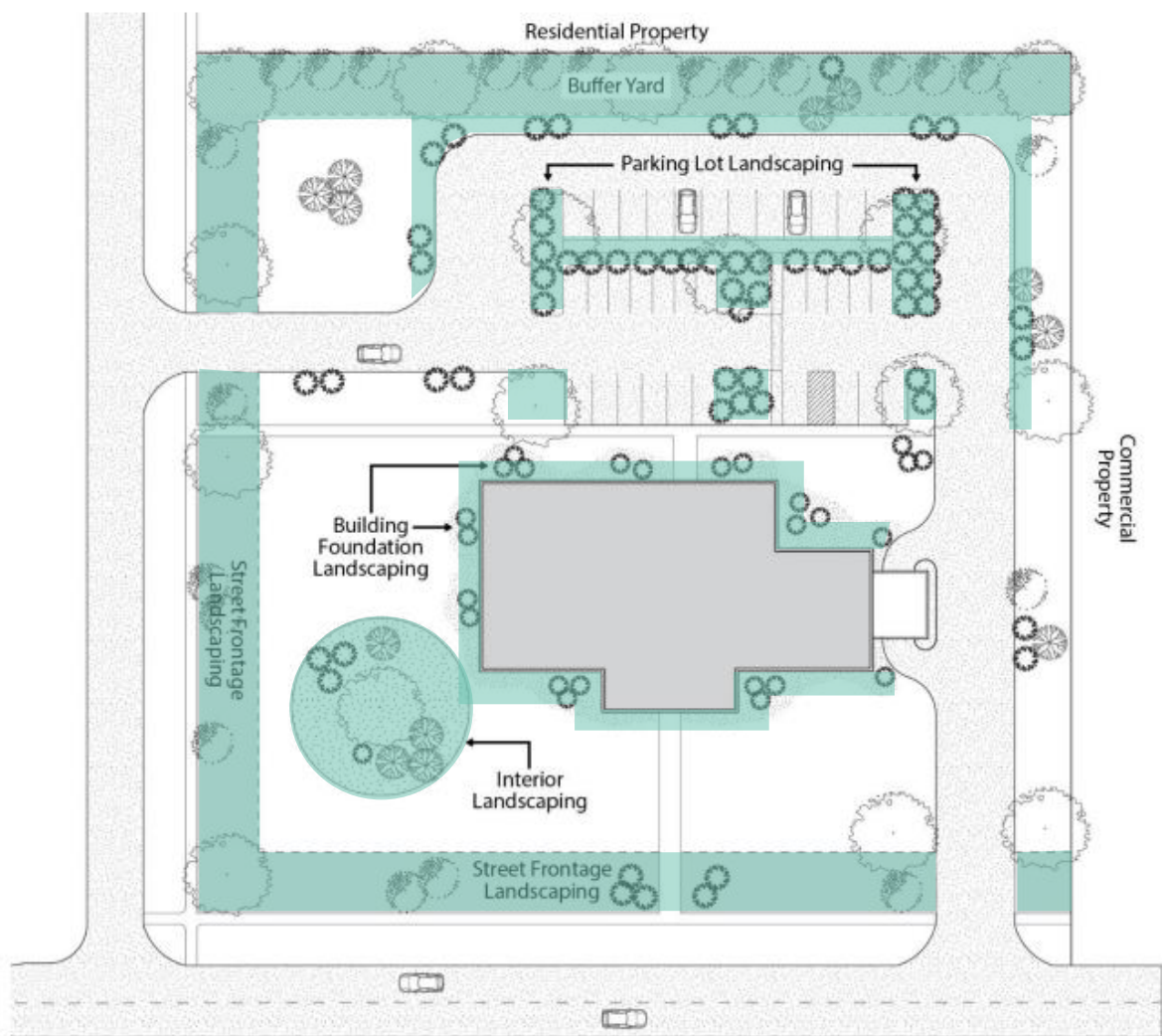
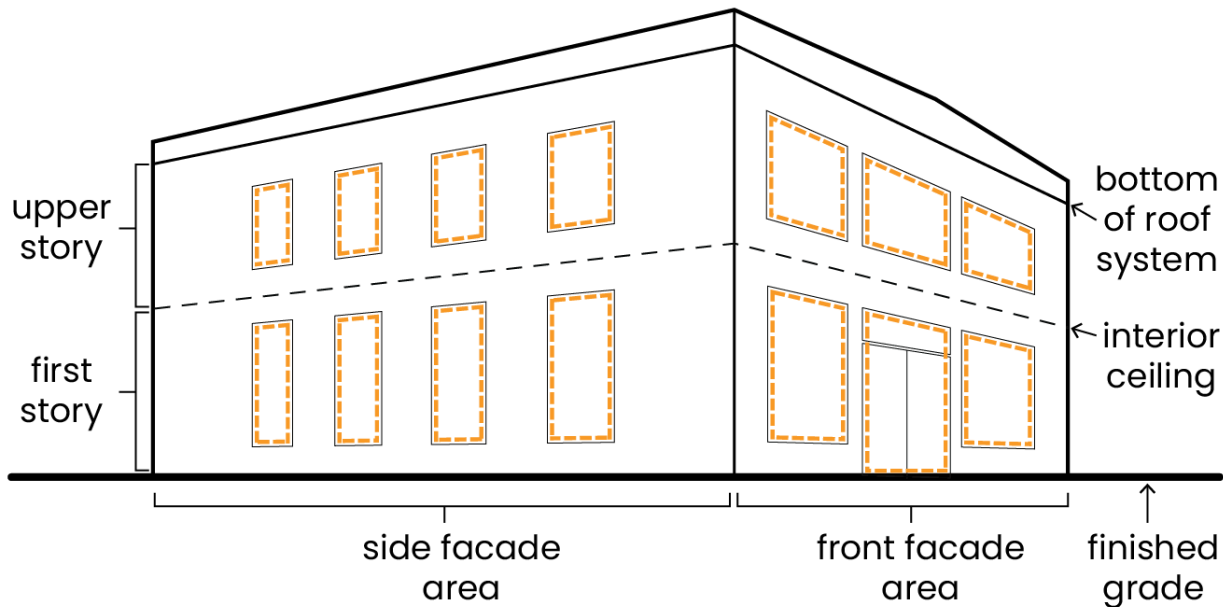


Table 6-7. Minimum glazing requirements (placement of windows)

Base zoning district	First story		
	Front	Side	Rear
Multi-family and townhouses, 3 or more units, in a residential district	10%	5%	5%
B-1 Neighborhood Mixed Use	30%	30%	none
B-2 Community Business	30%	30%	none
B-3 Highway Commercial	30%	30%	none
CC City Center	35%	35%	None; 20% when the building is placed along the Rock River
CC-T City Center Transition	35%	35%	none; 20% when the building is placed along the Rock River
M-1 Light Industrial	15%	15%	none
M-2 General Industrial	15%	15%	none
M-3 Central Light Industrial	15%	15%	none



How the Code Works



Administration and Procedures

Administration: While frequent today, the proposed code (as drafted) should dramatically reduce the number of interpretations, variations, and deviations by making standards more objective and measurable while reducing the need for Plan Commission oversight.

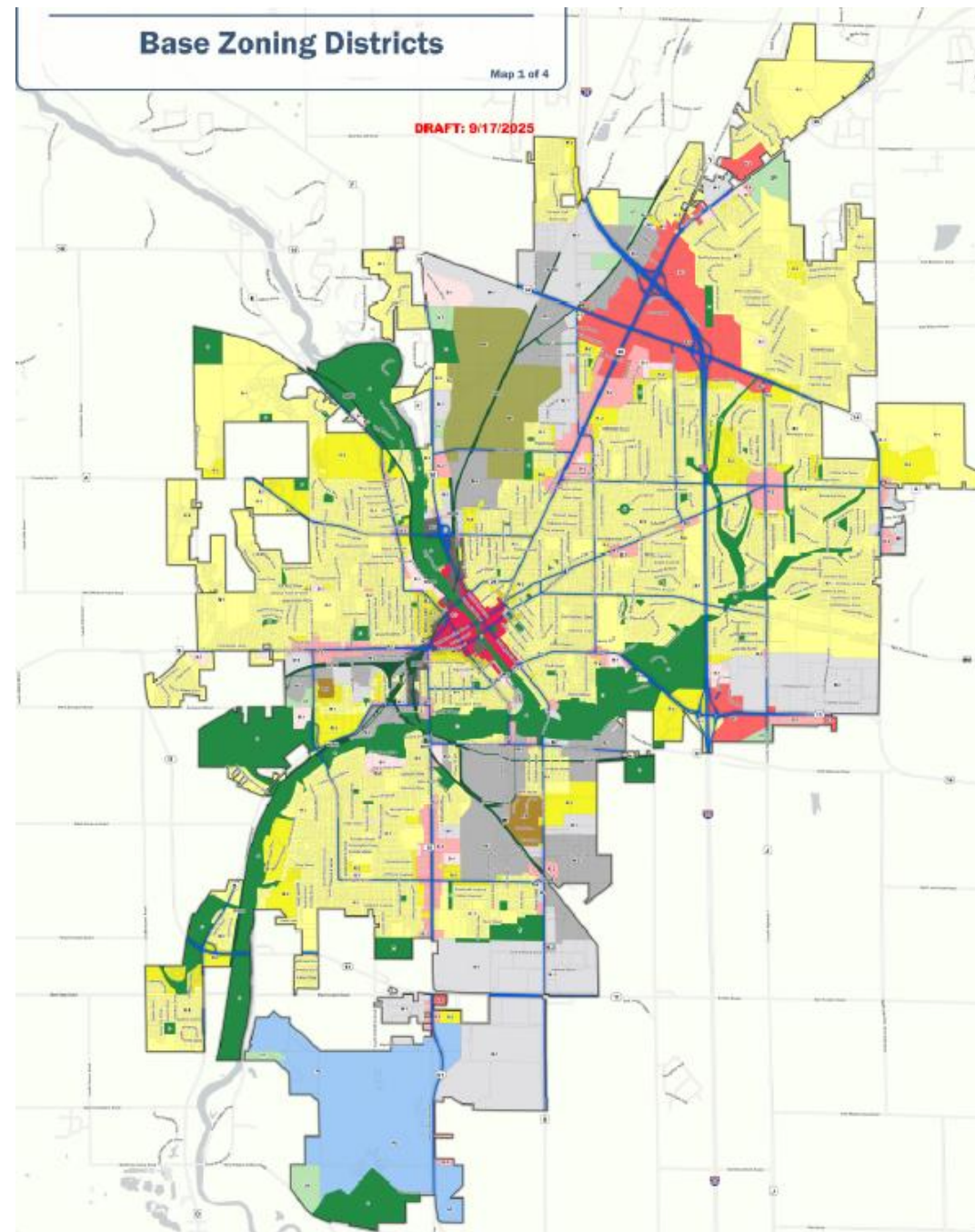
Streamlining approval process/procedures: The current zoning code requires special approvals for a number of development types, such as requiring a conditional use permit for two-family homes in multiple districts and requiring a planned unit development for any development with more than one principal residential building per lot.

How the Code Works



Zoning Map

For illustrative purposes only



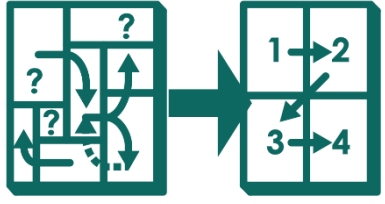
Review of Key Changes

The proposed code update includes several key changes from the existing code:

- Code re-organization and streamlining
- District consolidation
- Land Use organization
- Land Use mix
- Market-based and traditional development standards
- New housing types and alternative development options
- Reduced minimum parking requirements and added maximums
- More flexible landscaping requirements with more options to comply

Code re-organization and streamlining

SIMPLIFY



Existing

Chapter 42 – Zoning

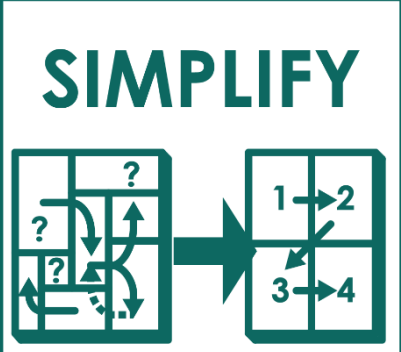
- I. In general
- II. Title
- III. Authority
- IV. Purpose
- V. Applicability
- VI. Definitions
- VII. Procedures
- VIII. Solar access permits
- IX. Penalties
- X. General Provisions
- XI. Physical Developments
- XII. Multifamily Housing
- XIII. Zoning Districts and Maps
- XIV. Floodplain Overlay District
- XV. Shoreland-Wetland Overlay District
- XVI. Airport Overlay Zoning District

Proposed

Chapter 46 – Zoning

1. General Provisions
2. Interpretation, Construction, and Definitions
3. General Procedural Requirements
4. Specific Procedural Requirements
5. Zoning Districts
6. Development Standards
7. Reserved
8. Alternative Development Options

District Consolidation



Districts consolidated from 24 to 17 districts

Residential

Existing Zoning	Proposed District	
R1 Single-Family and Two-Family Residence	R-1	Low Density Residential
R-1D Two-Family Residence		
R2 Limited General Residence		
R3M Medium Density Residence	R-2	Medium Density Residential
R3 General Residence		
R4 Central Residence	R-3	High Density Residential
O2 Central Office/ Residence		
n/a	R-9	Manufactured Home Neighborhood

Business

Existing Zoning	Proposed District	
B1 Neighborhood Convenience	B-1	Neighborhood Mixed use
O1 Office/ Residence		
B2 Community Shopping (i)	B-2	Community Business
B3 General Commercial		
BT Business Technology		
O3 Neighborhood Office	B-3	Highway Commercial
B4 Business Highway		
B5 Central Business	CC	City Center
O2 Central Office/ Residence		
B6 Central Service	CC-T	City Center Transition

Industrial

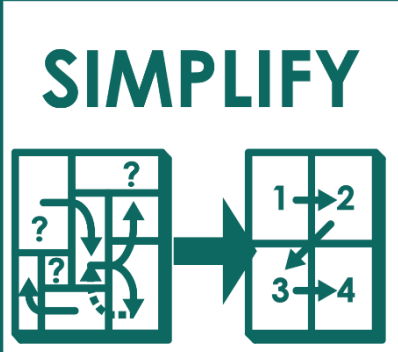
Existing Zoning	Proposed District	
M1 Light Industrial	M-1	Light Industrial
M2 General Industrial	M-2	General Industrial
M3 Central Light Industrial	M-3	Central Light Industrial

Special Purpose

Existing Zoning	Proposed District	
n/a	RLRD	Railroad
M Mining	ME	Mining Enterprise
n/a	AE	Aviation Enterprise
A Agriculture	UT	Urban Transition
C Conservancy	C	Conservancy

NOTE: This table is not an expression of the change in zoning classifications that may be applied to a citywide zoning map. It is intended to be for general reference purposes.

Land Use Organization



Land uses grouped by land use categories:

- 1. Residential
- 2. Special Care Residential
- 3. General Commercial
- 4. Government and Community Services
- 5. Transportation
- 6. Industrial & Storage
- 7. Telecommunications and Utilities
- 8. Agriculture & Resource Based Uses
- 9. Accessory Uses
- 10. Temporary Uses
- 11. Misc.

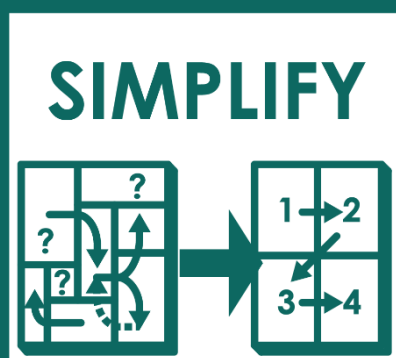
Table 5-1: Land Use Table

Series	Land Use	Residential				Business				Industrial			Special Purpose					
		R-1	R-2	R-3	R-9	B-1	B-2	B-3	CC	CC-T	M-1	M-2	M-3	AE	C	ME	FLRD	UT
1	Residential																	
1.01	Boardinghouse	-	C	C	-	-	-	-	C	-	-	-	-	-	-	-	-	-
1.02	Live/work dwelling	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-
1.03	Manufactured home park	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Mixed-use residential (1)	-	-	C	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
1.05	Multi-family, 2 units	PI	PI	PI	-	P2	-	-	-	-	-	-	-	-	-	-	-	-
1.06	Multi-family, 3 to 4 units	C	PI	PI	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.07	Multi-family, 5 to 8 units	-	PI	PI	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.08	Multi-family, 9 or more units	-	C	PI	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.09	Single-family dwelling	PI	PI	PI	-	P2	-	-	-	-	-	-	-	-	-	-	-	P
1.10	Townhouse, 2 units	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
1.11	Townhouse, 3 to 4 units	C	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.12	Townhouse, 5 to 8 units	-	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.13	Townhouse, 9 or more units	-	C	-	-	C	-	C	I	-	-	-	-	-	-	-	-	-
2	Special Care Residential																	
2.01	Assisted living center	-	C	-	-	P2	-	-	P2	-	-	-	-	-	-	-	-	-
2.02	Community living arrangement, 8 or fewer residents	PI	PI	PI	-	-	-	-	P2	P2	-	-	-	-	-	-	-	P
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	PI	-	-	-	-	CLA	-	-	-	-	-	-	-	-	-
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	-	-	-	-	CLA	CLA	-	-	-	-	-	-	-	-
2.05	Hospice care center	-	-	PI	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
2.06	Nursing home	-	-	PI	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
2.07	Residential shelter care facility	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-	-
3	General Commercial																	
3.01	Adult-oriented establishment	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-
3.02	Artisan retreat	-	C	C	-	P	P	P	P	P	-	-	-	-	-	-	-	-
3.03	Auto body shop	-	-	-	-	-	-	C	C	-	P	P	-	-	-	-	-	-
3.04	Banquet hall	-	-	-	-	C	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.05	Body art studio	-	-	-	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.06	Business incubator	-	-	-	-	-	-	P2	P2	P2	P	P	P	-	-	-	-	-
3.07	Car wash	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
3.08	Commercial drone delivery hub	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
3.09	Commercial greenhouse	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
3.10	Commercial kennel	-	-	-	-	-	-	C	C	-	P	P	P	-	-	-	-	-
3.11	Craft brewery, winery, distillery	-	-	-	-	P2	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.12	Equipment sales and rental, heavy	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
3.13	Equipment sales and rental, light	-	-	-	-	P2	P2	P2	-	-	P	P	-	-	-	-	-	-
3.14	Financial services	-	-	-	-	P2	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.15	Funeral establishment	-	-	-	-	P2	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.16	Garden or landscaping center	-	-	-	-	-	-	P2	P2	-	P	P	P	-	-	-	-	-
3.17	General and professional services	-	-	-	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.18	Indoor entertainment	-	-	-	-	C	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.19	Indoor recreation	-	-	-	-	-	-	P2	P2	P2	P	-	-	-	-	-	-	-
3.20	Indoor shooting range	-	-	-	-	-	-	P2	P2	-	P	P	-	C	-	-	-	-

Is a land use allowed?

- 1. Yes – “P_” Permitted by Right
 - P1 – Permitted UNLESS multiple buildings per lot
 - P2 – Permitted UNLESS large developments:
 - 50,000 sf building footprint
 - 5 acre site
 - Multiple buildings per lot
 - P3 – Permitted with Plan Commission review of Site Plan
- 2. No (blank)
- 3. Maybe
 - “C” Conditional Use
 - “CLA” Community Living Arrangement Review
 - “TFR” Telecommunication Facility Review
 - “WES” Wind Energy System Review

Land Use Organization



Land use descriptions revised

1.02 Live/work dwelling

Description: A building or a portion of a building that combines a residential dwelling with a commercial activity operated by the resident.

Note: (1) Also known as work/live (2) A live/work dwelling is distinguished from a home occupation by the relative scale of the commercial use: the commercial component is the primary use in a live/work dwelling and is incidental in a home occupation.

Vehicle Parking: 1 space for the dwelling unit; plus required parking for the commercial component

Bicycle Parking: 1 space; plus required parking for the commercial component

Supplemental Standards:

- Residency.** The operator of the business must reside in the dwelling unit as their primary residence. (See figure below)
- Internal access.** The residential and commercial components must be physically integrated, with internal access between the two. (See figure below)
- Special requirement for business districts.** When located in a business zoning district, the commercial component must be on the ground level with an exterior door facing the street or parking lot on which it fronts. (See figure below)
- Number.** No more than one live/work dwelling unit may be located on the subject property.
- Sale or rental of portions of unit.** No portion of a building with a live/work dwelling may be rented, leased, sold, or otherwise conveyed to any person not living in the live/work dwelling.
- Imposition of conditions.** The Zoning Administrator may impose conditions of approval as deemed necessary to ensure that the live/work dwelling is compatible with surrounding properties and consistent with the character of the vicinity.
- Deed restriction.** Before establishing a live/work dwelling, the property owner must record a deed restriction with the Rock County Register of Deeds, in a form acceptable to the Zoning Administrator. The deed restriction must include (1) the name of the business operator; (2) a description of the nature of the commercial component, including any relevant operating characteristics; (3) the floor area allocated to both the commercial and residential components; and (4) any other provisions deemed appropriate by the Zoning Administrator.
- Prohibited uses.** A live/work dwelling may not be established or used in conjunction with any of the following activities even if otherwise permitted in the zoning district: (1) adult-oriented establishment; (2) motor vehicle or heavy equipment maintenance or repair; (3) any use that stores or uses flammable, combustible, or hazardous materials beyond that normally associated with a residential use; and (4) any use, as determined by the Zoning Administrator, that is likely to not be compatible with residential activities because of the type of materials or processes used in the business operation or the presence of dust, glare, heat, noise, gas or other emissions, odor, smoke, vibration, or any other similar or related condition created by the business operation.
- Limitation on number of dwelling units and commercial uses.** When a live/work dwelling is located in a residential zoning district, the number of dwelling units must comply with the standards of that district. Additionally, the types of commercial uses associated with the live/work dwelling must be otherwise allowed in the zoning district where the use is located.
- Special standards in city center districts.** When located along Main Street or Milwaukee Street within the CC City Center District or CC-T City Center Transition District, at least 25 percent of the ground floor area must be used for one or more non-residential purposes listed within Land Use Series 3, 4, or 6 of this Chapter as allowed by the property's zoning. The area reserved for non-residential purposes shall be the portion of the ground floor located nearest Main Street or Milwaukee Street. The Plan Commission may reduce or waive this standard as a special exception pursuant to Article 4.

Figure: Side view of live-work dwelling

Note: Letters in the illustration below correspond to the paragraphs listed above.

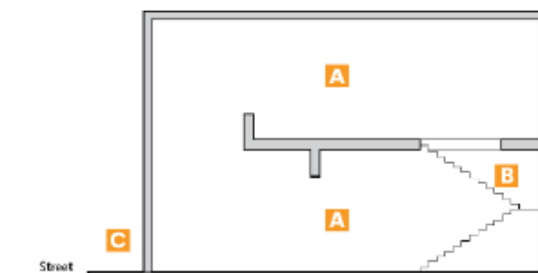


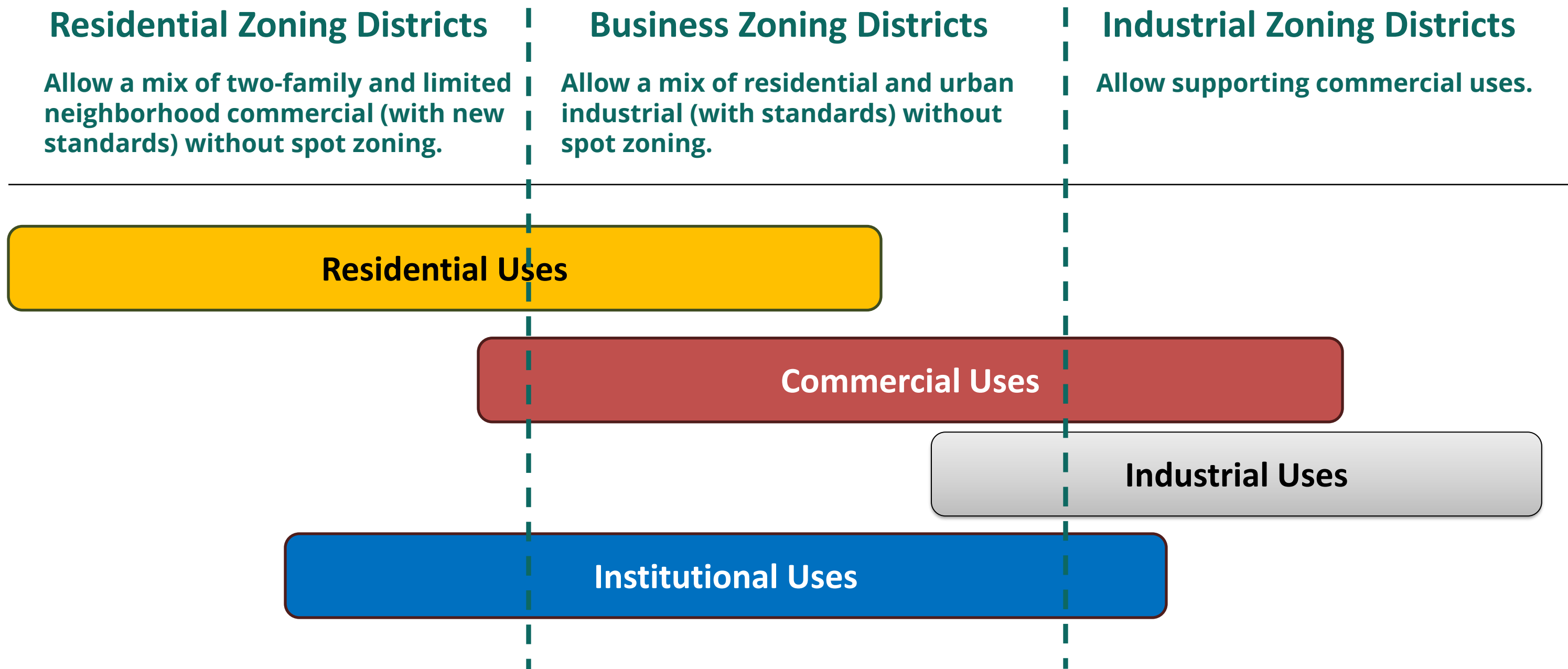
Table 5-1: Land Use Table

Series	Land Use	Residential				Business				Industrial			Special Purpose					
		R-1	R-2	R-3	R-9	B-1	B-2	B-3	CC	CC-1	M-1	M-2	M-3	AE	C	ME	RED	UT
1	Residential																	
1.01	Boardinghouse	-	C	C	-	-	-	-	C	-	-	-	-	-	-	-	-	-
1.02	Live/work dwelling	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-
1.03	Manufactured home park	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Mixed-use residential (1)	-	-	C	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
1.05	Multi-family, 2 units	P1	P1	P1	-	P2	-	-	-	-	-	-	-	-	-	-	-	-
1.06	Multi-family, 3 to 4 units	C	P1	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.07	Multi-family, 5 to 8 units	-	P1	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.08	Multi-family, 9 or more units	-	C	P1	-	C	C	C	P2	P2	-	-	-	-	-	-	-	-
1.09	Single-family dwelling	P1	P1	P1	-	P2	-	-	-	-	-	-	-	-	-	-	-	P
1.10	Townhouse, 2 units	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
1.11	Townhouse, 3 to 4 units	C	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.12	Townhouse, 5 to 8 units	-	P	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
1.13	Townhouse, 9 or more units	-	C	P	-	C	C	C	P	P	-	-	-	-	-	-	-	-
2	Special Care Residential																	
2.01	Assisted living center	-	C	P1	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
2.02	Community living arrangement, 8 or fewer residents	P1	P1	P1	-	-	-	-	P2	P2	-	-	-	-	-	-	-	P
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P1	-	-	-	-	CLA	CLA	-	-	-	-	-	-	-	-
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	-	-	-	-	CLA	CLA	-	-	-	-	-	-	-	-
2.05	Hospice care center	-	-	P1	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
2.06	Nursing home	-	-	P1	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
2.07	Residential shelter care facility	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-
3	General Commercial																	
3.01	Adult-oriented establishment	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
3.02	Artisan retreat	-	C	C	-	P	P	P	P	P	-	-	-	-	-	-	-	C
3.03	Auto body shop	-	-	-	-	-	C	C	-	-	P	P	-	-	-	-	-	-
3.04	Banquet hall	-	-	-	-	C	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.05	Body art studio	-	-	-	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.06	Business incubator	-	-	-	-	-	P2	P2	P2	P2	P	P	P	-	-	-	-	-
3.07	Car wash	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
3.08	Commercial drone delivery hub	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
3.09	Commercial greenhouse	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
3.10	Commercial kennel	-	-	-	-	-	C	C	-	-	P	P	P	-	-	-	-	-
3.11	Craft brewery, winery, distillery	-	-	-	-	P2	P2	P2	P2	P2	P	-	P	-	-	-	-	-
3.12	Equipment sales and rental, heavy	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
3.13	Equipment sales and rental, light	-	-	-	-	P2	P2	P2	-	-	P	P	-	-	-	-	-	-
3.14	Financial services	-	-	-	-	P2	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.15	Funeral establishment	-	-	-	-	P2	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.16	Garden or landscaping center	-	-	-	-	-	P2	P2	-	-	P	P	P	-	-	-	-	-
3.17	General and professional services	-	-	-	-	P2	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.18	Indoor entertainment	-	-	-	-	C	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.19	Indoor recreation	-	-	-	-	C	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.20	Indoor shooting range	-	-	-	-	-	P2	P2	-	-	P	P	-	C	-	-	-	-

Land Use Mix In Districts



Allowing land uses in more locations



Market-based and traditional development standards



The proposed code relaxes several standards to provide a greater range of development options:

R1 Single-Family and Two-Family Residence	R-1	Low Density Residential
R-1D Two-Family Residence		
R2 Limited General Residence		

- Decrease min. lot widths from 50-70 ft to 40-50 ft
- Decrease minimum lot size from 7,000-10,000 sq. ft .to 5,000 sq. ft.
- Allow duplex units on the same size lots as single family
- Increase accessory building height max. from 14’ to 22’ to allow above-garage ADU
- Decrease street yard setback min. from 25 ft to 20 ft
- Decrease side yard setback min. from 8 ft to 6 ft

R3M Medium Density Residence	R-2	Medium Density Residential
R3 General Residence		

- Decrease street yard setback min. from 25 ft to 20 ft;
- Decrease side yard from 8 ft to 6 ft for shorter buildings, but 8-10 feet for taller buildings (*always 25 ft abutting the R-1 District*)
- Allow duplex units on the same size lots as single family
- Increase accessory building height max. to 22’ to allow above-garage ADU
- Allow 1-8 units as permitted use, 9+ units as conditional use. *R3M does not currently permit more than 8 units per structure*

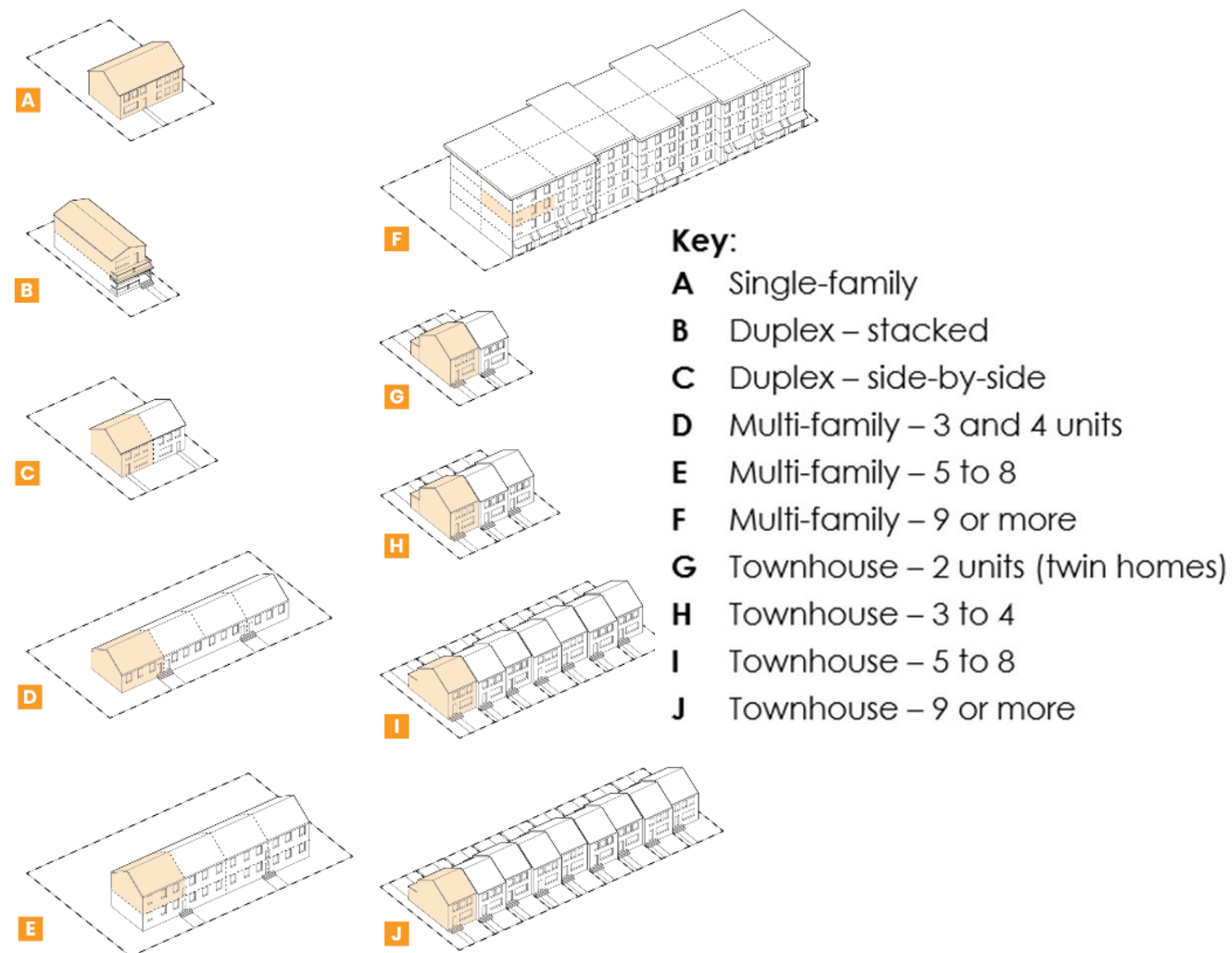
R4 Central Residence	R-3	High Density Residential
----------------------	-----	--------------------------

- Decrease lot area min. to 5,000 SF + 400 SF per unit >2
- Allow duplex units on the same size lots as single family
- Decrease street yard setback min. from 25 ft to 20 ft; decrease side yard setback min. from 8 ft to 6 ft for shorter buildings, but 8-12 feet for taller buildings (*always 25 ft abutting the R-1 District*)

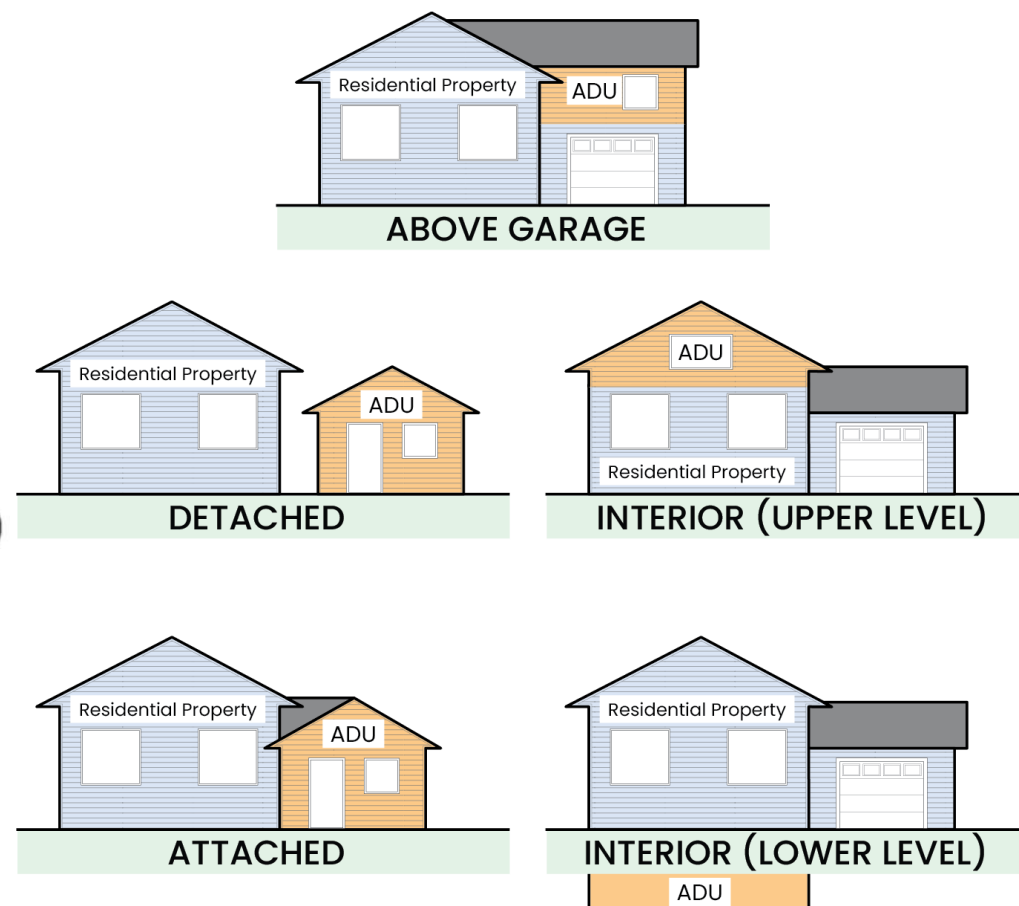
New housing types and alternative development options



Housing types:



Accessory Dwelling Units (ADU):



Alternative Development Options (Article 8):

1. Cottage housing
2. Adaptive reuse
3. Traditional neighborhood design (TND)
4. Conservation design subdivision
5. Tiny homes
6. Conventional planned development

Reduced minimum parking requirements and added maximums

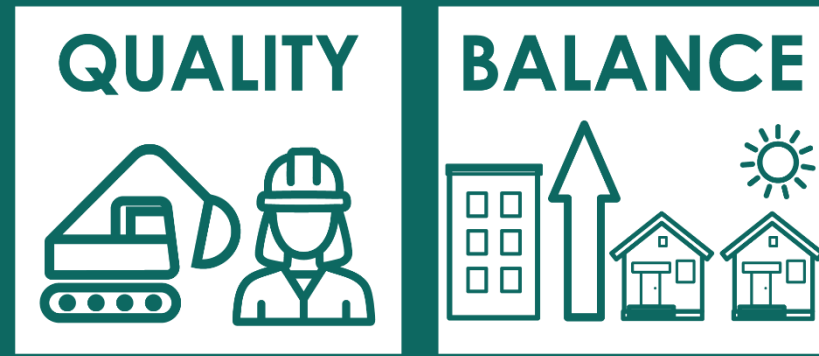


Parking standards changes:

- **Multifamily/mixed-use developments:** Require 1.5 spaces or less per unit.
- **Nursing homes and assisted living centers:** Reduced to less than half of what is required today to support affordable senior housing.
- **Office, services, and retail:** Decreased by about 30-40% less than the current standards.
- **Daycare:** Reduced by over 50%.
- 40% staff authorized reduction of required parking is allowed (but must be reserved)
- **Maximum parking added**, not to exceed 15% of the minimum requirement
- Added **bicycle parking** standards
- Enhanced requirements for parking lot **design**



More flexible landscaping requirements with more options to comply

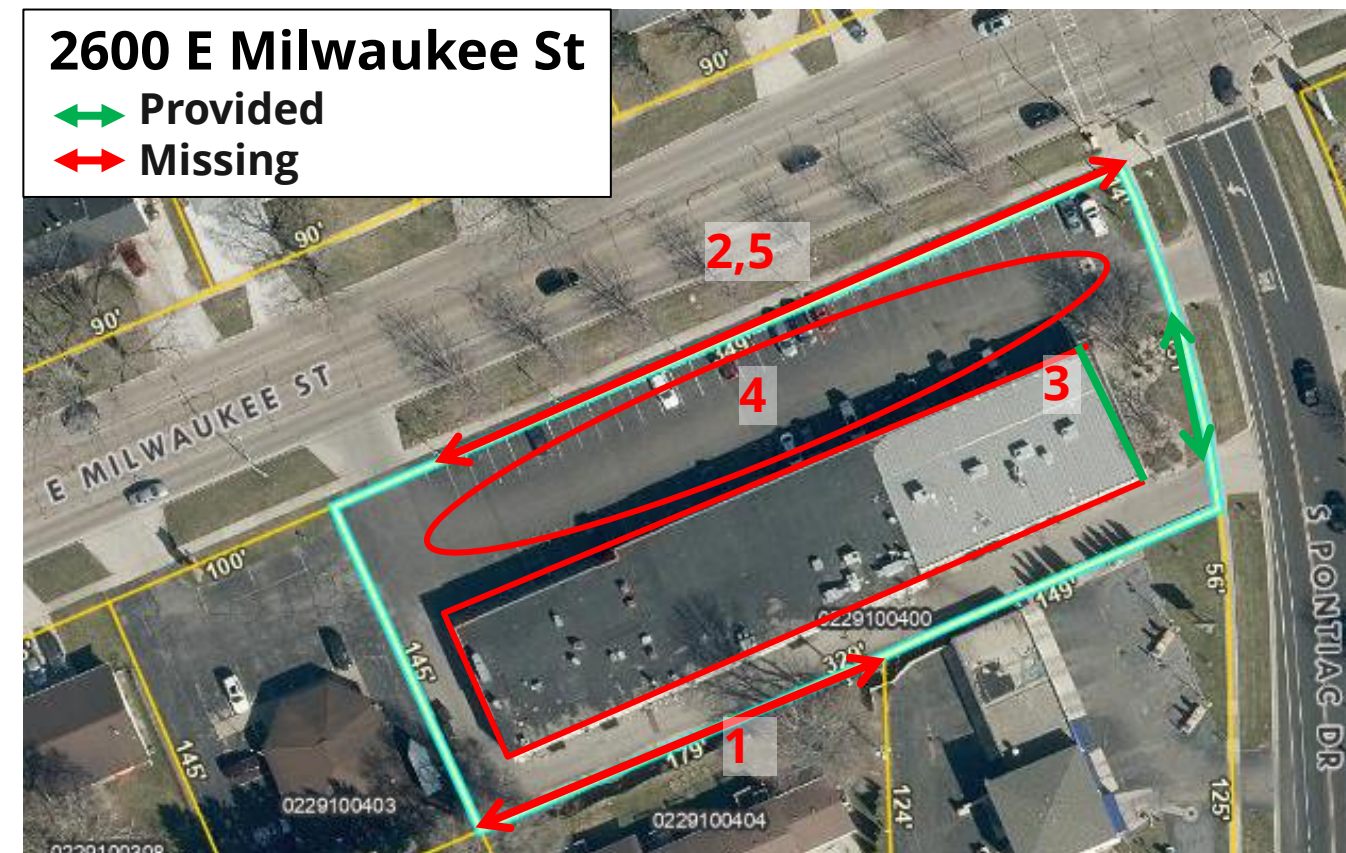


Increased landscaping requirements ensure greater compatibility for new developments, expansions, and parking modifications.

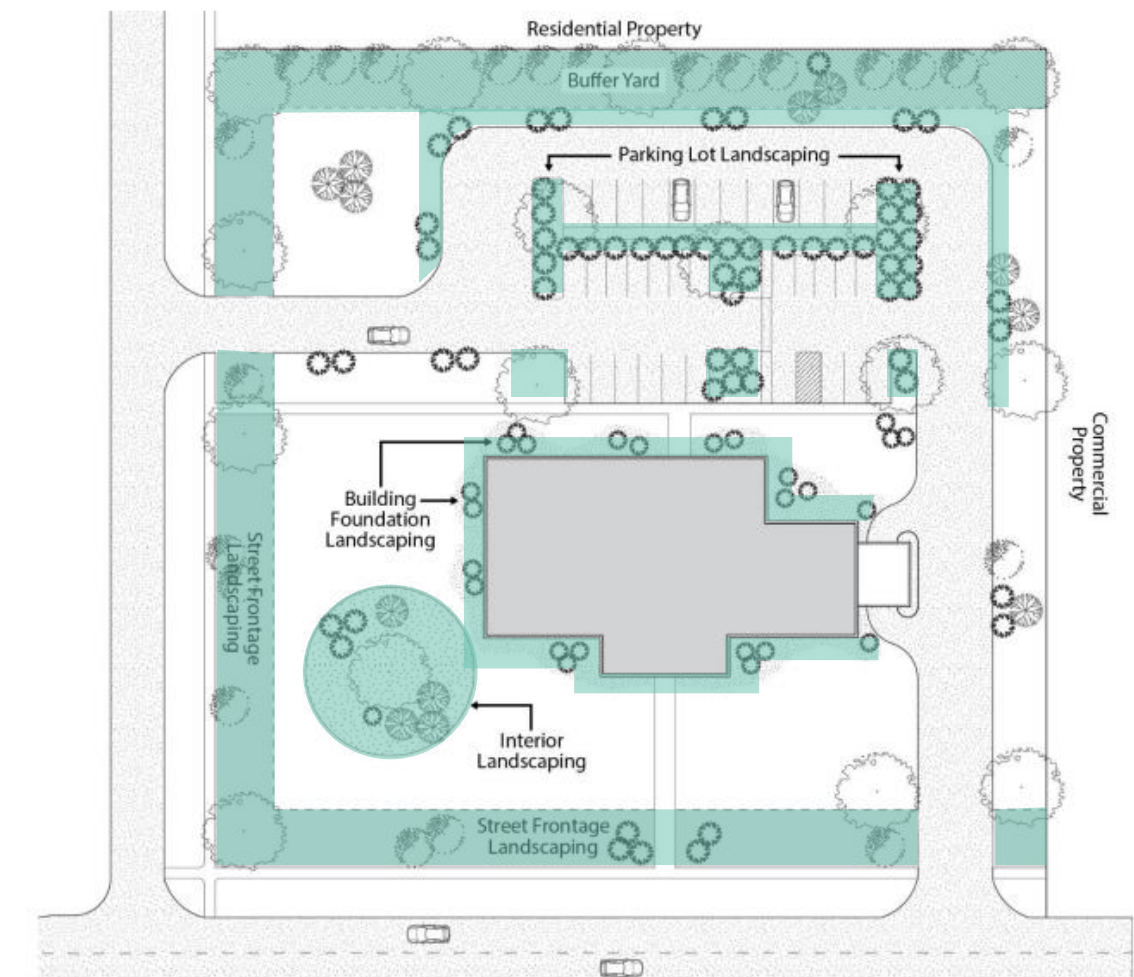
- New standards are more context-sensitive, increasing based on the level of incompatibility between uses.
- More options for landscaping versus current one-size-fits-all standards

Key:

1. Zoning buffers
2. Street frontage landscaping
3. Building foundation landscaping
4. Pavement landscaping
5. Parking lot screening



Proposed Landscaping Requirements:



New Development Approval Process:



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Scenario 1:
Two-family home in the R-2 District



Scenario 2:
Gas station in the B-2 District

New Development Approval Process:



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Scenario 1: Multi-family, 2 units (1.05) in the R-2 District

- Petitioner (Owner/Applicant/Developer) identifies **1.05 Multi-family, 2 units** in **Table 5-1. Land Use Table**
 - P1:** Permitted subject to:
 - administrative site plan review** if required pursuant to **Sec. 46-502 (Article 4, Division 10 Site Plan Review)**,...
 - Sec. 46-502:** “Site plan review is not required for...two-unit multifamily dwellings.”
 - ...and a **conditional use review** if required pursuant to **Sec. 46-1067 Special Provisions for the Development of Multiple Principal Buildings in Residential Districts**. “Any of the following must comply:”
 - A development comprised of 3 to 9 principal buildings on any single site, lot or parcel zoned R-2:
 - Not applicable
- Petitioner submits a **Building Permit Application** to the **Building Inspector**.
 - Reviewed for conformance with **Supplemental Standards** and **Dimensional Standards**

Table 5-1. Land Use Table

Series	Land Use	Residential			
		R-1	R-2	R-3	R-9
1	Residential				
1.05	Multi-family, 2 units	P1	P1	P1	-

New Development Approval Process:



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Scenario 1: Multi-family, 2 units (1.05) in the R-2 District

2. Petitioner submits a **Building Permit Application** to the **Building Inspector**.

- Reviewed for conformance with **Table 6-1. Land Use Details: Supplemental Standards** and **Table 6-2. Dimensional Standards**

Dimensional Standards

Principal Building	R-1	R-2	R-3
Number, maximum (See § 46-1508)	1; 2 to 5 with conditional use approval	2; 3 to 9 with conditional use approval	2; 3 to 9 with conditional use approval
Height, maximum (See § 46-1504)	35 feet	50 feet	75 feet
Street-yard setback, minimum (See § 46-1507)	20 feet with setback averaging permitted per § 46-1507 (C)	20 feet with setback averaging permitted per § 46-1507 (C)	20 feet with setback averaging permitted per § 46-1507 (C)
Side-yard setback, minimum (See § 46-1507)	6 feet	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district
Side-yard setback, minimum for townhouses	6 feet for end units; 0 feet for interior units	6 feet for end units; 0 feet for interior units	6 feet for end units; 0 feet for interior units
Rear-yard setback, minimum (See § 46-1507)	25 feet; 15 feet for corner lots	25 feet	25 feet
Front-loaded attached garage setback, minimum for single- and two-family dwelling	25 feet	25 feet	25 feet
Attached garage floor area, maximum	Not to exceed the footprint of the first floor of principal building for single- and two-family dwellings; not limited for multi-family with 3 or more units		

Supplemental Standards

1.05 Multi-family, 2 units

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

- A. Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
- B. Living area.** Each dwelling unit must have a living area of at least 800 square feet. (See § 46-1506 for additional details.)
- C. Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- D. Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the lot area complies with the minimum lot area for each multi-family building established for the zoning district in Table 6-2 subject to the review process established in Article 4.
- E. Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- F. Exterior materials.** Suitable roof materials include slate, concrete, clay, or ceramic tiles; wood shingles or shakes; metal, fiberglass, or asphalt shingles; or standing seam panels designed for residential use. Suitable wall materials include stucco, wood siding, fiber-cement siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. Upon petition, the Building Director may grant an administrative adjustment to use an exterior material not specifically listed, based on current industry standards.
- G. Limitation in certain residential zoning districts.** When allowed in the R-1 zoning district, this use must comply with the following requirements:
 - (1) In existing residential blocks surrounded by predominantly single-family homes, the layout of any driveways, parking, and garages must be of the same orientation, scale, and prominence when viewed from a public street as in single-family homes when provided.
 - (2) Conversion, demolition, or subdivision of an existing single-family home property for the purpose of creating a two-family dwelling must be architecturally compatible with existing buildings in the surrounding area. The Zoning Administrator may make a determination as to the architectural appropriateness of the proposed building where it relates to the quality of building materials, building orientation, massing, rooflines, and entryway features.
 - (3) Side-by-side dwelling units must employ separate ground-level entries and separate rooflines.
 - (4) Entryway features must include at least 2 of the following: awnings, canopies, porches, decorative light fixtures, differentiating architectural treatment through the use of material changes or fenestration, patios, or other similar features that accentuate an entryway deemed acceptable by the Zoning Administrator.
 - (5) Foundation landscaping at least 5 feet wide must be included at the base of all street-facing facades.
 - (6) When located on corner lots, split driveways are encouraged.
- H. Street tree landscape requirement.** Prior to occupancy, or as otherwise allowed by § 46-1919, the property owner must comply with § 46-1914 on street frontage landscaping.
- I. Anti-monotony standards.** A 2-unit multi-family must comply with the anti-monotony standards in § 46-1750.
- J. Accessory buildings.** The combined ground floor footprint of all accessory buildings associated with one- and two-family residential properties shall not exceed 15 percent of the lot area or 1,150 square feet, whichever is less, with a 3-building maximum. No detached garage larger than 900 square feet and no other accessory building larger than 250 square feet. In no case can the size of the detached garage exceed the footprint of the principal building.
- K. Placement of front-loaded attached garage.** A front-loaded attached garage must be set back at least 25 feet from the front lot line regardless of any lesser front setback permitted for the dwelling. On corner lots, this requirement applies when an attached garage faces either of the abutting streets.
- L. Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 10 (Temporary Uses).

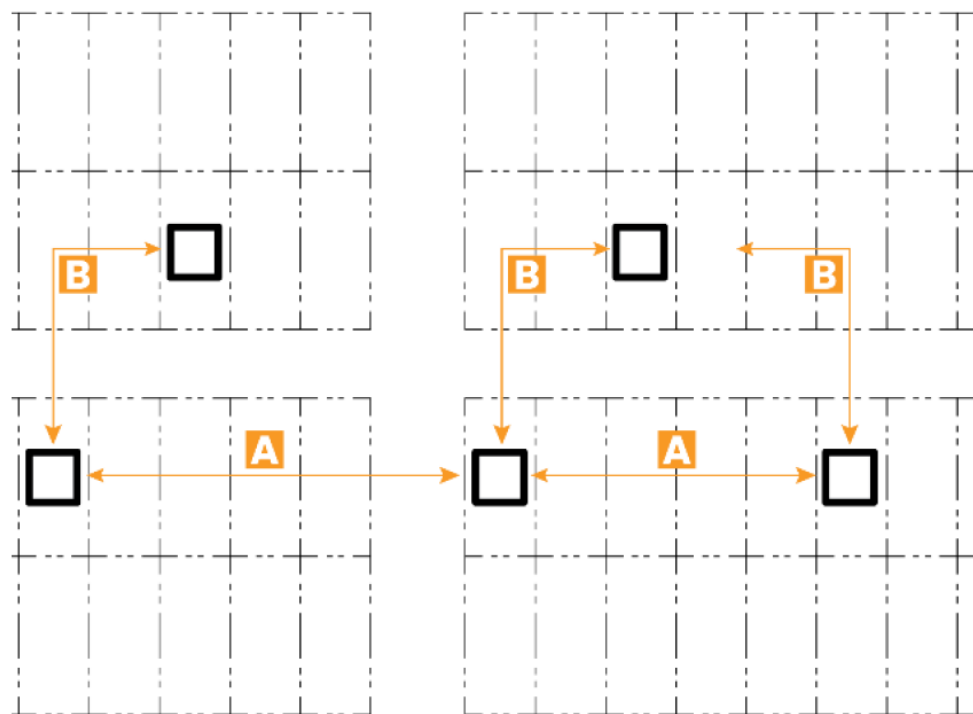
New Development Approval Process:



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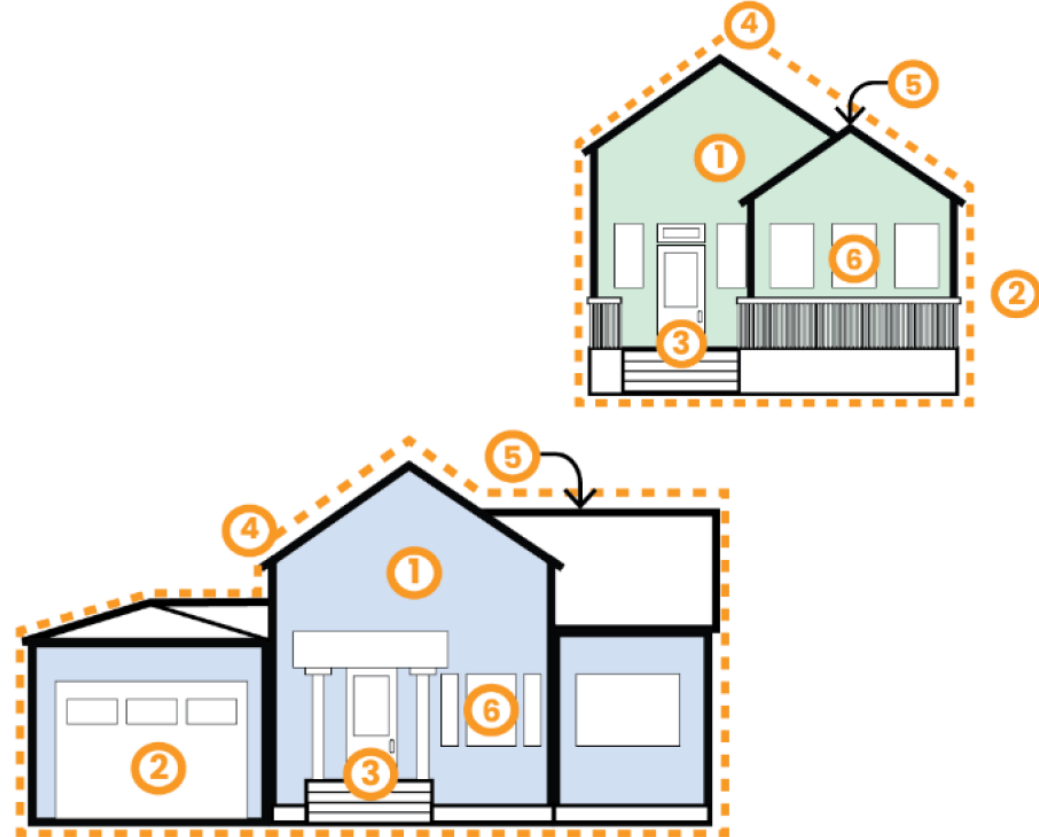
Scenario 1: Multi-family, 2 units (1.05) in the R-2 District

Exhibit 6-25. Separation requirements



Key:
A At least 4 lots in between
B At least 2 lots in between

Exhibit 6-26. Differentiating features



Supplemental Standards

1.05 Multi-family, 2 units

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Vehicle Parking: 2 spaces for each dwelling unit

Supplemental Standards:

- A. Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
- B. Living area.** Each dwelling unit must have a living area of at least 800 square feet. (See § 46-1506 for additional details.)
- C. Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- D. Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the lot area complies with the minimum lot area for each multi-family building established for the zoning district in Table 6-2 subject to the review process established in Article 4.
- E. Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- F. Exterior materials.** Suitable roof materials include slate, concrete, clay, or ceramic tiles; wood shingles or shakes; metal, fiberglass, or asphalt shingles; or standing seam panels designed for residential use. Suitable wall materials include stucco, wood siding, fiber-cement siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. Upon petition, the Building Director may grant an administrative adjustment to use an exterior material not specifically listed, based on current industry standards.
- G. Limitation in certain residential zoning districts.** When allowed in the R-1 zoning district, this use must comply with the following requirements:
 - (1) In existing residential blocks surrounded by predominantly single-family homes, the layout of any driveways, parking, and garages must be of the same orientation, scale, and prominence when viewed from a public street as in single-family homes when provided.
 - (2) Conversion, demolition, or subdivision of an existing single-family home property for the purpose of creating a two-family dwelling must be architecturally compatible with existing buildings in the surrounding area. The Zoning Administrator may make a determination as to the architectural appropriateness of the proposed building where it relates to the quality of building materials, building orientation, massing, rooflines, and entryway features.
 - (3) Side-by-side dwelling units must employ separate ground-level entries and separate rooflines.
 - (4) Entryway features must include at least 2 of the following: awnings, canopies, porches, decorative light fixtures, differentiating architectural treatment through the use of material changes or fenestration, patios, or other similar features that accentuate an entryway deemed acceptable by the Zoning Administrator.
 - (5) Foundation landscaping at least 5 feet wide must be included at the base of all street-facing facades.
 - (6) When located on corner lots, split driveways are encouraged.
- H. Street tree landscape requirement.** Prior to occupancy, or as otherwise allowed by § 46-1919, the property owner must comply with § 46-1919 on street tree landscape landscaping.
- I. Anti-monotony standards.** A 2-unit multi-family must comply with the anti-monotony standards in § 46-1750.
- J. Detached garage.** On residential properties, detached garages shall not exceed 15 percent of the lot area or 1,150 square feet, whichever is less, with a 3-building maximum. No detached garage larger than 900 square feet and no other accessory building larger than 250 square feet. In no case can the size of the detached garage exceed the footprint of the principal building.
- K. Placement of front-loaded attached garage.** A front-loaded attached garage must be set back at least 25 feet from the front lot line regardless of any lesser front setback permitted for the dwelling. On corner lots, this requirement applies when an attached garage faces either of the abutting streets.
- L. Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 10 (Temporary Uses).

New Development Approval Process:



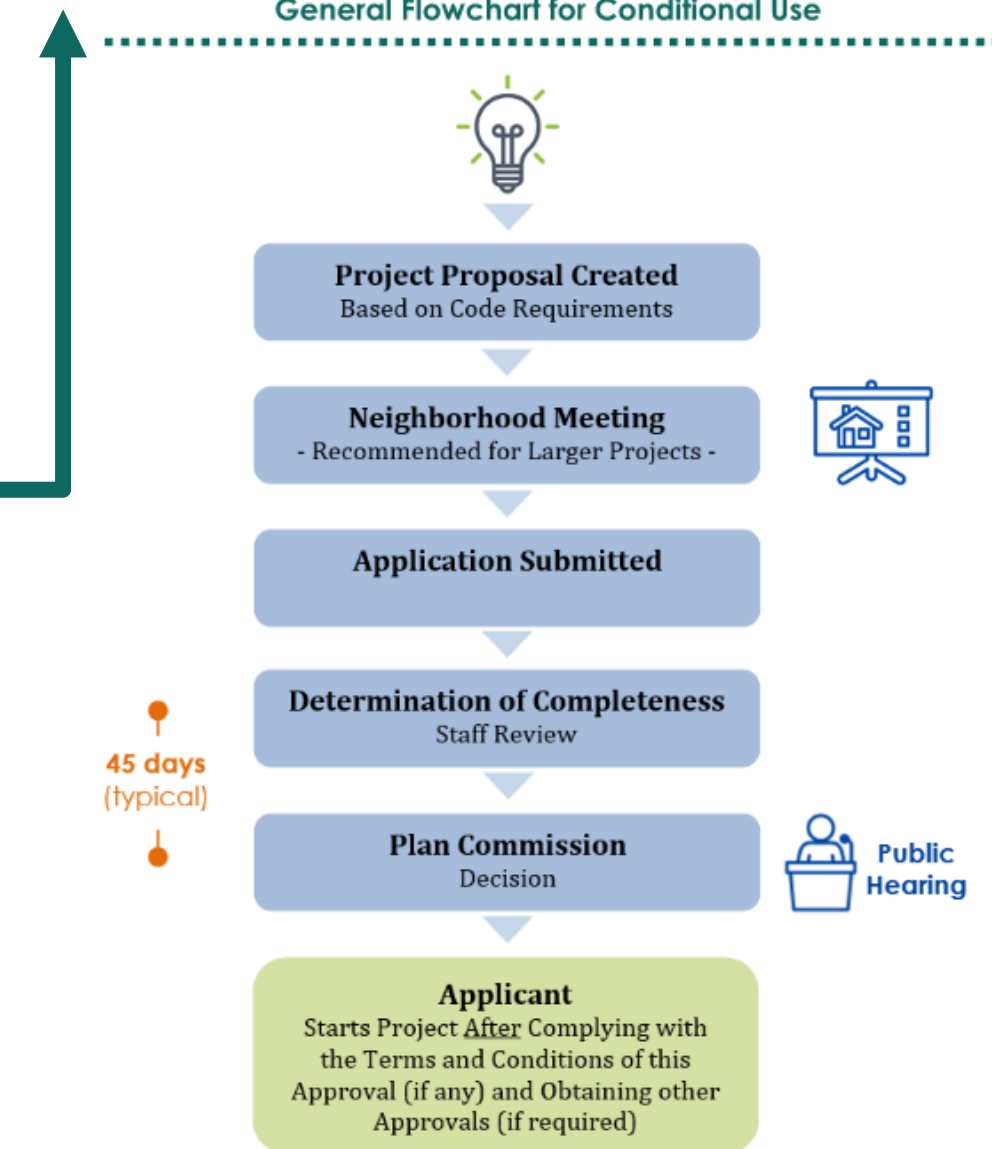
Scenario 2: Gas Station (3.37) in the B-2 District

- Petitioner (Owner/Applicant/Developer) identifies **3.37 Vehicle fuel station** in **Table 5-1. Land Use Table**
 - C:** Conditional use, subject to
 - administrative site plan review** pursuant to **Article 4, Division 10 Site Plan Review**,...
 - ...and **conditional use review** pursuant to **Article 4, Division 5 Conditional use**.
- Petitioner submits an application for a **Site Plan Review** and **Conditional Use Review**:
 - Site Plan and Conditional Use Submittal Requirements: **Sec. 46-503**
- Review Procedure for **Administrative Site Plan Review**:
 - Staff approves/denies the site plan details based on compliance with code.
- Review Procedure for **Conditional Use Review**:
 - Plan Commission reviews the staff report and approves/denies the land use based on **46-404 Basis of decision**.
- If approved, petitioner submits a **Building Permit Application** to the **Building Inspector**.

Table 5-1. Use Table

Series	Land Use	Residential				Business			
		R-1	R-2	R-3	R-9	B-1	B-2	B-3	CC
3.37	Vehicle fuel station	-	-	-	-	C	C	-	-

General Flowchart for Conditional Use



New Development Approval Process:



Scenario 2: Gas Station (3.37) in the B-2 District

5. Petitioner submits a **Building Permit Application** to the **Building Inspector**.
- Reviewed for conformance with **Table 6-1. Land Use Details: Supplemental Standards** and **Table 6-2. Dimensional Standards**

Dimensional Standards

Principal Buildings	B-1	B-2
Number, maximum (See § 46-1508)	Not limited	Not limited
Height, maximum (See §46-1504)	None	None
Height, minimum	None	None
Building size, maximum	None	None
Street-yard setback, minimum (See §46-1507)	10 feet	10 feet
Side-yard setback, minimum (See §46-1507)	10 feet or none if common party fire wall is provided; 10 feet from residential district and must be screened	10 feet or none if common party fire wall is provided; 10 feet from residential district and must be screened
Side-yard setback, minimum for townhouses	6 feet for end units; 0 feet for interior units	6 feet for end units; 0 feet for interior units
Rear-yard setback, minimum (See §46-1507)	10 feet; none adjoining an alley	10 feet; none adjoining an alley

Supplemental Standards

3.37 Vehicle fuel station

Description: A place where fuel for cars, motorcycles, and light trucks is offered for retail sale. Ancillary uses may include the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops (Series 3.35) or similar uses.

Vehicle Parking: 1 space for each 250 square feet of floor area for retail sales; plus 1 space for each employee on the largest work shift (A space associated with a fuel pump counts as one space.)

Bicycle Parking: 3 percent of the required vehicle parking spaces, but not less than 2 spaces

Supplemental Standards:

- A. Location.** A vehicle fuel station must adjoin one of the following street segments: (1) Afton Road from Rockport Road to south City limits; (2) Beloit Avenue from South City limits to West Delavan Drive; (3) Center Avenue from West Court Street to south City limits; (4) East and West Centerway from West Court Street to Garfield Avenue; (5) East and West Racine Street from Center Avenue to east City limits; (6) East and West Delavan Drive from Center Avenue to east City limits; (7) East Milwaukee Street from East City limits to East Centerway; (8) Milton Avenue from North City limits to East Centerway; (9) Memorial Drive from Railroad Street to Harding Street; (10) North Parker Drive from Centerway to north City limits; (11) North Washington Street from North Terrace Street to northwest City limits; (12) North Wright Road from East Milwaukee Street to Stuart Street; (13) Rockport Road from Center Avenue to Afton Road; (14) U.S. Highway 14 within the City limits; and (15) West Court Street from Jackson Street to west City limits.
- B. Restroom facilities.** If a vehicle fuel station provides restroom facilities, the door to each restroom must be accessed from within the interior of the building in which they are located.
- C. Fuel pump setbacks.** A fuel pump must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.
- D. Pump island canopy height.** The maximum height of a pump island canopy is 18 feet from the surrounding grade.
- E. Fuel canopy setbacks.** A pump island canopy must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.
- F. Vehicle stacking.** The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 46-1815.
- G. Lighting.** Under canopy lighting is strictly limited to recessed fixtures.

New Development Approval Process: P1



Oak Park Place
8.0 acres
1 building
178 units

Idylwood Residences
14.7 acres
7 buildings
219 units

The Glade
11.6 acres
5 buildings
233 units

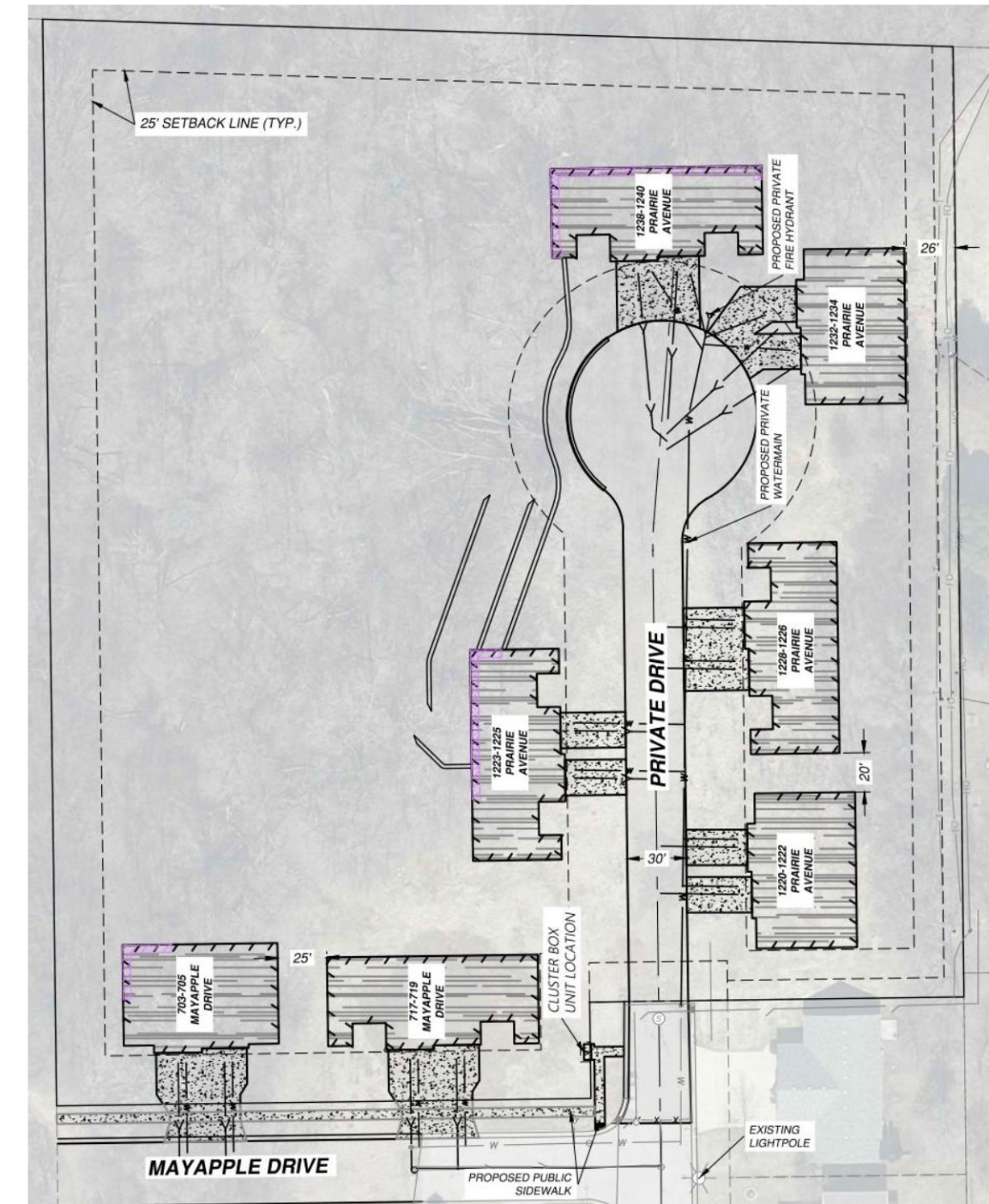
New Development Approval Process: Permitted (P)

Rock View
Apartments
1.9 acres
2 buildings
16 units



New Development Approval Process: P1

Prairie Avenue
Condominiums
5.6 acres
7 buildings
14 units



New Development Approval Process: P2



New Development Approval Process: P3



Open House #2 Tentative Outline

1 PRESENTATION

- Project Overview
- How the Code Works
- Review of Key Changes

2 Q & A BREAK OUT STATIONS

- Zoning Districts and Land Use Listing
- Site and Building Design Standards
- Administration and Procedures

3 ESTABLISH DATE FOR OPEN HOUSE

ZONING & SUBDIVISION ORDINANCE REWRITE

2026