

CITY OF JANESVILLE ZONING REWRITE OPEN HOUSE EVENT

WELCOME!

Thursday, June 18, 2026
Open House: 5:30–7:00 p.m.
Overview Presentation: 5:45 p.m.

Hedberg Public Library
316 S. Main St.
Janesville, WI 53545

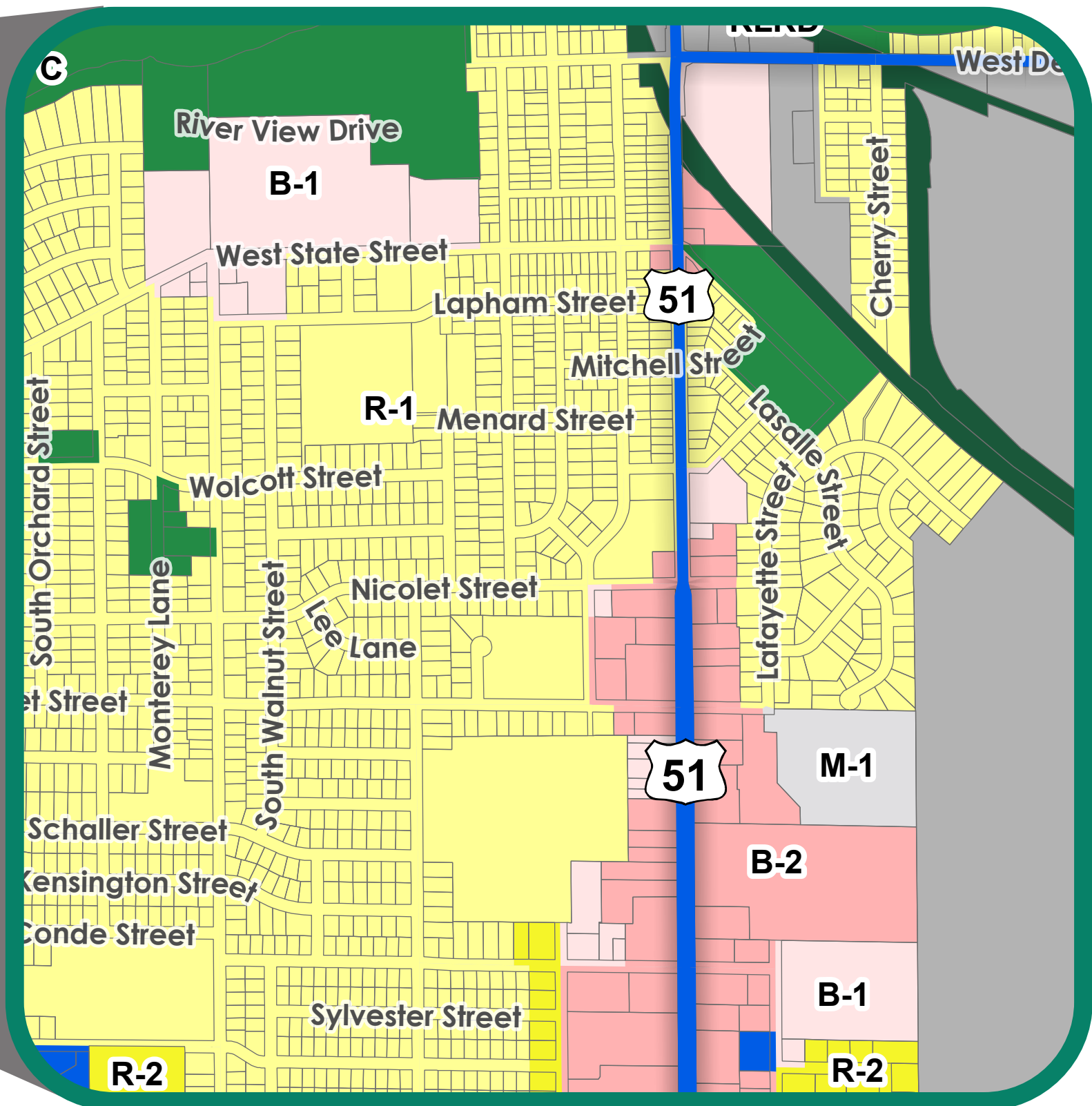
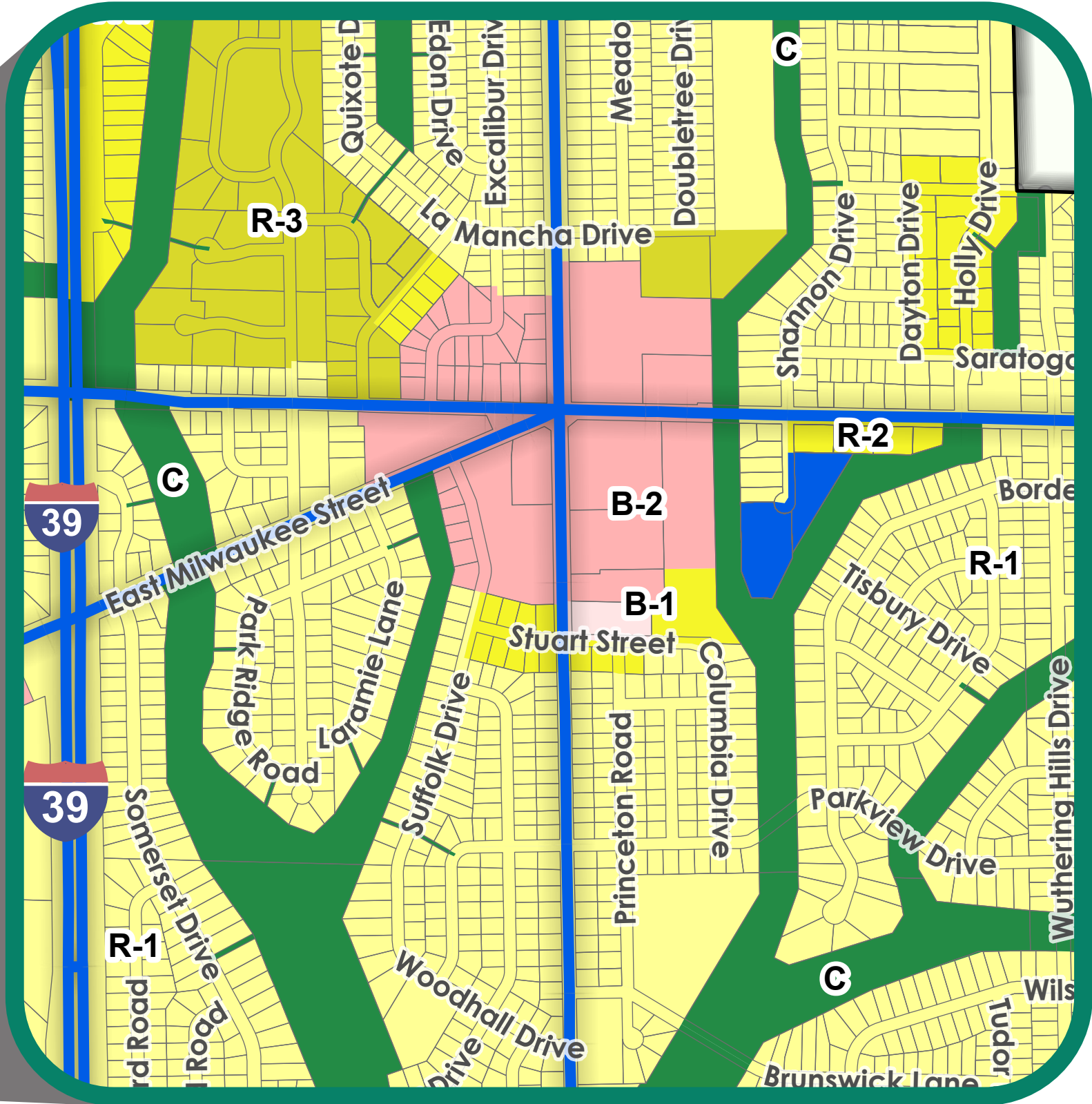
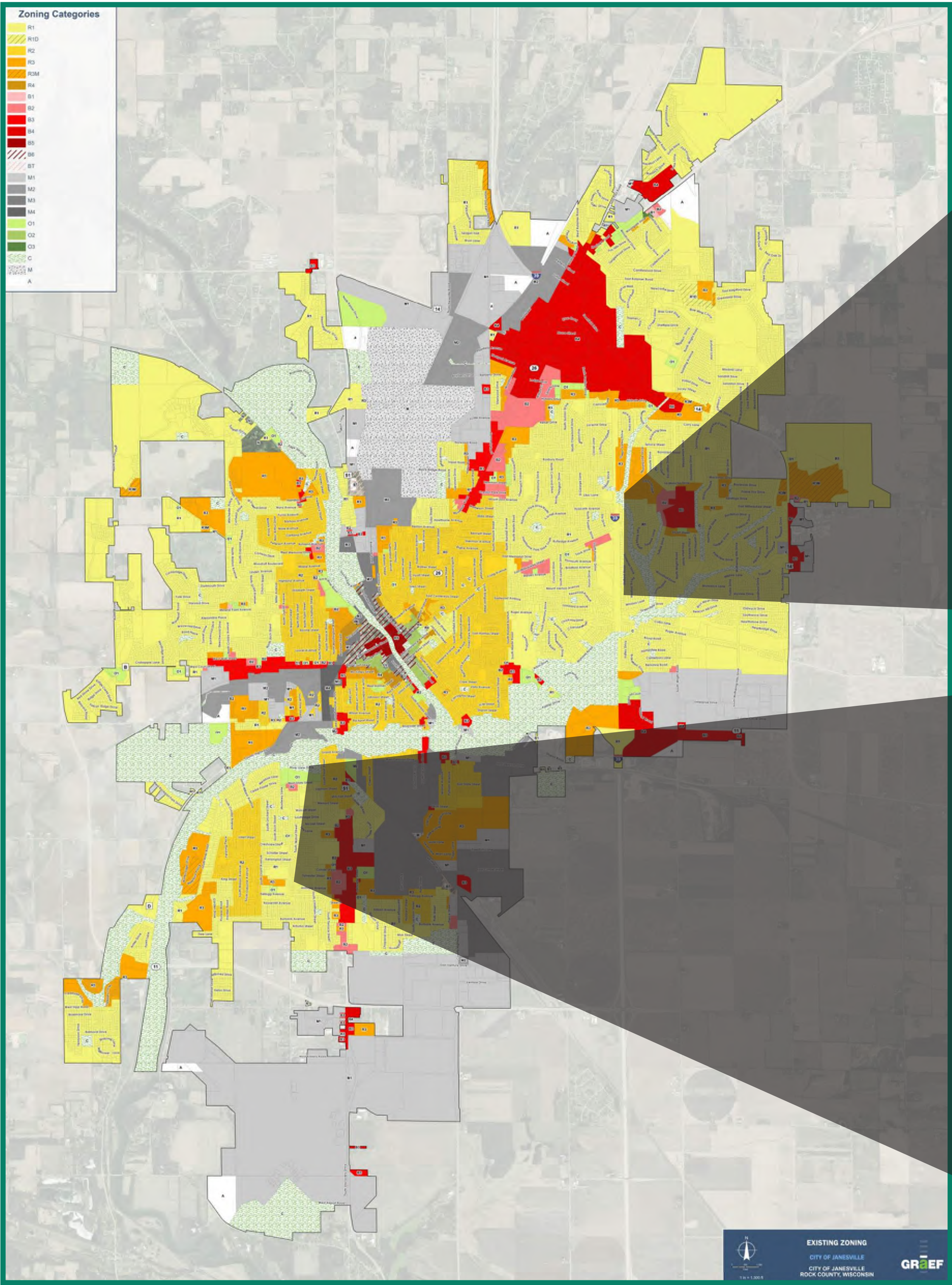
ZONING MAP: EXISTING & PROPOSED

ZONING MAP EXPLAINED

Every property in the city is designated by a zoning district. Zoning districts determine what can be built on a piece of property in the future. Existing buildings and uses are always allowed to remain, regardless of any zoning changes.

The proposed zoning map is still being developed. Below is an in-progress look at changes to a portion of the draft zoning map. The map looks different due to district consolidation and the creation of some new districts.

The third Open House will focus on the zoning map and zoning districts in full detail, following updates and changes to the code after today's event.



“HOW DOES THIS AFFECT MY PROPERTY?”

When comparing existing zoning to the proposed zoning, the designation of a property has likely changed. This is because all districts (with the exception of a few industrial districts) have had their names changed. Additionally, some have been consolidated.

Don't worry, zoning only affects what can be built in the future, not what exists today. Everything that exists today is allowed to continue existing. Furthermore, the zoning rewrite is focusing on expanding what can be built on properties, not further restricting them.

For specific questions about your property, look for more details on the exhibits about your zoning district and ask questions. We welcome your feedback and may incorporate additional changes before the next Open House (#3) which will focus on the zoning map and zoning districts.

There are still multiple ways to provide input before the final draft is completed and reviewed for adoption by the Common Council.

ZONING DISTRICTS: EXISTING & PROPOSED

ZONING DISTRICT CHANGES EXPLAINED

There are four categories of zoning districts in Janesville: Residence/Office, Business, Industrial, and special districts. This exhibit shows the before and after of the proposed zoning district changes.

RESIDENTIAL

EXISTING DISTRICTS	PROPOSED DISTRICTS
R-1 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 DISTRICTS	PROPOSED DISTRICTS
B1 Neighborhood Convenience	B-1 Neighborhood Mixed Use
O1 Office/Residence	
B2 Community Shopping	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	CC-T City Center Transition
B6 Central Service	

WHY ARE THE ZONING DISTRICTS CHANGING?

New districts are being created to allow for a wider range of land use activities within districts.

This table is for comparative purposes only. For example, not every property zoned R3 today will be zoned R-2 by the new zoning map.

INDUSTRIAL

EXISTING DISTRICTS	PROPOSED DISTRICTS
M1 Light Industrial	M-1 Light Industrial
M2 General Industrial	M-2 General Industrial
M3 Central Light Industrial	M-3 Central Light Industrial
M4 Central General Industrial	

SPECIAL PURPOSE

EXISTING DISTRICTS	PROPOSED DISTRICTS
n/a	RLRD Railroad
M Mining	ME Mining Enterprise
n/a	AE Aviation Enterprise
A Agricultural	UT Urban Transition
C Conservancy	C Conservancy

LAND USES: EXISTING & PROPOSED

ZONING DISTRICT CHANGES EXPLAINED

Every zoning district includes a list of land uses that are allowable and prohibited. In the proposed code, every land use has a set of standards that are required before the land use can be built.

The proposed code includes a Land Use Table, similar to the exhibit below. The new table in the proposed code makes it simpler and clearer when and where each use is permitted, whether a special permit is required (identified with a "C" for conditional use) or if it is prohibited.

The tables below include a limited selection of land uses that have changed between the existing and proposed zoning code. Significant changes are highlighted.

KEY:

- P: Permitted use (each use includes specific standards)
- P1: Permitted use (Triggers a public meeting and conditional use permit if there are multiple buildings)
- P2: Permitted use (Triggers a public meeting and conditional use permit if there are multiple buildings, if the building has a 50,000+ sf footprint, or if the site is 5+ acres)
- P3: Permitted use (Always triggers a public meeting and Plan Commission review)
- C: Conditional use requiring special permit
- : Prohibited use

WHAT LAND USES ARE CHANGING?

The proposed zoning code significantly expands the types of uses allowed in each district. At the same time, many of the listed uses have been consolidated into broader categories such as “retail sales” and “manufacturing” rather than listing each type of retail or manufacturing use separately. A lot of uses have been added to districts, and a few have been removed. Here are some of the most significant changes:

- Allowing more housing types in neighborhoods.
- Allowing more housing in business districts.
- Allowing more commercial uses in industrial districts.
- Regulating newer, modern uses to districts that weren't considered when the current code was written (Maker's spaces, business incubators, data centers, etc.)

These are still a work in progress. Tell us what you think!

Series	Land Use	Residential			Business					Industrial			Special Purpose					
		R-1	R-2	R-3	E-3	B-1	B-2	B-3	CC	CC-1	M-1	M-2	M-3	AE	C	ME	RBD	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	-	-	-	-	-	-	-	-	-
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	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	P	-	-	-	-	-	-	-
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	-	-	-	-

		Residential			Business					Industrial			Special Purpose				
Series	Land Use	B-1	B-2	B-3	B-1	B-2	B-3	CC	CC-1	M-1	M-2	M-3	AE	C	ME	RFD	UT
3.21	Instructional studio	-	-	-	-	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.22	Multipurpose business	-	-	-	-	P2	P2	P2	P2	P	P	P	-	-	-	-	-
3.23	Office	-	-	-	-	P2	P2	P2	P2	-	-	-	P	-	-	-	-
3.24	Overnight lodging	-	-	-	-	P2	P2	P2	P2	P	-	-	-	-	-	-	-
3.25	Package delivery/pickup hub	C	C	C	C	-	P2	P2	P2	P	P	-	-	-	-	-	-
3.26	Personal service	-	-	-	-	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.27	Public EV charging facility	-	-	-	-	P2	P2	P2	P2	P	P	P	P	-	-	-	-
3.28	Restaurant	-	-	-	-	P2	P2	P2	P2	-	-	-	P	-	-	-	-
3.29	Retail sales, 15,000 square feet or less	-	-	-	-	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.30	Retail sales, more than 15,000 square feet	-	-	-	-	C	P2	P2	C	C	-	-	-	-	-	-	-
3.31	Shared-use kitchen	-	-	-	-	P2	P2	P2	P2	P	P	-	-	-	-	-	-
3.32	Tavern	-	-	-	-	P2	P2	P2	P2	-	-	-	-	-	-	-	-
3.33	Tabacco/vape/smoke store	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
3.34	Truck stop	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-
3.35	Truck wash	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
3.36	Truck-trailer rental establishment	-	-	-	-	-	P2	P2	-	P	P	-	-	-	-	-	-
3.37	Vehicle fuel station	-	-	-	-	C	C	C	-	C	-	-	-	-	-	-	-
3.38	Vehicle repair shop	-	-	-	-	-	P2	P2	-	P	P	P	-	-	-	-	-
3.39	Vehicle sales	-	-	-	-	-	P2	P2	-	P	P	P	-	-	-	-	-
3.40	Vehicle service establishment	-	-	-	-	-	P2	P2	-	P	P	P	-	-	-	-	-
3.41	Veterinary clinic	P3	P3	P3	-	-	P2	P2	P2	P2	P	-	-	-	-	-	-
4	Government and Community Services																
4.01	Administrative government center	-	-	-	-	P2	P2	P2	P2	P2	-	-	P	-	-	-	-
4.02	Animal shelter	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-
4.03	Birth center	P3	P3	P3	-	-	P2	P2	P2	P2	P2	-	-	-	-	-	-
4.04	Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
4.05	Community center	-	C	C	C	-	P2	P2	P2	P2	P	-	-	P	-	-	-
4.06	Community cultural facility	C	P1	P1	-	-	P2	P2	P2	P2	P	-	-	-	-	-	-
4.07	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
4.08	Conference - exposition center	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-
4.09	Correctional facility	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
4.10	Day care center	P1	P1	P1	P	P2	P2	P2	P3	P2	P	P	P	P	-	-	-
4.11	Food pantry	-	-	-	-	C	P2	P2	P2	P2	-	-	-	-	-	-	-
4.12	Golf course	-	-	-	-	-	-	-	C	C	-	-	-	-	P	-	P
4.13	Health care center (hospital)	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-
4.14	Health care clinic	-	-	-	-	-	P2	P2	P2	P2	C	-	-	-	-	-	-
4.15	House museum	C	C	C	C	P3	-	-	P3	P3	-	-	-	-	-	-	-
4.16	Marina	-	-	-	-	-	-	C	C	-	-	C	-	C	-	-	-
4.17	Outdoor recreation	-	-	-	-	-	C	C	-	-	P	-	-	-	-	-	-
4.18	Park, dog	-	-	-	-	-	-	C	C	C	C	C	-	C	-	-	-
4.19	Park, general	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-
4.20	Place of worship	P1	P1	P1	P	P2	P2	P2	P2	-	-	-	-	-	-	-	-
4.21	Public safety facility	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-

		Residential						Business					Industrial			Special Purpose					
Series	Land Use	B-1	B-2	R-3	P	P	P	B-1	B-2	B-3	CC	CC-1	M-1	M-2	M-3	AE	C	ME	RMD	UT	
4.22	Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
4.23	School, K-12	P1	P1	P1	-	P2	P2	P2	P2	P2	P2	P2	P	P	P	C	P	P	P	P	
4.24	School, post-secondary	-	-	C	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	
4.25	Sheltered workshop	-	-	-	-	-	-	P2	P2	-	-	-	P	P	P	-	-	-	-	-	
5	Transportation																				
5.01	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
5.02	Park-and-ride lot	-	-	-	-	-	-	-	P	-	-	-	P	-	P	-	P	-	-	-	
5.03	Parking lot (Principal Use)	-	C	C	C	C	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
5.04	Parking structure	-	-	-	-	P2	P2	P2	P2	P2	P2	P2	P	P	P	-	-	-	-	-	
5.05	Railroad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
5.06	Railroad switching yard	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	C	-	
5.07	Transit center	-	-	-	-	C	P2	P2	P2	P2	P2	P2	P	-	-	P	-	-	-	-	
6	Industrial & Storage																				
6.01	Artisan shop	-	-	-	-	P2	P2	P2	P2	P2	P2	P2	P	P	P	-	-	-	-	-	
6.02	Auto salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	
6.03	Batch plant	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	
6.04	Bulk propane storage facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
6.05	Bus storage facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
6.06	Composting facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
6.07	Contractor yard	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
6.08	Data center	-	-	-	-	-	-	-	-	-	-	-	P3	P3	-	-	-	-	-	-	
6.09	Direct air carbon dioxide capture facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
6.10	General repair	-	-	-	-	P2	P2	P2	P2	P2	P2	P2	P	P	P	C	-	C	-	-	
6.11	Makers space	-	-	-	-	C	P2	P2	C	C	C	C	P	P	P	-	-	-	-	-	
6.12	Manufacturing, heavy	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	
6.13	Manufacturing, light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
6.14	Nonmetallic mine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
6.15	Personal storage facility, exterior access	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-	
6.16	Personal storage facility, internal access	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
6.17	Public landfill and waste disposal operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
6.18	Recycling center	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	C	-	-	
6.19	Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	C	-	-	
6.20	Truck terminal	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	
6.21	Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-	
6.22	Warehouse	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	
7	Telecommunications and Utilities																				
7.01	Battery energy storage facility	-	-	-	-	-	-	-	-	-	-	-	P3	P3	-	P3	-	-	-	-	
7.02	Communications exchange	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	
7.03	Dam	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
7.04	Public utility office and yard	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	
7.05	Solar power generating facility	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
7.06	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
7.07	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	

RESIDENTIAL DISTRICTS

OVERVIEW OF PROPOSED KEY CHANGES

RESIDENTIAL DISTRICT CHANGES EXPLAINED

Most of the city is zoned residential, most people live in a residential district (some live in a business/downtown district, too), and many of the proposed changes to the zoning code are related to residential zoning.

The proposed changes to zoning include a number of key changes supported by the city’s Comprehensive Plan to allow for the creation of more affordable, smaller homes, included on this exhibit.

For the complete residential standards, see Article 6, Division 2 of the draft zoning code.

PROPOSED R-1 LOW DENSITY RESIDENTIAL DISTRICT

	Existing R1	Existing R1D	Existing R2	Proposed R-1
Lot Standards				
A. Lot area, minimum	7,700 sq. ft. ¹	7,700 sq. ft. ¹	5,000 sq. ft. ²	5,000 sq. ft. ³
B. Lot width, minimum	70 ft.	70 ft.	50 ft.	50 ft. ⁴
Building Standards				
C. Building height, maximum	30 ft.	30 ft.	30 ft.	35 ft.
Number of buildings, maximum	1	1	1	5 ⁵
Housing types	Single-family, duplex	Single-family, duplex	Single-family, duplex	Single-family, Townhome, duplex, multi-family 3-4 units
Setbacks				
E. Street-yard setback, minimum	25 ft.	25 ft.	25 ft.	20 ft.
F. Side-yard setback, minimum	8 ft.	8 ft.	8 ft.	6 ft.
G. Rear-yard setback, minimum	25 ft.	25 ft.	25 ft.	25 ft. ⁶

1. 10,000 sq. ft. for duplex
2. 8,000 sq. ft. for duplex
3. 5,000 sq. ft. for 1 or 2 units, plus 3,000 sq. ft. per additional unit, up to 4 maximum units
4. 40 ft. abutting an alley, 30 ft. for townhomes
5. Multiple buildings requires conditional use approval
6. 15 ft. for corner lots

PROPOSED R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

	Existing R3M	Existing R3	Proposed R-2
Lot Standards			
A. Lot area, minimum	5,000 sq. ft. ¹	5,000 sq. ft. ¹	5,000 sq. ft. ²
B. Lot width, minimum	50 ft.	50 ft.	50 ft. ³
Building Standards			
C. Building height, maximum	30 ft.	none	50 ft.
Number of buildings, maximum	1	1	9 ⁴
Housing types	Single-family, duplex, multi-family 3-8 units	Single-family, duplex, multi-family 3+ units	Single-family, Townhome, duplex, multi-family 3+ units
Setbacks			
E. Street-yard setback, minimum	25 ft.	25 ft.	20 ft.
F. Side-yard setback, minimum	8 ft.	8 ft.	6 ft. ⁵
G. Rear-yard setback, minimum	25 ft.	25 ft.	25 ft.

1. 8,000 sq. ft. for duplex, plus 3,000 sq. ft. per additional unit in the R3M district and 1,300 sq. ft. per additional unit in the R3 district
2. 5,000 sq. ft. for 1 or 2 units, plus 1,300 sq. ft. per additional unit
3. 40 ft. abutting an alley, 30 ft. for townhomes
4. More than 2 buildings requires conditional use approval
5. 6 ft. plus 2 ft. for each story exceeding 2; 25 ft. abutting the R-1 district

PROPOSED R-3 HIGH DENSITY RESIDENTIAL DISTRICT

	Existing R4	Proposed R-3
Lot Standards		
A. Lot area, minimum	5,000 sq. ft. ¹	5,000 sq. ft. ²
B. Lot width, minimum	none	50 ft. ³
Building Standards		
C. Building height, maximum	none	75 ft.
Number of buildings, maximum	1	9 ⁴
Housing types	Single-family, townhome, duplex, multi-family 3+ units	Single-family, townhome, duplex, multifamily 3+ units
Setbacks		
E. Street-yard setback, minimum	25 ft.	20 ft.
F. Side-yard setback, minimum	8 ft.	6 ft. ⁵
G. Rear-yard setback, minimum	25 ft.	25 ft.

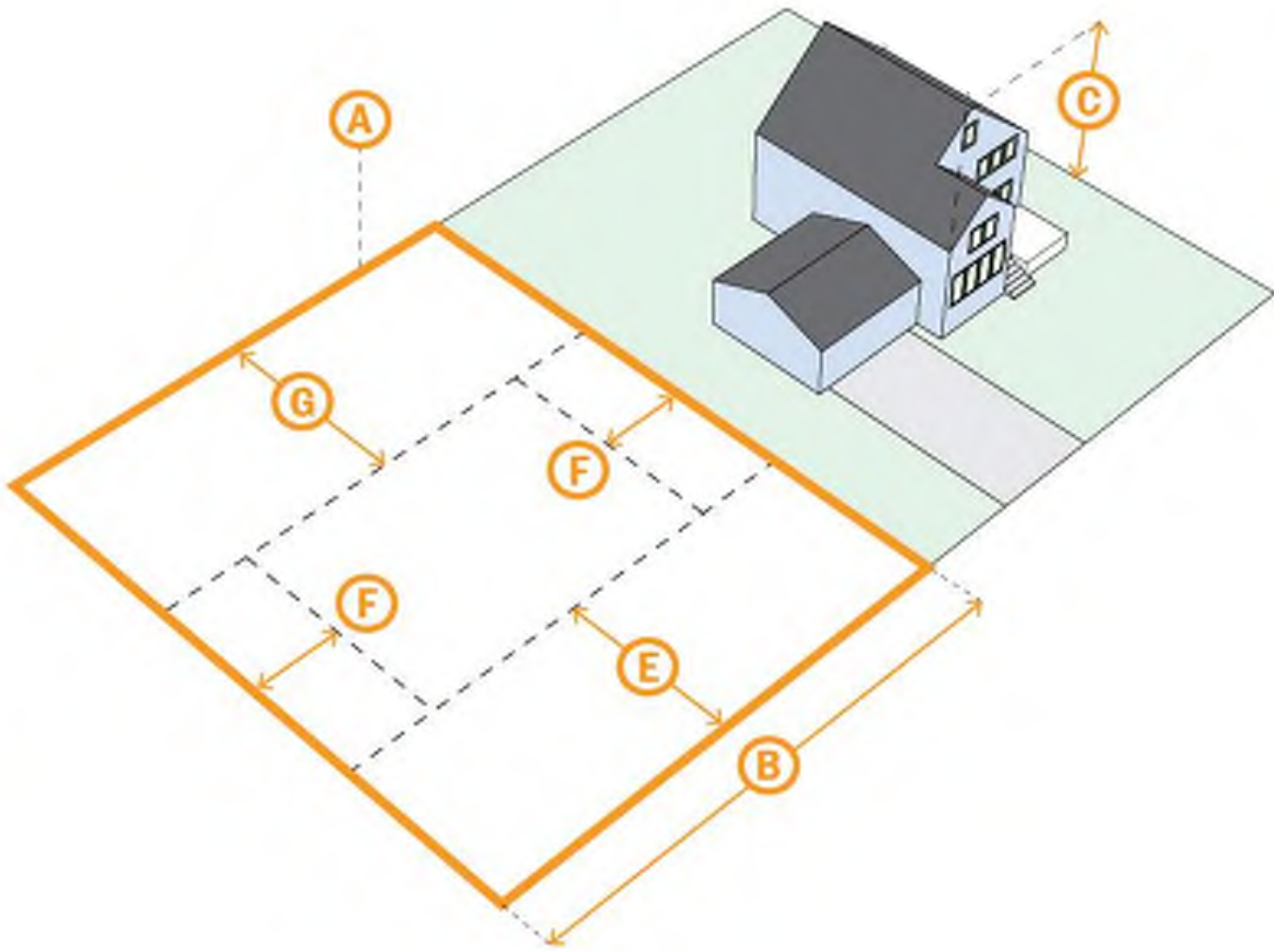
1. 5,000 sq. ft. plus 400 sq. ft. per additional unit
2. 5,000 sq. ft. for 1 or 2 units, plus 400 sq. ft. per additional unit
3. 40 ft. abutting an alley, 30 ft. for townhomes
4. More than 2 buildings requires conditional use approval
5. 6 ft. plus 2 ft. for each story exceeding 2; 25 ft. abutting the R-1 district

PROPOSED R-9 MANUFACTURED HOME NEIGHBORHOOD DISTRICT

	Proposed R-9
Lot Standards *	
A. Lot area, minimum	15 acres
B. Lot width, minimum	250 ft.
Building Standards	
C. Building height, maximum	24 ft.
Housing types	Manufactured homes
Setbacks	
Street-yard setback, minimum	75 ft.
Side-yard setback, minimum	40 ft.
Rear-yard setback, minimum	25 ft.

*Lot standards apply to the entire manufactured home neighborhood.

KEY:



REFER TO THE DIAGRAM ABOVE TO UNDERSTAND THE STANDARDS IN EACH DISTRICT

A. Lot area

B. Lot width

C. Building height

E. Street yard setback

F. Side yard setback

G. Rear yard setback

RESIDENTIAL STANDARDS

WHY CHANGE THE RESIDENTIAL STANDARDS?

The residential standards have been revised to accommodate more desirable housing types. The proposed code aims to provide more housing choice, affordability, and flexibility in the development process.

WHAT IS CHANGING?

The most significant change is the consolidation of districts. All proposed changes expand, rather than restrict, what can be built. Changes on this exhibit include:

- Setbacks reduced from the street (usually by 5 feet)
- Allowing smaller lots
- Allowing multiple buildings on larger lots, rather than requiring a land division
- Adding flexibility to make townhomes with shared walls possible
- Splitting manufactured homes (mobile homes) into a separate zoning district

See Article 6 to view the complete draft of proposed residential standards.

DEVELOPMENT STANDARDS

SITE AND ARCHITECTURAL STANDARDS

DEVELOPMENT STANDARDS EXPLAINED: SITE DESIGN AND ARCHITECTURE

Site design and architectural standards have significant influence on how new construction looks and functions by controlling the location, appearance, and size of new buildings.

The proposed changes to zoning include changes focused on enhancing new building designs while also making existing standards much more objective and understandable. Graphics and diagrams have been added throughout to aid with visual understanding, and specific measurements and quantifiable requirements have been added throughout.

See Article 6, Division 5 for proposed site design standards and Divisions 6 and 7 for proposed architectural standards.

SITE DESIGN STANDARDS

WHEN REQUIRED: The proposed site design standards apply to most new developments in the City of Janesville, except for single-family and two-family homes as long as there is only one residential building on the property.

Minimum standards (summarized): New developments must...

- Meet zoning district regulations (lot size, setbacks, etc.)
- Provide for traffic and pedestrian circulation
- Reduce visibility of service areas and parking
- Separate and buffer loading/service areas
- Protect environmental features and site topography
- Have consistent building orientation
- Avoid hazards

Detailed standards listed in Article 6, Division 5

BUILDING MATERIALS

The proposed code limits building materials when architectural review is required.

PERMITTED

- Brick/masonry
- Stone
- Tile
- Stucco
- Architectural metal panels
- Exterior insulated finishing systems (EIFS)
- Fiber-cement panels

LIMITED

- Glass
- Curtain wall system
- Split face concrete block
- Corrugated metal panels
- Vinyl and aluminum siding
- Engineered textile facade

PROHIBITED

Any material not listed, unless determined by the City to be equivalent in quality and durability to a permitted material.

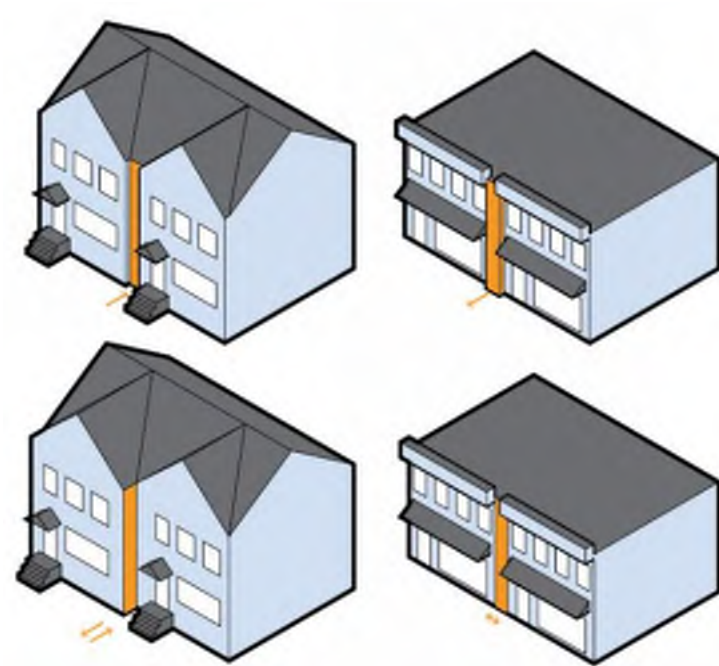
ARCHITECTURAL STANDARDS

WHEN REQUIRED: The proposed architectural standards apply to most new developments except for single- and two-family homes which have their own, simplified design standards found in Article 6, Division 7.

MASSING AND SCALE

Large buildings must be broken into smaller “bays”

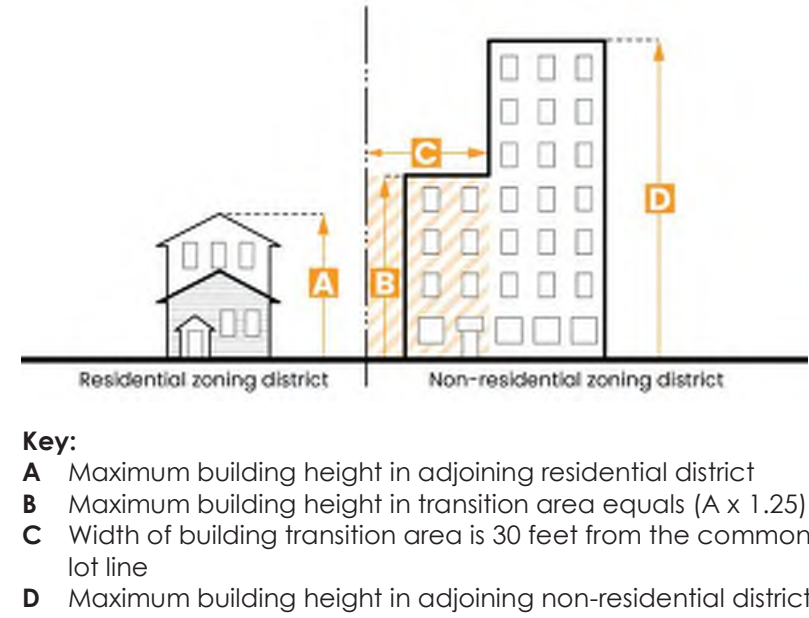
Exhibit 6-16. Building features



HEIGHT TRANSITION

Building heights are limited within 30 ft of residential areas.

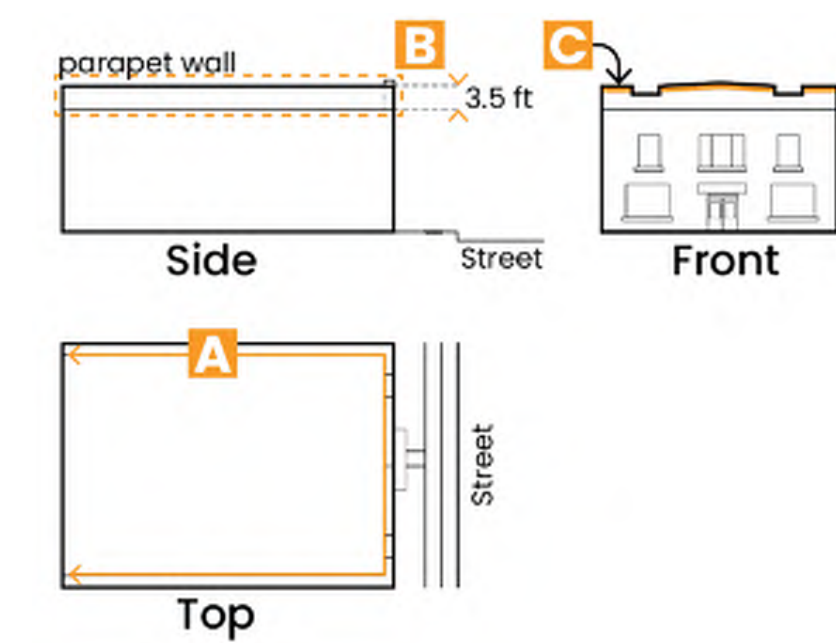
Exhibit 6-17. Building height transition area



FLAT ROOF DETAILS

Flat roofs must include parapet walls and details.

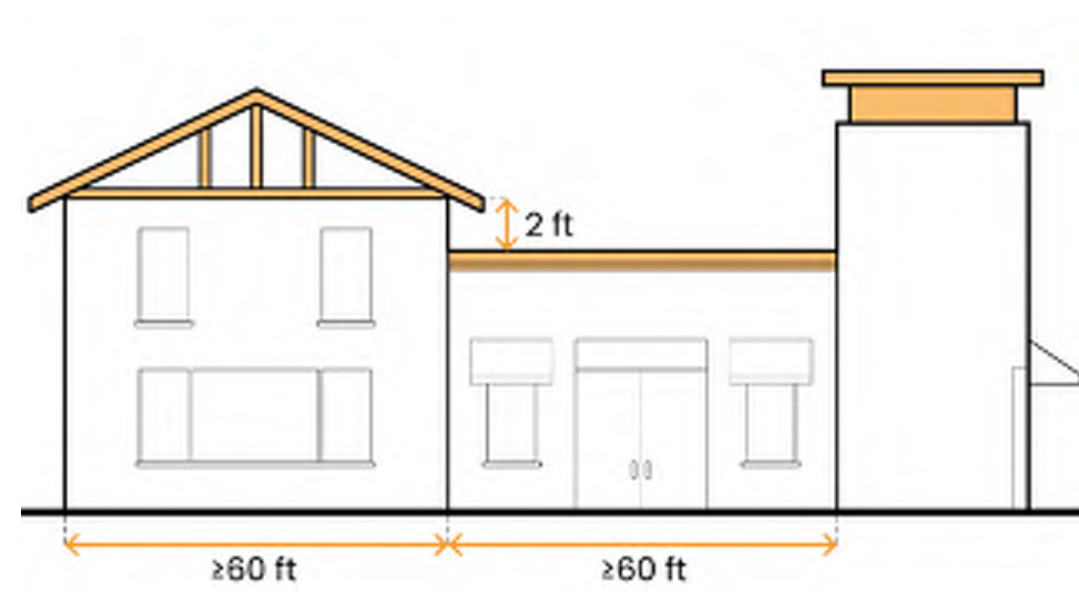
Exhibit 6-18. General standards for flat roofs



ROOF ARTICULATION

Larger buildings >60 ft wide must have multiple rooflines.

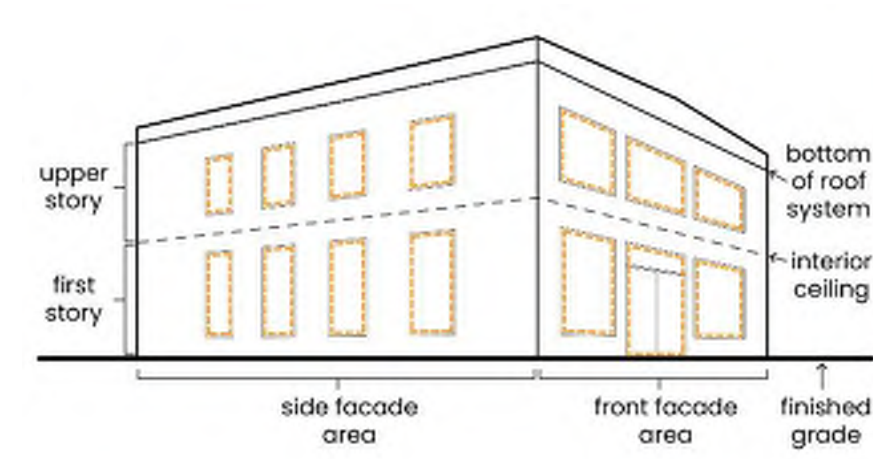
Exhibit 6-19. Roofline articulation



MINIMUM TRANSPARENCY

Between 5-35% of building facades must consist of windows depending on which facade. Commercial buildings have higher requirements than residential or industrial buildings.

Exhibit 6-22. Elements of fenestration



BUILDING DETAILS

Building details like canopies, awnings, and entryway features are required every 40 feet in transition areas between residential and non-residential.



PROPORTIONS

Buildings must have a distinct base, middle, and top.



COLORS

High-intensity, metallic, black, and fluorescent colors are not allowed except trademark/branding colors on up to 5% of the building. At least two colors must be used



ENTRYWAY FEATURES

Entrances must be prominent and detailed with features like a roof overhang, canopies, awnings, decorative light fixtures, portico, seating areas, pedestrian arcade, gardens, or courtyard.



FLAT FACADES LIMITED

Facades wider than 80 feet must be broken up



CORNER FEATURES

Prominent architectural features are required on corner lots

DEVELOPMENT STANDARDS

PARKING LOT AND LANDSCAPING STANDARDS

DEVELOPMENT STANDARDS EXPLAINED: PARKING LOTS AND LANDSCAPING

Development standards for parking lots and landscaping have a major impact on how green new developments are versus how much pavement they include. The proposed code includes substantial changes to reduce the visual, environmental, and spatial impacts of pavement while enhancing requirements for vegetation.

The proposed changes to zoning include a number of key changes to achieve greater outcomes in landscaping and vegetation while right-sizing parking and reducing the impacts of loading activities as described on this exhibit.

See Article 6, Division 8 for parking, loading and access standards and Division 9 for landscaping and buffer standards.

PARKING/LOADING/ACCESS STANDARDS

Parking lot design standards have been enhanced in the following ways:



LIMITED IN FRONT YARDS

Parking lots are limited in front yards to push most parking to the side or rear of buildings



SHARED PARKING

Up to 50% of parking may be shared between uses that generate parking demand at different times of day. (Example: office + residential)



MAXIMUM COMMERCIAL/INDUSTRIAL PARKING

Parking cannot exceed 15% of the required minimum for commercial or industrial uses without a parking study.



PARKING ADJUSTMENTS

Minimum parking can be reduced up to 40% with a parking study. Space for parking expansion must be provided.



PEDESTRIAN ACCESS

Perimeter sidewalks and pedestrian access routes are required along buildings and between buildings and the street.



DRIVE-THROUGHS

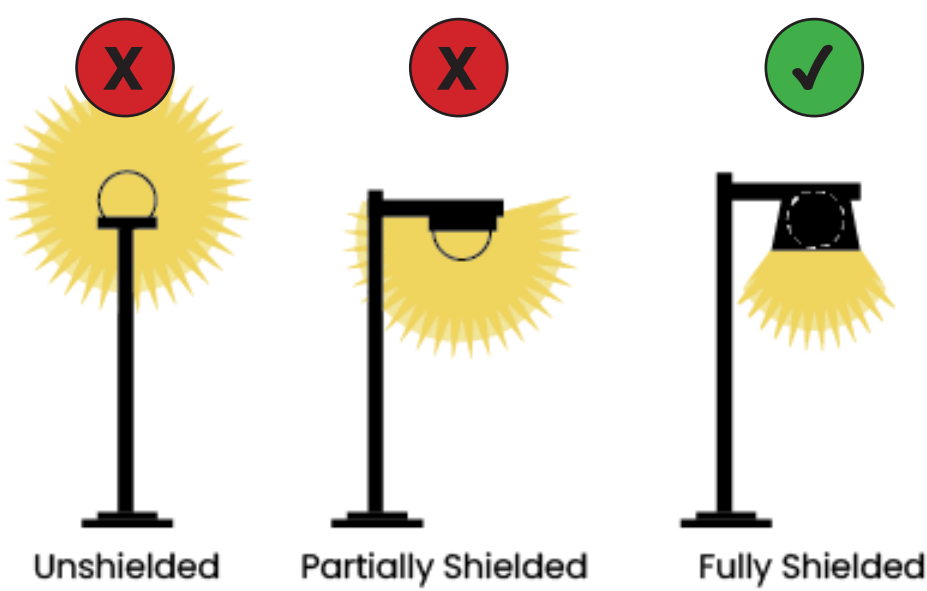
Only allowed in certain parts of the city. Must provide stacking spaces, access lanes, bypass lanes, and include provisions to avoid backing up into the street.

OUTDOOR LIGHTING:



FIXTURE HEIGHT

Fixture height limits are based upon land use, parking lot size, and proximity to residences



CUT-OFF FIXTURE DESIGN

Light fixtures must shine light downwards. Eliminating uplighting helps to preserve dark skies and prevent light pollution.



FIXTURE LOCATION

Fixture location is regulated to mitigate impacts on neighboring properties.



LIGHT TRESPASS

Light cannot shine onto adjacent properties beyond specified limits, with stricter limits for avoiding light trespass onto residential properties.

LANDSCAPING REQUIREMENTS:



Increased based on intensity and incompatibility: The proposed landscaping requirements would increase the required landscaping based on the level of incompatibility between adjacent uses and the level of intensity created by the proposed development.

INTEGRATED STORMWATER FEATURES

INCREASED PLANT DIVERSITY

Enhanced design: New standards are proposed to lead to better landscaping outcomes without necessarily increasing the burden of providing landscaping. These best practices would be required or encouraged in the new code to make new development more sustainable, visually appealing, and environmentally friendly.

OPTIONAL FENCING & BERMS

4 OPTIONS FOR PARKING LOT SCREENING

Flexibility: The proposed landscaping requirements provide a range of options for each type of development to comply, giving new development more opportunities to be creative and flexible based on their individual preferences. Reduction of one standard can be substituted with increasing another standard.

VARIABLE PLANT DENSITY

VARIABLE BUFFER WIDTHS

Compatibility: The proposed landscaping requirements would increase the required landscaping based on the level of incompatibility between adjacent uses and the level of intensity created by the proposed development.

HOUSING TYPES

OVERVIEW OF PROPOSED NEW HOUSING TYPES

HOUSING TYPES EXPLAINED

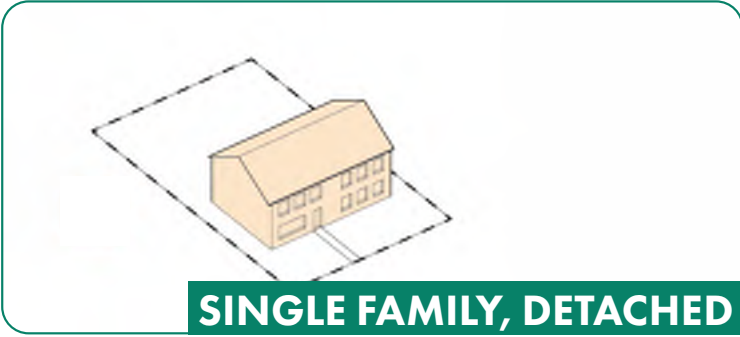
Most of the land in the city is zoned for residential uses in “R” residence districts. Housing costs are usually the largest household expense, and new housing construction and redevelopment is significantly influenced by what the zoning code allows. Everybody needs housing, and a lack of sufficient housing choices has been a key policy focus of the city, including housing affordability, workforce housing, and developing neighborhoods that contribute positively to quality of life for all residents. Housing types can differ in many ways, including:

- The size of buildings and housing units
- Lot size
- Building height
- Number of buildings per lot
- Number of housing units per building
- Distance between buildings
- Combination of housing with other uses like offices and shops (mixed-use)
- Distance from the street
- The location and design of parking

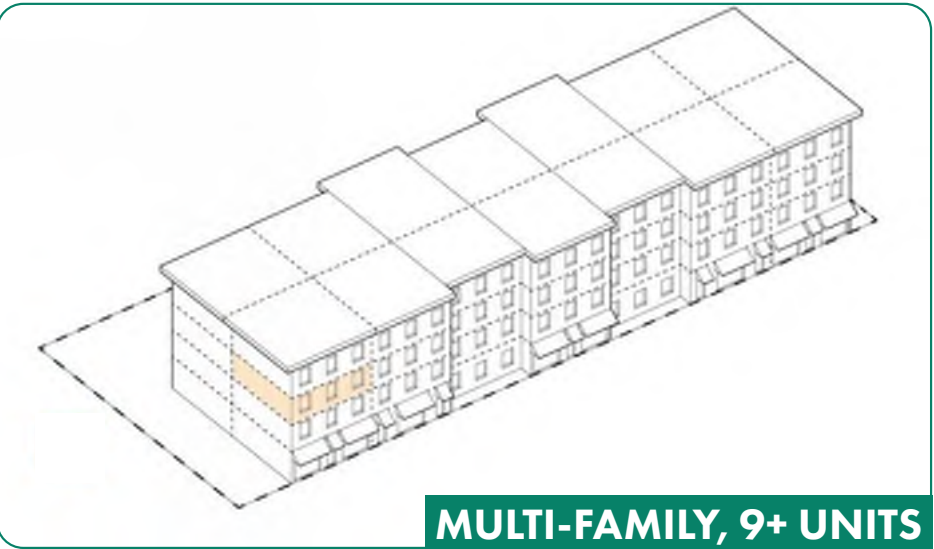
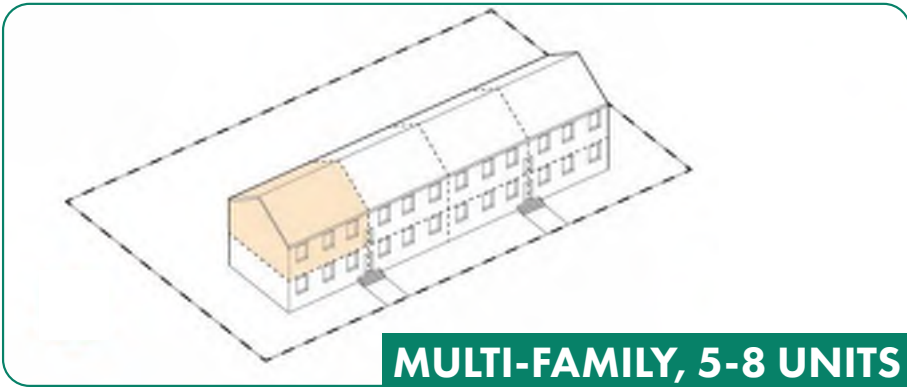
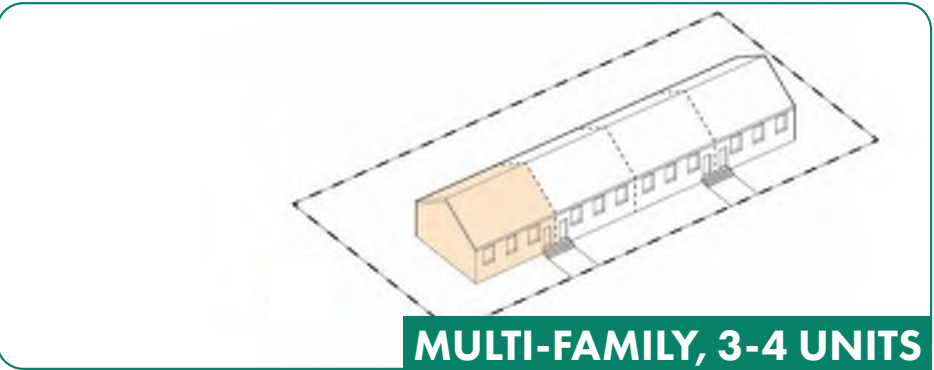
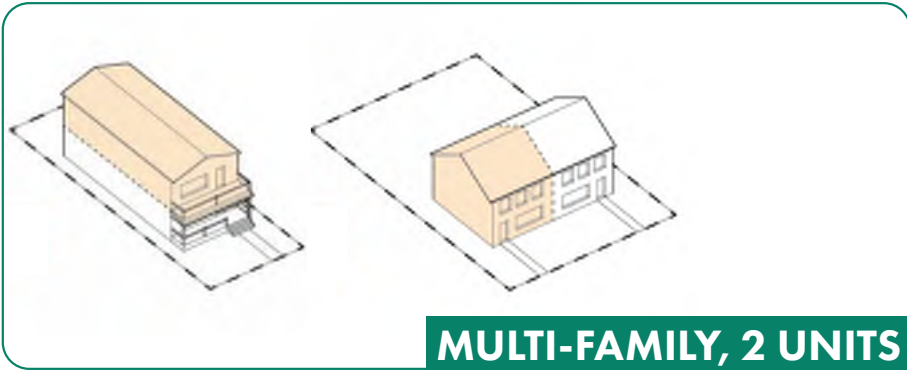
HOUSING TYPES IN THE ZONING CODE

The proposed zoning code includes a variety of new housing types to expand the variety, choice, and affordability of options for new construction and redevelopment. This exhibit showcases the existing and proposed housing types using definitions from the proposed zoning code.

Single-family: One traditional home on one property and no shared walls.

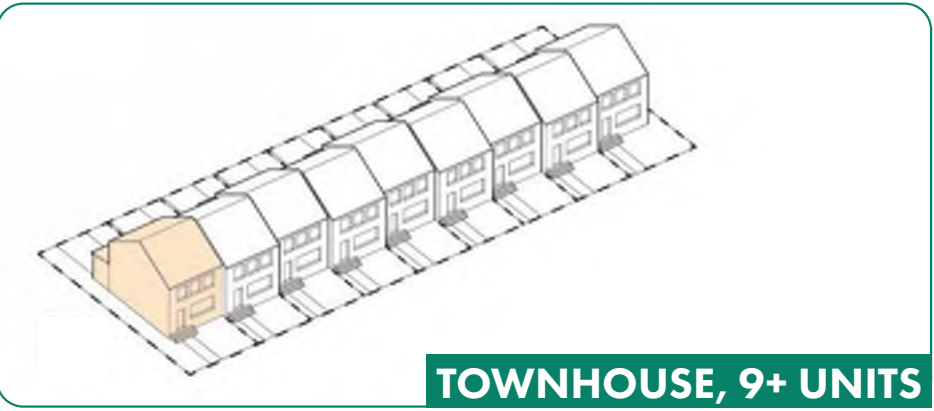
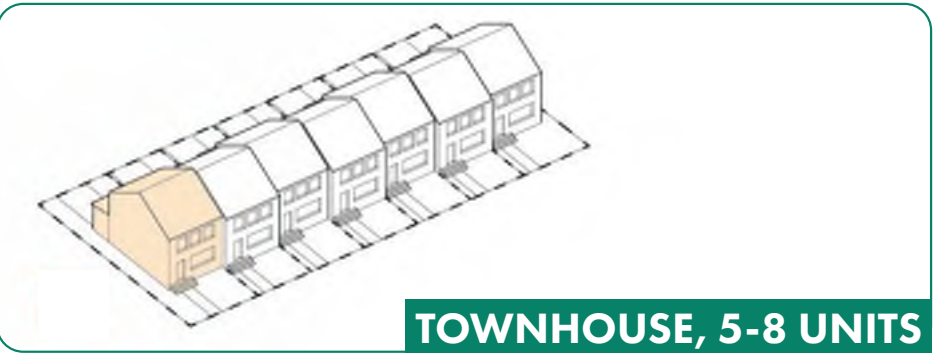


Multi-family: Multiple homes on one property with shared walls. Apartments/condos.



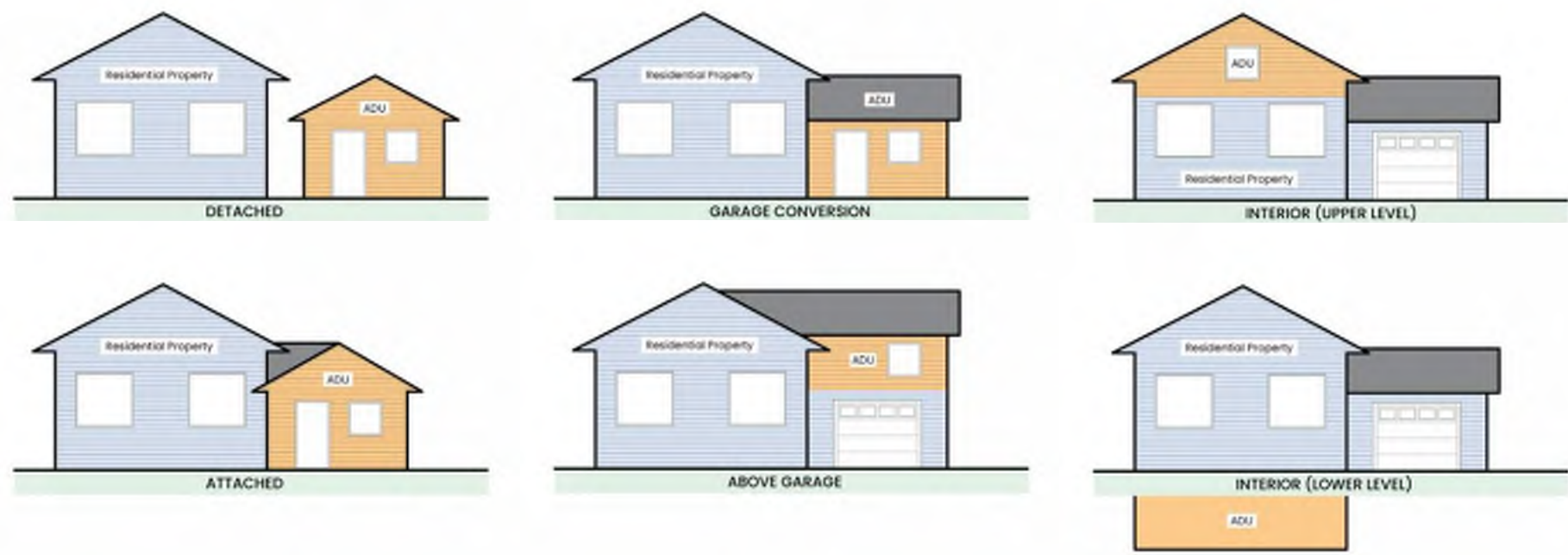
Townhomes: One home on one property with shared walls and no setbacks between buildings. Sometimes called “zero-lot-line” development.

See standards and details in Article 6, Division 1, Table 6-1, entry 1.10 through 1.13.



Accessory dwelling units (ADU): A second home on the same property as a single-family home. May be attached or detached from the primary home, sometimes above or inside a converted garage.

See standards and details in Article 6, Division 1, Table 6-1, entry 9.02.



Middle Housing Types: Changes are proposed throughout the code to encourage “missing” middle housing types, such as small multifamily buildings and cluster developments, by relaxing some regulations on number of buildings per lot and units per structure across a greater area of the city.



Mixed Housing Neighborhood: Example housing development with a mixture of housing types and lot sizes.

Pictured: 2400 Beloit Avenue project proposal



Tiny Homes Project: A group of small homes on one property that is developed and managed to create a cohesive residential community. Tiny homes are planned and managed as a unified development with shared infrastructure, open space, and common facilities such as community buildings, gardens, and parking areas. Requires special approval by the Plan Commission.

See standards and details in Article 8, Division 7.

Pictured: Tiny Homes Village - Oshkosh Kids Foundation



Cottage Housing: Multiple homes on one property with no shared walls. Requires special approval by the Plan Commission.

See standards and details in Article 8, Division 3.



ADMINISTRATION & PROCEDURES

KEY CHANGES TO PLANNED DEVELOPMENTS

WHAT IS A PLANNED DEVELOPMENT?
A planned development allows greater flexibility in a development to achieve improved design. Planned developments function as their own zoning district with special standards created for the district that deviate from typical standards. They are intended to encourage more economical and efficient development of land.

WHAT IS CHANGING?
The proposed code changes the current “Planned Unit Development (PUD)” process into the proposed “Planned Development District (PDD)” process to comply with state law and provide better transparency and procedural clarity. Today, planned developments use the City’s Conditional Use process; but in the proposed code, planned developments would use a Zoning Amendment process instead. All existing PUDs would be converted to the new PDD format, with all approved standards carried into the new code.

WHAT ARE THE BENEFITS?
In the new process, there are more stages up-front, more public meetings, and increased transparency. In addition, project approval occurs much earlier and allows projects to proceed before all technical details are worked out.

See the flowcharts below to view the proposed changes to the planned development procedure.

EXISTING PLANNED DEVELOPMENTS IN JANESVILLE



DESCRIPTION OF CHANGES

- Neighborhood meetings already happen today but are not referenced in the code. The proposed code formalizes that process.
- The conditional use process is removed/integrated into the general development plan. Only one application is required, now called a “General Development Plan”.
- Since the new process is treated as a **zoning amendment**, a City Council first reading is added.
- The Plan Commission action is changed from a **decision** to a **recommendation** to City Council.
- A **second public hearing** is held for the **decision** by City Council.
- At this point, the project is **entitled** and **approved**, meaning the project will proceed if it meets all city requirements. All future reviews focus on technical details.

The Plan Commission’s only responsibility at the final meeting is to review the final plan for consistency with the approved plan. The plan cannot be denied if it is consistent with the approved plan and other ordinances.

ADMINISTRATION & PROCEDURES

SPECIAL PROCEDURES FOR LARGER DEVELOPMENTS

SPECIAL PROCEDURES EXPLAINED

Procedures outline the steps that are required to build a project or start a new land use (business, activity, etc.) on a property. Administration is how those steps are managed by the City of Janesville’s staff. These steps can take significant time and be complex, but they are necessary to provide transparency, accountability, and fairness in enforcing local zoning policies.

The proposed zoning code makes some changes to procedures compared to the existing code. The proposed code adds new levels for permitted uses (i.e. P1, P2, and P3), described on this exhibit. Each level specifies thresholds that trigger additional requirements, such as public hearings, a conditional use permit, and/or Plan Commission review and approval.

To view the complete draft of proposed administrative procedures, see Articles 4 and 5.

WHAT IS CHANGING ABOUT PERMITTED USES?

The new code creates 3 new classifications for permitted uses:

P1

Triggers a public meeting and conditional use permit if there are multiple buildings.

P2

Triggers a public meeting and conditional use permit if there are multiple buildings, if the building has a 50,000+ sf footprint, or if the site is 5+ acres.

P3

Permitted with a public meeting and Plan Commission review.

WHAT IS A LARGER DEVELOPMENT?

The existing code already has some special procedures for larger developments, but was limited to a select number of land uses. The proposed code expands and formalizes that approach to regulate developments with the following features:



MULTIPLE BUILDINGS

If a development has more than 1 principal buildings, it may be considered a larger development.



50,000 Sq. Ft.

If a building covers at least 50,000 sq ft of land area, it may be considered a larger development.



5 ACRE SITE

If a property is 5 acres or larger, it may be considered a larger development.



SELECT LAND USES

If a property is listed as P3 on the land use table (ex. Data centers, battery energy storage facilities, veterinary clinics and birth centers in residential areas, house museums in commercial districts)

COMMENTS

SHARE YOUR COMMENTS FOR PUBLIC INPUT!

PUBLIC INPUT

The City of Janesville is committed to ensuring that the updated Zoning Ordinance reflects the goals and visions of the entire community.

This Open House is hosted to present an overview of the proposed changes in the new Zoning Ordinance, answer questions, gather input, and ensure continued transparency in the project’s development.

Please review the draft zoning ordinance materials and share your thoughts on a comment card, write them on this blank comment board, or share them online using the comment form on the project website.

Scan the QR Code to visit the project website, review the draft code, and provide comments:



COMMENT HERE!

Write your comments here or on a comment card. You can also submit comments online by scanning the QR code.

DIMENSIONAL STANDARDS

PROPOSED STANDARDS

DIMENSIONAL STANDARDS EXPLAINED

Dimensional standards determine overarching requirements for building and site design in a zoning district. While other portions of the code that regulate design are focused on a range of specific circumstances, dimensional standards are more generalized and apply to any project within a zoning district. Dimensional standards control the size of lots/properties, placement of buildings, building size, minimum green space, and the location of parking and loading facilities.

The proposed changes to dimensional standards focus mainly on expanding existing standards to accommodate modern development types, and many standards have remained the same. This exhibit shows all of the proposed dimensional standards as a reference.

Most standards include a reference to a definition included in Article 6, Division 2. A selection of these reference diagrams is included at the bottom of the exhibit.

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
Accessory Building	R-1	R-2	R-3	R-9
Height, maximum (See § 46-1505)	22 feet or height of principal building, whichever is less	22 feet or height of principal building, whichever is less	35 feet or height of principal building, whichever is less	Not to exceed the height of the principal building
Number and floor area	See Table 6-1: Series 9.02	See Table 6-1: Series 9.02	See Table 6-1: Series 9.02	NA
Street-yard setback, minimum (See § 46-1507)	25 feet or the setback of the principal building, whichever is greater	25 feet or the setback of the principal building, whichever is greater	25 feet or the setback of the principal building, whichever is greater	25 feet or the setback of the principal building, whichever is greater
Side-yard setback, minimum (See § 46-1507)	2 feet	2 feet	2 feet	2 feet
Rear-yard setback, minimum (See § 46-1507)	2 feet	2 feet	2 feet	2 feet
Site Standards	R-1	R-2	R-3	R-9
Green space (area), minimum (See § 46-1512)	30 percent; 15 percent for interior townhome units	30 percent; 15 percent for interior townhome units	25 percent; 15 percent for interior townhome units	30 percent
Parking lot setback, minimum	Same as principal building setbacks	Same as principal building setbacks	Same as principal building setbacks	Same as principal building setbacks
Driveway setback, minimum	1 foot	1 foot	1 foot	15 feet
Driveway width, maximum	As defined by § 46-1817	As defined by § 46-1817	As defined by § 46-1817	As defined by § 46-1817

Key: R-1 Low Density Residential; R-2 Medium Density Residential; R-3 High Density Residential; R-9 Manufactured Home Neighborhood

Table 6-2. Dimensional standards - Business zoning districts

Lot Standards	B-1	B-2	B-3	CC	CC-T
Lot area, minimum (See § 46-1502)	None for non-residential uses; for residential, 5,000 square feet plus 1,300 square feet per additional dwelling unit exceeding 2	None for non-residential uses; for residential, 5,000 square feet plus 800 square feet per additional dwelling unit exceeding 2	None	None	None
Lot width, minimum (See § 46-1503)	None	None	None	None	None
Principal Buildings	B-1	B-2	B-3	CC	CC-T
Number, maximum (See § 46-1508)	Not limited	Not limited	Not limited	Not limited	Not limited
Height, maximum (See § 46-1504)	None	None	None	None	None
Height, minimum	None	None	None	25 feet or two stories	None
Building size, maximum	None	None	None	None	None
Street-yard setback, minimum (See § 46-1507)	10 feet	10 feet	10 feet	None	None
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	10 feet or none if common party fire wall is provided; 25 feet from residential district and must be screened	None	None
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	None	None
Rear-yard setback, minimum (See § 46-1507)	10 feet; none adjoining an alley	10 feet; none adjoining an alley	10 feet; none adjoining an alley	10; none adjoining an alley	10 feet; none adjoining an alley
Accessory Buildings	B-1	B-2	B-3	CC	CC-T
Building height, maximum (See § 46-1505)	Not to exceed principal building height	20 feet and not to exceed principal building height	20 feet and not to exceed principal building height	Not to exceed principal building height	Not to exceed principal building height
Number and floor area	See Table 6-1: Series 9.01	See Table 6-1: Series 9.01	See Table 6-1: Series 9.01	See Table 6-1: Series 9.01	See Table 6-1: Series 9.01
Street-yard setback, minimum (See § 46-1507)	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback
Side-yard setback, minimum (See § 46-1507)	10 feet	10 feet	10 feet	None	None
Rear-yard setback, minimum (See § 46-1507)	10 feet	10 feet	10 feet	None	None
Site Standards	B-1	B-2	B-3	CC	CC-T
Loading area setback, minimum (See § 46-1816)	Must meet principal building setback	Must meet principal building setback	Must meet principal building setback	Must meet principal building setback	Must meet principal building setback
Green space (area), minimum (See § 46-1512)	20 percent	20 percent	20 percent	None	None
Parking lot and drive aisle side and rear yard setback, minimum	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	None	None
Parking lot and drive aisle street-yard setback, minimum	10 feet	10 feet	10 feet	10 feet	10 feet
Percent of parking in front yard, maximum (See § 46-1513)	40percent	40 percent	40 percent	0 percent	0 percent
Driveway width, maximum	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817

Key: B-1 Neighborhood Mixed Use; B-2 Community Business; B-3 Highway Commercial; CC City Center; CC-T City Center Transition

Table 6-2. Dimensional standards - Industrial zoning districts

Lot Standards	M-1	M-2	M-3
Lot area, minimum (See § 46-1502)	None	None	None
Lot width, minimum (See § 46-1503)	None	None	None
Principal Buildings	M-1	M-2	M-3
Number, maximum (See § 46-1508)	Not limited	Not limited	Not limited
Height, maximum (See § 46-1504)	None	None	None
Height, minimum	None	None	None
Building size, maximum (See § 46-1504)	None	None	None
Street-yard setback, minimum (See § 46-1507)	50 feet	25 feet	None; 10 feet from US, State, and County Trunk highways
Side-yard setback, minimum (See § 46-1507)	10 feet; 50 feet from residential district	10 feet; 100 feet from residential district	None; 10 feet from residential district
Rear-yard setback, minimum (See § 46-1507)	10 feet; 50 feet from residential district	10 feet; 100 feet from residential district	None; 10 feet from residential district
Accessory Buildings	M-1	M-2	M-3
Number, maximum (See § 46-1510)	Not limited	Not limited	Not limited
Floor area, maximum	Not limited	Not limited	Not limited
Garage size, maximum (See § 46-1511)	None	None	None
Building height, maximum (See § 46-1505)	Not to exceed principal building height	Not to exceed principal building height	Not to exceed principal building height
Street-yard setback, minimum (See § 46-1507)	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback
Side-yard setback, minimum (See § 46-1507)	10 feet; 50 feet from residential district	10 feet; 100 feet from residential district	None; 10 feet from residential district
Rear-yard setback, minimum (See § 46-1507)	10 feet; 50 feet from residential district	10 feet; 100 feet from residential district	None; 10 feet from residential district
Site Standards	M-1	M-2	M-3
Loading area setback, minimum (See § 46-1816)	Must meet principal building setback	Must meet principal building setback	Must meet principal building setback
Green space (area), minimum (See § 46-1512)	20 percent	10 percent	None
Parking lot and drive aisle side and rear yard setback, minimum	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened
Parking lot and drive aisle street-yard setback, minimum	50 feet for front; 25 feet for corner side	25 feet	10 feet
Percent of parking in front yard, maximum (See § 46-1513)	Not applicable	Not applicable	Not applicable
Driveway width, maximum	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817

Key: M-1 Light Industrial; M-2 General Industrial; M-3 Central Light Industrial

Table 6-2. Dimensional standards – Special purpose zoning districts

Lot Standards	AE	C	ME	RLRD	UT
Lot area, minimum (See § 46-1502)	1 acre	None	None	None	20 acres
Lot width, minimum (See § 46-1503)	None	None	None	None	300 feet
Principal Buildings	AE	C	ME	RLRD	UT
Number, maximum (See § 46-1508)	Not limited	Not limited	Not limited	Not limited	1
Height, maximum (See § 46-1504)	As regulated by Airport Overlay District standards	None	None	None	35 feet
Height, minimum	None	None	None	None	None
Building size, maximum	None	None	None	None	None
Street-yard setback, minimum (See § 46-1507)	25 feet	25 feet	None	None	25 feet
Side-yard setback, minimum (See § 46-1507)	10 feet; 100 feet adjoining residential district	10 feet	None	None	20 feet
Rear-yard setback, minimum (See § 46-1507)	10 feet; 100 feet adjoining residential district	25 feet	None	None	50 feet
Accessory Buildings	AE	C	ME	RLRD	UT
Number, maximum (See § 46-1510)	Not limited	Not limited	Not limited	Not applicable	2
Floor area, maximum	Not limited	Not limited	Not limited	Not limited	250 square feet
Garage size, maximum (See § 46-1511)	None	None	None	Not applicable	900 square feet
Building height, maximum (See § 46-1505)	Not to exceed principal building height	Not to exceed principal building height	Not to exceed principal building height	Not applicable	Not to exceed principal building height
Street-yard setback, minimum (See § 46-1507)	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback	Not applicable	Not less than the principal building setback
Side-yard setback, minimum (See § 46-1507)	10 feet; 100 feet adjoining residential district	10 feet	None	None	20 feet
Rear-yard setback, minimum (See § 46-1507)	10 feet; 100 feet adjoining residential district	25 feet	None	None	50 feet
Site Standards	AE	C	ME	RLRD	UT
Loading area setback, minimum	Must meet principal building setback; must be screened	Must meet principal building setback	Must meet principal building setback	Not applicable	None permitted
Green space (area), minimum (See § 46-1512)	20 percent	None	None	None	None
Parking lot and drive aisle side and rear yard setback, minimum	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	25 feet	Not applicable	None permitted
Parking lot and drive aisle street-yard setback, minimum	25 feet	10 feet	25 feet	Not applicable	Not applicable
Percent of parking in front yard, maximum (See § 46-1513)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Driveway width, maximum	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817	As defined in § 46-1817

Key: AE Aviation Enterprise; C Conservancy; ME Mining Enterprise; RLRD Railroad; UT Urban Transition

ILLUSTRATIONS

The proposed zoning code includes illustrations to aid in the interpretation of standards. Complete definitions for each standard, along with the illustrations below, are found in Article 6, Division 2.

Exhibit 6-1. Lot area

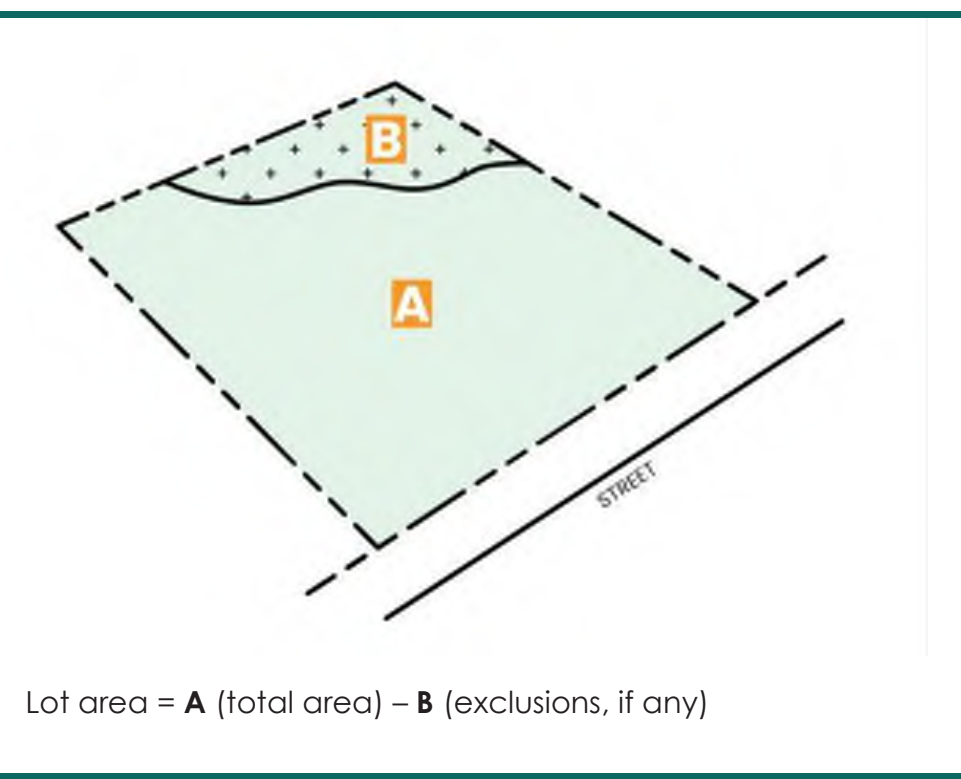


Exhibit 6-2. Lot width

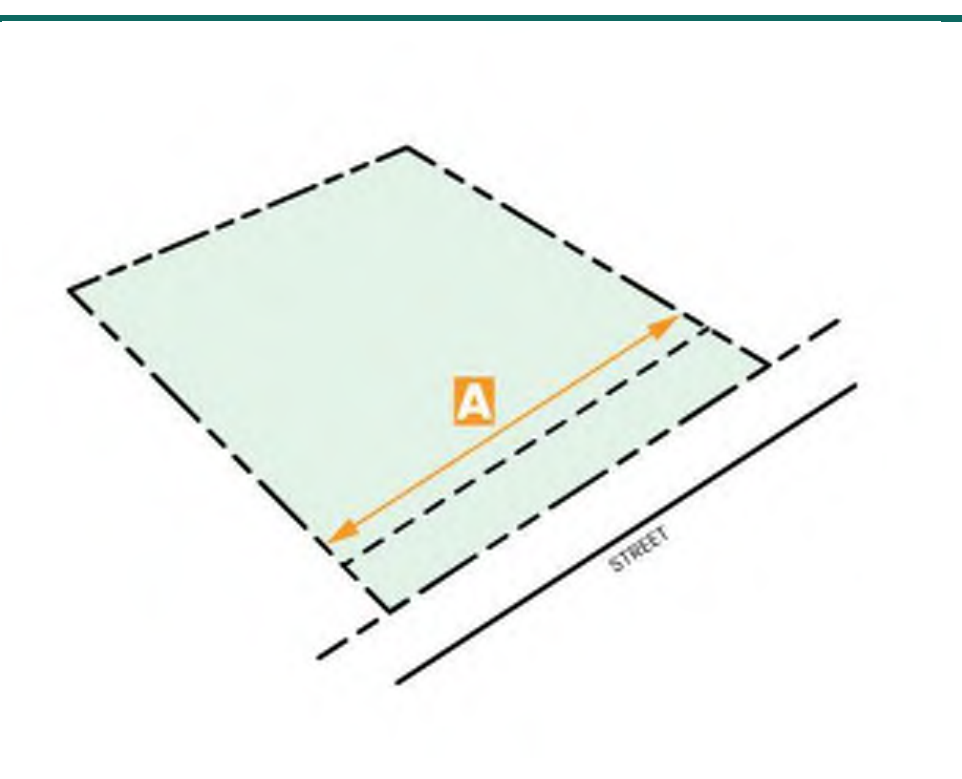


Exhibit 6-8. Green area

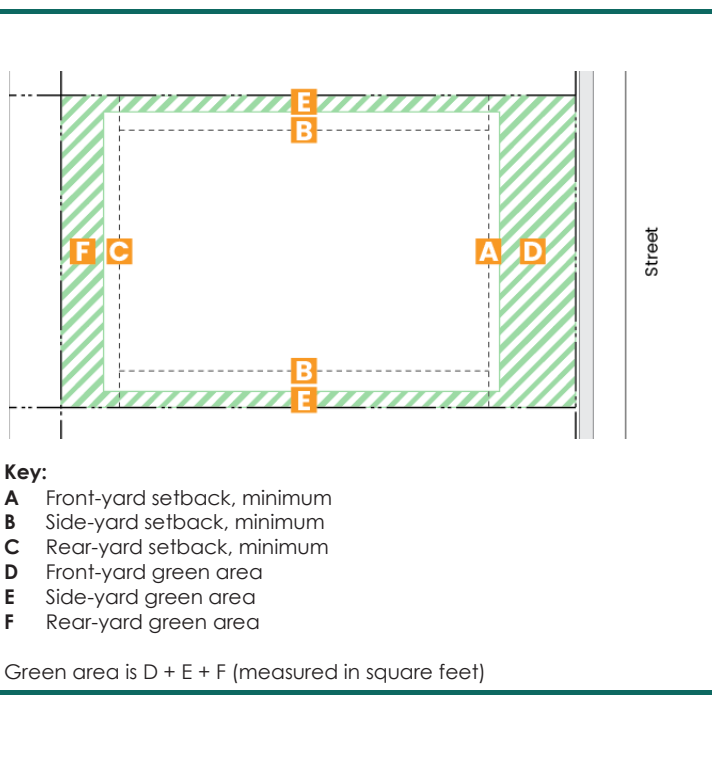


Exhibit 6-5. Minimum building setbacks

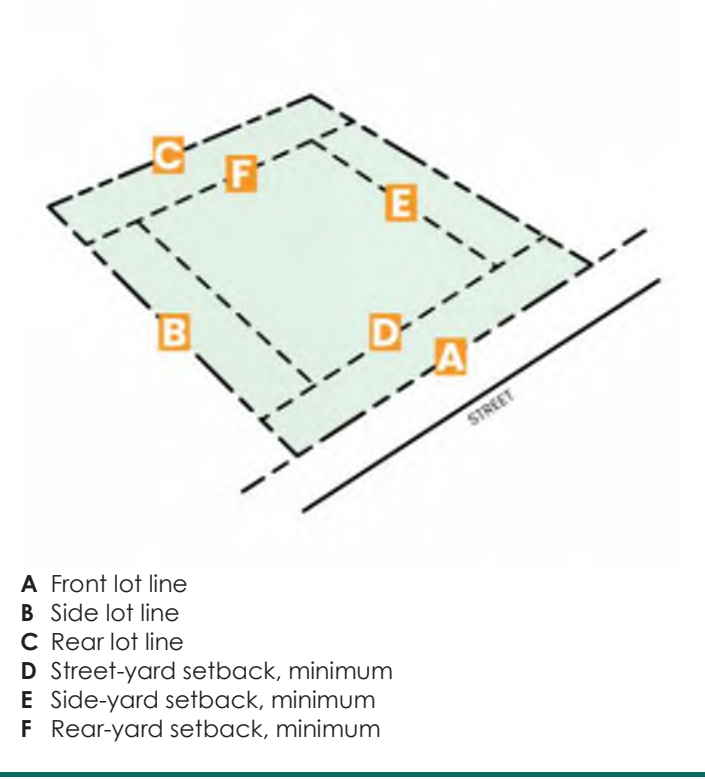


Exhibit 6-6. Measurements to lot line

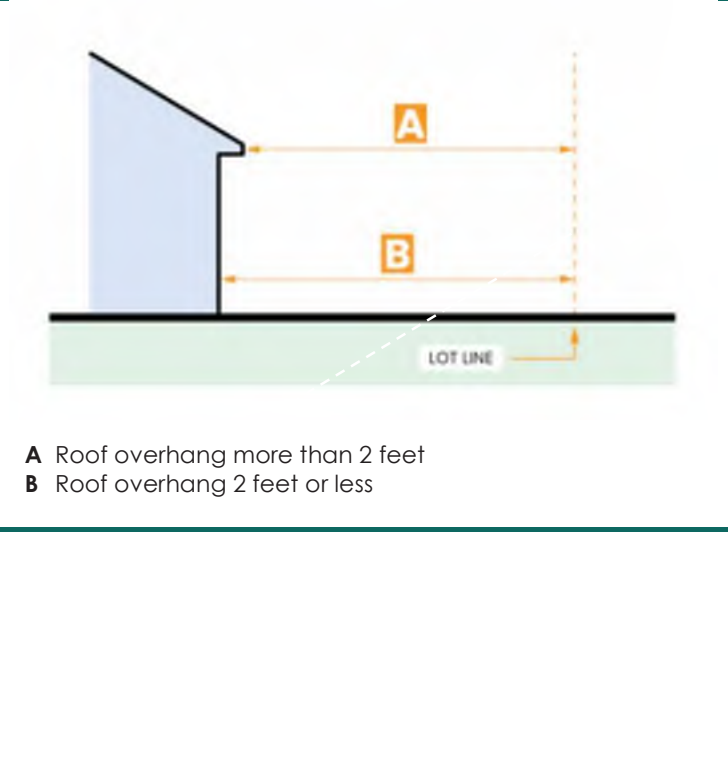


Exhibit 6-7. Distance between buildings

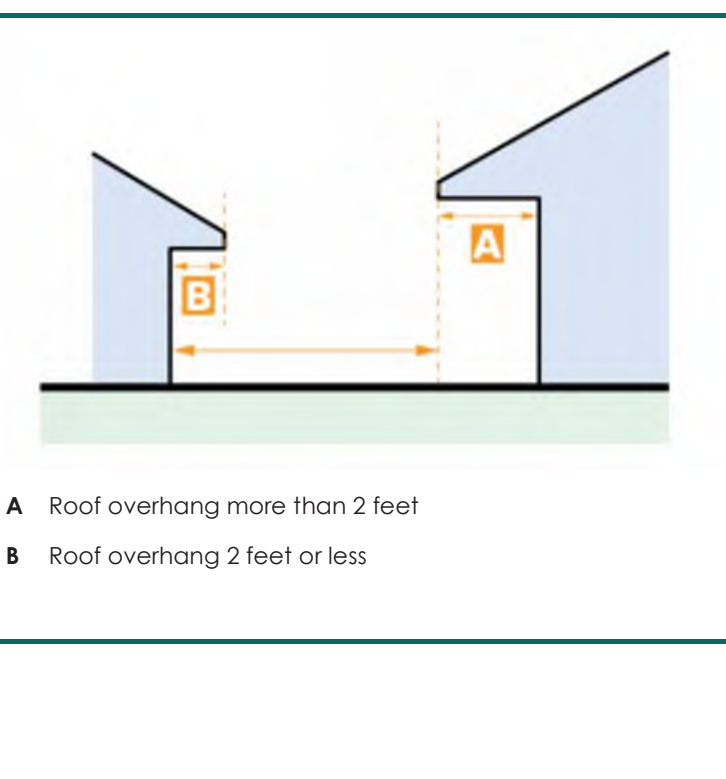


Exhibit 6-3. Measuring principal building height

