

ARTICLE 6

DEVELOPMENT STANDARDS

Divisions

1. Specific land use standards

2. Dimensional and related standards

3. Engineering and environmental standards

4. Performance standards

5. Site design standards

6. Architectural standards

7. Parking, loading, and access

8. Landscaping and buffers

9. Outdoor lighting

DIVISION 1

SPECIFIC LAND USE STANDARDS

46-1500 Generally

Table 6-1 lists all of the land uses that are allowed in the City. Each includes a description, any parking requirements and supplemental standards that are specific to the use.

Table 6-1 Land Use Details

1	Residential
1.01	Boardinghouse
Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more people, not members of the household unit, but not exceeding 11 people and not open to transient customers. Occupants of a boarding house may or may not have access to common kitchen facilities or be provided with common meals.	
Vehicle Parking: 2 for the owner/manager plus 1 for each rooming unit	
Bicycle Parking: Recommended - 4 spaces	
Supplemental Standards:	
A. On-site management. The property owner or a property manager must reside on the premises.	
B. Reserved	

Temporary note: Please refer to the separate document for the remainder of this table.

DIVISION 2 DIMENSIONAL AND RELATED STANDARDS

46-1501 Generally

- A. Applicable standards.** Lots, buildings, and other structures not located within a planned development district (PDD) or a mixed residential housing (MRH) district must conform to the dimensional standards specified in Table 6-2, except as may be otherwise allowed in this chapter. The standards for lots, buildings, and other structures in a planned development district (PDD) and a mixed residential housing (MRH) district are incorporated into Article 5.
- B. Change in lot.** The size and/or configuration of a lot may not be modified by any means when such modification increases the degree of an existing nonconformity or makes a conforming lot or building nonconforming. This restriction does not however apply when a governmental body acquires land from a willing or unwilling seller for a road construction project or any other public project.

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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	5,000 square feet, plus 1,300 square feet for each dwelling unit over 2	5,000 square feet, plus 400 square feet for each dwelling unit over 2	5 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 (See § 46-)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block (See § 46-)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block (See § 46-)	250 feet
Principal Building	R-1	R-2	R-3	R-9
Number, maximum (See § 46-)	1; 2 or more with conditional use approval	2; 3 or more with conditional use approval	4; 5 or more with conditional use approval	Not limited
Height, maximum (See § 46-)	35 feet	50 feet	75 feet	24 feet
Attached garage floor area, maximum (See § 46-)	Not to exceed the gross floor area of the first floor living space of principal building for single- and two-family dwellings; not limited for multi-family with 3 or more units	Not to exceed the gross floor area of the first floor living space of principal building for single- and two-family dwellings; not limited for multi-family with 3 or more units	Not to exceed the gross floor area of the first floor living space of principal building for single- and two-family dwellings; not limited for multi-family with 3 or more units	None permitted
Street-yard setback, minimum (See § 46-)	20 feet; 25 feet from US, State, and County Trunk highways. Setback averaging permitted per § 46-	20 feet; 25 feet from US, State, and County Trunk highways Setback averaging permitted per § 46-	20 feet; 25 feet from US, State, and County Trunk highways Setback averaging permitted per § 46-	75 feet
Side-yard setback, minimum (See § 46-)	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
Rear-yard setback, minimum (See § 46-)	25 feet	25 feet	25 feet	25 feet
Accessory Building	R-1	R-2	R-3	R-9
Number, maximum (See § 46-)	3, no 2 of the same type	3, no 2 of the same type	3	1 for each mobile home lot
Floor area, maximum	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages; 250 square feet for accessory buildings other than garages Exception: Where the total number of accessory buildings is two or fewer, the maximum garage floor area is 900 square feet	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages; 250 square feet for accessory buildings other than garages Exception: Where the total number of accessory buildings is two or fewer, the maximum garage floor area is 900 square feet	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages; 250 square feet for accessory buildings other than garages Exception: Where the total number of accessory buildings is two or fewer, the maximum garage floor area is 900 square feet	120 square feet
Height, maximum (See § 46-)	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
Street-yard setback, minimum (See § 46-)	Not closer to the street than the principal building	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-)	2 feet	2 feet	2 feet	2 feet
Rear-yard setback, minimum (See § 46-)	2 feet	2 feet	2 feet	2 feet

Continued next page

Table 6-2. Dimensional standards – Residential districts

Site Standards	R-1	R-2	R-3	R-9
Green space (area), minimum (See § 46-)	30 percent	30 percent	25 percent	30 percent
Driveway width, maximum	As defined by § 46-	As defined by § 46-	As defined by § 46-	As defined by § 46-
Parking lot setback, minimum (See § 46-)	None permitted	Same as principal building setbacks	5 feet and must be screened	Same as principal building setbacks

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	M-1	M-2	M-3	RLRD	ME	AE	UT	C
Lot area, minimum (See § 46-1.502)	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	None	None	None	None	1 acre	35 acres	None
Lot width, minimum (See § 46-1.503)	None	None	None	None	None	None	None	None	None	None	300 feet	None
Principal Buildings	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	C
Number, maximum	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	1	Not limited
Height, maximum (See §46-)	None	None	None	(Note: need to establish a minimum height in some parts of this district)	None	None	None	None	None	50 feet	35 feet for non-agricultural buildings; none for agricultural buildings	None
Building size, maximum (See §46-)	15,000 square feet for non-residential uses; none for residential uses	None	None	None	None	None	None	None	None	None	None	None
Street-yard setback, minimum (See §46-)	10 feet; 25 feet from US, State, and County Trunk highways	10 feet; 25 feet from US, State, and County Trunk highways	25 feet	None	50 feet	25 feet	None; 25 feet from US, State, and County Trunk highways	Not applicable	None	25 feet	25 feet; 50 feet from US, State, and County Trunk highways	50 feet
Side-yard setback, minimum (See §46-)	None; 10 feet from residential district and must be screened	None; 10 feet from residential district and must be screened	None; 25 feet from residential district and must be screened	None	10 feet; 50 feet from residential district	10 feet; 100 feet from residential district	None; 10 feet from residential district	Not applicable	None	15 feet; 100 feet adjoining residential district	20 feet	10 feet
Rear-yard setback, minimum (See §46-)	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; 50 feet from residential district	10 feet; 100 feet from residential district	None; 8 feet from residential district	Not applicable	None	15 feet; 100 feet adjoining residential district	50 feet	50 feet
Accessory Buildings	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	C
Number, maximum (See §46-)	2	1	2	1	Not limited	Not limited	Not limited	Not applicable	Not limited	Not limited	2	Not limited
Floor area, maximum	120 square feet	750 square feet	Not to exceed principal structure first floor area	Not to exceed principal structure first floor area	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	120 square feet	None
Garage size, maximum	First floor not more than principal building first floor Same as the R-2 District for residential uses	First floor not more than principal building first floor Same as the R-2 District for residential uses	First floor not more than principal building first floor Same as the R-3 District for residential uses	First floor not to exceed principal building first floor are	None	None	None	Not applicable	None	None	First floor not more than principal building first floor	None
Accessory building height, maximum (See §46-)	Not to exceed principal building height	20 feet	20 feet	Not to exceed principal building height	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	Not to exceed principal building height	Not to exceed principal building height	Not to exceed principal building height
Street-yard setback, minimum (See §46-)	10 feet	10 feet	25 feet	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 applicable	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-)	2 feet	2 feet	2 feet	None	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	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback
Rear-yard setback, minimum (See §46-)	2 feet	2 feet	2 feet	None	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	Not less than the principal building setback	Not less than the principal building setback	Not less than the principal building setback
Other Standards	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	C
Loading area setback, minimum	None; must be screened	25 feet; must be screened	50 feet; must be screened	5 feet; must be screened	Not less than the principal building setback	Not less than the principal building setback	None; must be screened	Not applicable	25 feet	25 feet; must be screened	None permitted	25 feet
Green space (area), minimum (See § 46-)	20 percent	20 percent	20 percent	None	20 percent	10 percent	None	None	None	None	None	None

Table 6-2. Dimensional standards - Business Zoning Districts

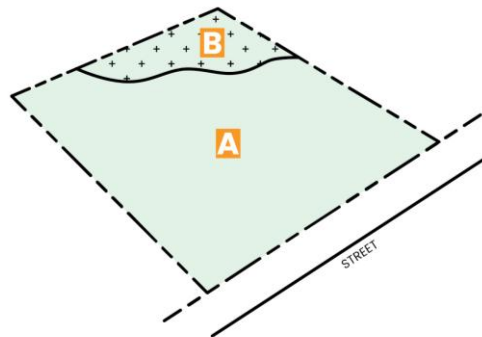
Lot Standards	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	C
Parking lot and drive aisle setback, minimum	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	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	5 feet; none where shared with adjoining properties; must be screened	Not applicable	25 feet	5 feet; none where shared with adjoining properties; must be screened	None permitted	5 feet; none where shared with adjoining properties; must be screened
Driveway width, maximum §46-)	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46- 	As defined in §46-

Key: **B-1** Neighborhood Mixed Use; **B-2** Community Business; **B-3** Highway Commercial; **CC** City Center; **M-1** Light Industrial; **M-2** General Industrial; **M-3** Central Light Industrial; **AE** Aviation Enterprise; **C** Conservancy; **ME** Mining Enterprise; **RLRD** Railroad; **UT** Urban Transition

46-1502 Lot area

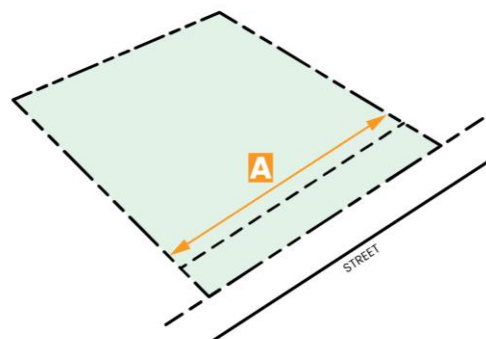
- A. Intent.** The size of buildable lots, along with other dimensional standards, are used to encourage mutually compatible uses as set forth in the City's comprehensive plan.
- B. Standard.** The minimum size of lots must comply with the standards specified in Table 6-2, except when such lots are otherwise authorized herein.
- C. Exemptions.** An outlot created by a land division that is authorized by the City is exempt from the minimum lot size.
- D. Measurement of lot area.** Lot area is measured on the horizontal plane and excludes the following:
- (1) 100 percent of wetlands as delineated by a professional wetland delineator recognized by the Wisconsin Department of Natural Resources,
 - (2) 100 percent of the area of a flag lot that constitutes the stem,
 - (3) 80 percent of the land within the 100-year floodplain overlay district, and
 - (4) 100 percent of the area that extends into an existing or planned street right-of-ways.
- E. Change in lot with a conditional use.** The property boundary lines of a lot with an approved conditional use may not be modified in any manner without the express authorization of the Plan Commission. If the Plan Commission determines that the proposed reconfiguration or change in lot area is substantive, the proposed change may only occur if the Plan Commission grants a new approval with the proposed lot consistent with the review procedures and requirements for a conditional use in effect at the time.
- F. Lot area in the context of land divisions.** Minimum lot area requirements are one of many factors that affect how many lots could potentially be created through the land division process.
- G. Nonconformity.** An existing lot that is smaller than the minimum lot area is considered a nonconforming lot and is subject to applicable standards in Article 3, Division 8.

Exhibit 6-1. Lot area



$$\text{Lot area} = \text{A (total area)} - \text{B (exclusions, if any)}$$

Exhibit 6-2. Lot width



A Street-yard building setback line

46-1503 Lot width

- A. Intent.** Lot width, along with other dimensional standards, establish minimum requirements to ensure compatibility of lots and that lots are buildable consistent with the character as set forth in the City's comprehensive plan.
- B. Standard.** The width of a lot must comply with the standards specified in Table 6-2, unless otherwise modified.
- C. Exemptions.** A parcel created by a land division that is authorized by the City is exempt from the lot width requirements if the parcel is to be dedicated to the public or used for stormwater facilities and other types of development-related infrastructure or common open space including walking and recreation trails.

- D. **Measurement of lot width.** Lot width is measured along an imaginary line at the street yard building setback line.
- E. **Nonconformity.** An existing lot that does not comply with the minimum width requirement is considered a nonconforming lot and is subject to applicable standards in Article 3, Division 8.

46-1504 Height of principal building

- A. **Intent.** The height of principal buildings helps shape the overall look and feel of the built environment, and when regulated, it helps ensure that buildings are compatible with those on adjoining lots.
- B. **Standard.** The height of principal buildings must comply with the standards specified in Table 6-2.
- C. **Measurement of building height.** The height of a principal building is measured from the finished lot grade in front of the main entrance to the highest point of the roof or the parapet wall for flat roofs.
- D. **Exceptions.** Those parts of a building enumerated in Table 6-3 are not included in the measurement of building height.

Exhibit 6-3. Measuring principal building height

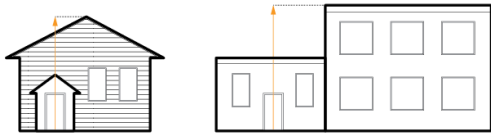


Table 6-3. Building features not included in measurement

Building feature	Maximum
Chimney or flue	Up to 6 feet over the maximum building height
Spire or steeple on a church or other institutional building	The side- and rear-yard setbacks are increased one foot for every foot over the maximum building height for the district where the building is located; existing buildings that do not meet this standard are deemed conforming Example: If the standard side-yard setback is 20 feet and the maximum building height is 45 feet, a steeple with an overall height of 60 feet, means the adjusted side-yard setback is 35 feet (20 + 15 = 35 feet).
Cupola	Up to 4 feet over the maximum building height, provided the width does not exceed 4 feet
Solar chimney	Up to 6 feet over the maximum building height
Elevator penthouse	Up to 8 feet over the maximum building height

- E. **Nonconformity.** An existing principal building that exceeds the maximum height standard is considered a nonconforming building and is subject to applicable standards in Article 3, Division 8.

46-1505 Height of accessory building

- A. **Intent.** The maximum height of accessory buildings is established to ensure they are subordinate in size and scale as compared to principal buildings on the lot.
- B. **Standard.** The height of accessory buildings must comply with the standards specified in Table 6-2.
- C. **Measurement of building height.** The height of an accessory building is measured from to . (staff to verify with Building division on current practice)
- D. **Nonconformity.** An existing accessory building that exceeds the maximum height standard is considered a nonconforming building and is subject to applicable standards in Article 3, Division 8.

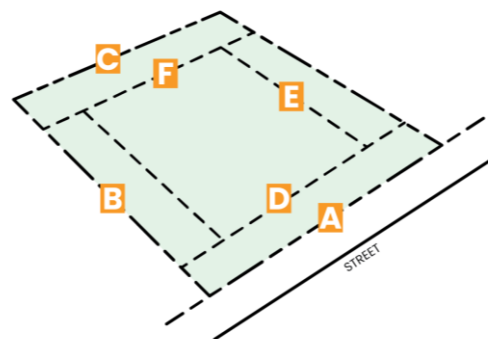
Exhibit 6-4. Measuring accessory building height

Illustration forthcoming

46-1506 Building setbacks

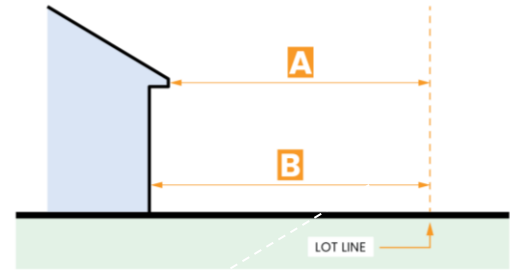
- A. **Intent.** Building setback standards, along with other dimensional standards, establish a pattern of development in each of the zoning districts. The established setback standards provide for a varying degree of (1) privacy between neighbors; (2) separation to mitigate noise and odor; (3) space for light and air circulation; (4) land for landscaping, recreational use, pleasure, and stormwater management; (5) land for maintaining the exterior of buildings and other structures; (6) room for the placement and maintenance of under-ground and above-ground utilities; and (7) room for emergency vehicles between and around buildings and other structures.
- B. **Standards.** Except as allowed in this section, buildings must comply with the setback requirements specified in Table 6-2.
- C. **Setback averaging for street yards.** Setback averaging for street-yard setbacks, as outlined in this subsection, may be used in all zoning districts if at least 50 percent of the lots improved with buildings on the same side of the street within 200 feet have a street-yard setback less than the minimum setback for the zoning district. The following rules apply when applying setback averaging:
 - (1) Vacant lots have the minimum street-yard setback for that district.
 - (2) Building projections which may extend into the street-yard setback are not included.
 - (3) Street-yard setback reductions as allowed by a variance are not included.
- D. **Decks and porches.** Decks and porches are part of the building and therefore must comply with all applicable setback requirements or as allowed in subsection (E) below.
- E. **Wheelchair access ramps.** The building inspector may, upon written petition, allow the construction of an unenclosed wheelchair access ramp in a setback area, provided the proposed location for the ramp is the only reasonable location based on the existing configuration of the building and the ramp encroaches into the setback area no more than is necessary to provide access to the building. Also see Article 4 for additional provisions relating to reasonable accommodations.

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

- F. Measurement.** Minimum setbacks are measured from the corresponding lot line to the fascia if the roof overhang is more than 2 feet or to the foundation wall if the roof overhang is 2 feet or less (Exhibit 6-6).
- G. Exceptions.** Those parts of a building enumerated in Table 6-4 may extend past the minimum setbacks as indicated.

Exhibit 6-6. Measurements to lot line

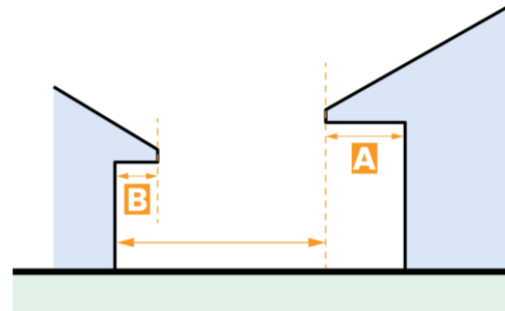
- A** Roof overhang more than 2 feet
B Roof overhang 2 feet or less

Table 6-4. Building features and projections allowed in a required street yard, side yard, and rear yard

Feature	Maximum projection
Exterior building materials such as sheathing, siding and trim, and bricks	6 inches into a required street yard, side yard, or rear yard
Cantilevered wall sections	12 inches into a street yard or rear yard, provided the width of the wall section is not more than 15 percent of the total wall face and the overhang is 12 inches or less
Sills, belt courses, buttresses, cornices, ornamental features, and the like	18 inches into a required street yard, side yard, or rear yard
Chimneys	2 feet into a required street yard, side yard, or rear yard
Fire escapes (open or enclosed)	3 feet into a required side yard; 5 feet into a rear yard
Bay windows	3 feet into a required street yard, side yard, or rear yard
Balconies	8 feet into a required yard or 50 percent of the distance between the property line and the setback line, whichever is smaller
Awnings and canopies	3 feet into a required street yard, 2 feet into a required side yard, or rear yard
Open steps, stoops, and porches, provided they are not higher than the ground floor elevation	4 feet into a required street yard; 2 feet into a required side yard or rear yard

46-1507 Building separations

- A. Intent.** Keeping an adequate distance between accessory and principal buildings helps to avoid a haphazard appearance of buildings on a property and provide adequate access for emergency services.
- B. Standard.** Accessory buildings and principal buildings must maintain the minimum separation specified in Table 6-2.
- C. Measurement.** The distance between buildings on the same lot is measured from (1) the foundation wall if there is no roof overhang, (2) the foundation wall if the roof overhang is 2 feet or less, and (3) the fascia if the roof overhang is more than 2 feet.
- D. Nonconformity.** If the separation is less than what is required, the accessory building is considered to be a nonconforming building and is therefore subject to the requirements in Article 3, Division 8.

Exhibit 6-7. Distance between buildings

- A** Roof overhang more than 2 feet
B Roof overhang 2 feet or less

46-1508 Number of principal buildings on a lot

- A. Generally.** Every building hereafter erected, structurally altered, or relocated must be located on a single lot. The number of principal buildings on a lot must comply with the requirements in Table 6-2.
- B. Distinction between one building and multiple buildings.** In the administration of this section, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:
- (1) connection by a breezeway of any length;
 - (2) connection by a deck;
 - (3) connection by a porch;
 - (4) any underground connection of any type;
 - (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
 - (6) any connection that serves no significant purpose other than a walkway;
 - (7) any connection that is significantly smaller in dimension than the connected parts; or
 - (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

- C. Exception.** The Plan Commission may approve the issuance of a new single-family residential home building permit, and allow the occupancy of an existing residential structure on a parcel, for a period of time not to exceed 2 years during the construction of the new residence, provided the property owner enters into a binding agreement, that includes the following provisions:
- (1) The property owner will remove the existing residential building within 60 days from the issuance of the occupancy permit for the new residence.
 - (2) The City is authorized to access the property to remove the existing residential building if the property owner fails to do so within 60 days of issuance of an occupancy permit for the new residence.
 - (3) The City may assess a special charge against the subject property to remove the existing residential building and restore the site to an acceptable condition as determined by the building inspector.
 - (4) Any other provision deemed necessary by the City.
- D. Additional standards.** When this chapter allows more than one principal building on a lot, the Zoning Administrator may (1) require a greater setback than what is normally required for the zoning district in which it is located, (2) require additional landscaping, (3) establish a minimum separation between principal buildings, and (4) impose any other condition necessary to account for concerns related to the purposes of this chapter as described in § 46-05 or in other sections of this chapter.
- E. Nonconformity.** If there are more principal buildings than what is allowed, the provisions in Article 3, Division 8 apply.

46-1509 Number of accessory buildings on a lot

- A. Generally.** The number of accessory buildings on a lot must comply with the requirements specified in Table 6-2.
- B. Distinction between one building and multiple buildings.** In the administration of this section, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:
- (1) connection by a breezeway of any length;
 - (2) connection by a deck;
 - (3) connection by a porch;
 - (4) any underground connection of any type;

- (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
- (6) any connection that serves no significant purpose other than a walkway;
- (7) any connection that is significantly smaller in dimension than the connected parts; or
- (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

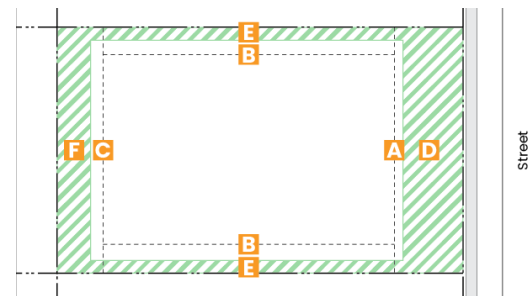
46-1510 Attached garages

- A. **Intent.** Standards are needed to ensure attached garages facing the street do not become a dominant element of a single-family residence.
- B. **Standards.** Attached garages on a single-family residence must comply with the standards in Table 6-2.

Exhibit 6-8. Green area

46-1511 Green area

- A. **Generally.** Green area is that part of a parcel or lot that is permanently devoted to grass, trees, shrubs, and similar natural aesthetic plantings.
- B. **Standards.** Each lot must comply with the minimum green area standards specified in Table 6-2. When the lot is located in a business zoning district (except CC and CC-T) or a manufacturing district and the parking lot, in whole or in part, is in front of the building, at least 50 percent of the required green area must be used between the street and the parking lot. If there is a landscaped street terrace in front of the lot, the street terrace can be used to satisfy the 50-percent requirement, but not more than half of the requirement.
- C. **Exception for redevelopment and infill projects.** Upon petition, the Zoning Administrator may allow a lesser standard for redevelopment and infill projects if the property owner demonstrates it is not feasible to provide the required green area and installs shade trees within the adjoining street terrace or provides additional landscape plantings above what is normally required.
- D. **Site plan.** The area of the lot that meets the criteria for green area must be depicted on an approved site plan or other plan as appropriate.



Key:
 A Front-yard setback, minimum
 B Side-yard setback, minimum
 C Rear-yard setback, minimum
 D Front-yard green area
 E Side-yard green area
 F Rear-yard green area

Green area is D + E + F (measured in square feet)

46-1512 through 46-1549 reserved

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DIVISION 3 ENGINEERING AND ENVIRONMENTAL STANDARDS

46-1550 Site restrictions

If the Zoning Administrator determines that a parcel of land, whether vacant, partially developed, or fully developed, contains one or more development constraints that would preclude the normal use of the parcel for a use that is otherwise permitted in the zoning district in which it is located, he or she shall render a written determination that states the best available facts related to the development constraint and other reasoning as may be appropriate. Examples of development constraints include unfavorable topography, rock formations, shallow depth to bedrock, unstable or otherwise unsuitable soils, stormwater runoff, inadequate drainage, high groundwater, or any other constraint that is harmful to the public health, safety, and welfare. Once such a determination has been made, the Zoning Administrator, Building Inspector, or other governmental official or body may not issue a development order or other approval authorizing the development in the area subject to the development constraint. The property owner has the right to appeal such administrative decision consistent with the procedures and requirements in Article 4. The Zoning Administrator may reconsider their determination at any time and render a new determination if new or additional facts become known or if the facts upon which the determination was made are not accurate.

46-1551 Establishment of building grades

Every building hereafter erected, structurally altered, or relocated must be at a grade approved by the City Engineer.

46-1552 Sanitation and water supply

A principal building involving human use or occupancy must be connected to a public sewer and water supply, subject to the requirements of Chapters [redacted] and [redacted] of the municipal code or as established by written agreement.

46-1553 Construction site erosion control

All land-disturbing activities authorized by this chapter must comply with the erosion control requirements in Chapter 10 of the municipal code.

46-1554 Stormwater management

Development authorized by this chapter must comply with the stormwater management requirements in Chapter 32 of the municipal code.

46-1555 Traffic impact analysis

Large developments generally involve significant land area and/or building area. As such they typically generate significant traffic and thus they often negatively impact existing street, highway and traffic improvements. In order to determine the impact from any such development on existing and planned streets, highways and traffic facilities, and to determine what, if any, new improvements are necessary to mitigate such impacts, a traffic study must be completed and submitted with each development proposal. Said study shall comply with the following standards:

(1) A traffic impact study shall be completed for every large development as defined by the applicable zoning district regulations if determined necessary by the City Engineer. Said study shall be completed by a qualified engineer or equivalent professional or firm having past experience and expertise in completing such studies.

(2) The cost of the study shall be paid for by the applicant.

(3) The study shall analyze the existing transportation network in the area surrounding the large development site. This would entail identifying or collecting traffic volumes for all arterial, collector, and nonresidential local streets, conducting turning counts at major intersections, and a review of all planned transportation system improvements within an area surrounding the large development site as determined appropriate by the City Engineer.

(4)The study shall identify existing and projected traffic volumes and turning movements for the aforesaid transportation network components. Traffic projections should be based on the full build-out of all lands within the study area using City land use plans for those areas that are undeveloped.

(5)The study shall determine the existing and project the anticipated levels of service for all components of the transportation network within the study area as such levels of service are defined in the most recent edition of the Transportation Research Board's Highway Capacity Manual.

(6)The study shall make recommendations for all improvements that may be necessary to maintain a level of service of D or better for all components of the transportation network. The Plan Commission may modify this requirement if they find that the construction of such improvements are impractical or excessive.

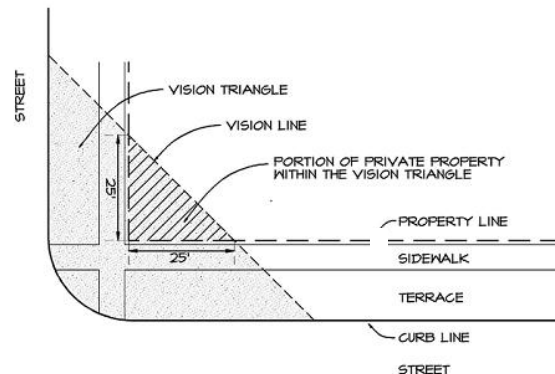
(7)The study shall prorate on a percentage basis the portion of the need for any such improvements that can be attributed to the proposed large development covered by the study.

(8)The applicant may be responsible for the installation costs of any improvements necessary to maintain a level of service of D or better on the transportation network components that would be adversely affected by the proposed development. The Plan Commission may modify this requirement if they find that the construction of such improvements are impractical or excessive.

46-1556 Traffic visibility

- A. Intent.** Vision corner triangles are established at the intersection of existing and proposed streets, alleys, and railroads to help ensure that motorists are able to see pedestrians and cross traffic.
- B. Description.** A vision triangle is all that land at a street intersection between the vision line and the street intersection. The vision line is determined by drawing a straight line from the curb or edge of pavement of one street to the curb or edge of pavement of the intersecting street, and such line shall run through two points, each such point being on the edge of the street right-of-way/property line and 25 feet back from the corner formed by the intersection of the two street right-of-way/property lines, as shown in Exhibit 6-9. At all intersections controlled by yield signs, stop signs, or traffic signals, only that portion of the vision triangle lying within the public street right-of-way shall apply.
- C. Restriction.** No bushes or shrubbery nor any opaque or semi-opaque object is permitted in the vision triangle if such bush, shrub or object is over 30 inches above curb grade, except trees trimmed to the trunk and at least to 7 feet above sidewalk grade. Official traffic signs and signals and utility poles are exempt from this restriction.
- D. Exemptions.** All buildings existing within the vision triangle at the time of adoption of the ordinance codified in this section are exempt from the requirements of this section.

Exhibit 6-9. Vision corner triangle



46-1557 through 46-1599 reserved

DIVISION 4 PERFORMANCE STANDARDS

46-1600 Generally

The performance standards in this division are established to promote the health, safety, and general welfare of the public by creating an objective and equitable basis to control potentially hazardous and nuisance-like effects of various land uses and to ensure that the community is adequately protected. These performance standards may have the effect of limiting, restricting, and prohibiting the ways in which otherwise permissible land uses may operate. In addition to these established standards, there may be other applicable local, state, and federal codes and standards that also apply.

46-1601 Odors

- A. Applicability.** The odor control standards established in this section apply to all land uses and activities, except where the odor is created by (1) food cooking; (2) the construction of a principal use on the subject property; (3) the application of fertilizers; or (4) incidental traffic, parking, loading, or maintenance operations. Public utilities and services that are otherwise allowed under this code are essential public services and are therefore also exempt.
- B. Standards.** The odor standards set forth in Chapter 22 of the municipal code apply to all land uses and activities.

46-1602 Air pollution

- A. Applicability.** The air pollution standards established in this section apply to all land uses and activities, except where the air pollution is created during the construction of a principal use on the subject property, or by incidental traffic, parking, loading, or maintenance operations.
- B. General standards.** The air pollution standards set forth in Chapter 22 of the municipal code apply to all land uses and activities.
- C. Other standards.** Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot must be controlled by appropriate landscaping, paving, oiling, or other acceptable means as determined by the reviewing authority.

46-1603 Fire and explosive hazards

- A. Applicability.** The standards for fire and explosive hazards established in this section apply to all land uses and activities.
- B. Standards.** (1) Any use involving materials which could decompose by detonation must be located at least 400 feet from any residential or commercial zoning district, except that this standard does not apply to the storage or usage of liquefied petroleum or natural gas for normal residential or business purposes. (2) Flammable and explosive materials at any point must have adequate safety and fire-fighting devices consistent with all fire prevention codes of the State of Wisconsin. (3) All materials that range from active to intense burning may be manufactured, utilized, processed, and stored only in completely enclosed buildings which have noncombustible exterior walls and an automatic fire extinguishing system. (4) The storage of fuels and other materials that produce flammable or explosive vapors may be permitted only after review and approval by the City fire department and consistent with their requirements to minimize fire and explosive hazards.

46-1604 Glare and heat

- A. Applicability.** The standards for glare and heat established in this section apply to all land uses and activities, except where glare is created during the construction of a principal use on the subject property, or by incidental traffic, parking, loading, or maintenance operations.

- B. Standards.** (1) No direct or sky-reflected glare shall be visible at the lot line of the subject property from any on-site activity or process, such as combustion or welding. (2) There shall be no discernible transmission of heat or heated air at the lot line as determined by the Zoning Administrator.

46-1605 Water quality

- A. Applicability.** The standards for water quality established in this section apply to all land uses and activities.
- B. Standards.** (1) No activity shall locate, store, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might runoff, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness, or be harmful to human, animal, plant, or aquatic life. (2) No activity shall withdraw water or discharge any liquid or solid materials so as to exceed or contribute toward exceeding the minimum standards and those other standards and the application of those standards set forth in Ch. NR 102, Wis. Admin. Code or in other applicable chapters which regulate water quality.

46-1606 Vibration

- A. Applicability.** The requirements of this section apply to all uses and activities, except those vibrations created during the construction of the principal use on the subject property.
- B. Requirements.** No physical vibration emanating on a property that is above the vibration perception threshold of an individual shall pass beyond the property line of such property. Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

46-1607 Noise

- A. Applicability.** The requirements of this section apply to all land uses and activities that create detectable noise, except (1) noise that is created during the construction of the principal use on the subject property; (2) noise from incidental traffic, parking, loading, and maintenance; (3) noise from equipment commissioning and intermittent equipment testing; and (4) noise from typical agricultural operations, if otherwise allowed.
- B. Requirements.** Noise attributable to a land use may not exceed the levels listed below when measured at the property boundary line. Upon a written petition, the Plan Commission may authorize a higher decibel level for manufacturing as a special exception pursuant to the procedures and requirements in Article 4, provided the applicant submits a sound study prepared by a qualified individual.

Table 6-5. Maximum noise levels

Zoning district with subject property	Abutting parcel is in residential district	Abutting parcel is in commercial district	Abutting parcel is in manufacturing district
Commercial	58 dBA	60 dBA	62 dBA
Manufacturing	58 dBA	60 dBA	62 dBA

Note: The specific zoning districts in each of the general categories are listed in § 46-1021 in Article 5.

46-1608 through 46-1649 reserved

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DIVISION 5 SITE DESIGN STANDARDS

46-1650 Applicability

Those land uses designated as requiring site plan review in the land-use matrix (Table 6-2) must comply with the requirements in this division along with the corresponding review procedures in Article 4.

46-1651 Legislative findings

The City Council makes the following legislative findings regarding site design requirements:

- (1) The design and layout of a site, including principal and accessory buildings, parking areas and access drives, building service areas, docking and loading areas, and other elements, can have a substantial and long-lasting effect on the utility of the subject property and on surrounding properties and the overall character of the City.
- (2) The standards in this division, along with those in related articles, are intended to offer clear and practical guidance to property owners, design professionals, and public officials.
- (3) The standards in this division are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

46-1652 Minimum design standards

Development subject to review under this division must adhere to the following design principles along with other requirements that may apply:

- (1) The location and orientation of all buildings must meet the individual lot size, width, setback and yard requirements set forth in the applicable zoning district regulations.
- (2) Buildings and other improvements must be arranged on a site and in a configuration that does not impede traffic accessibility and circulation to/from adjacent streets and adjoining sites developed with similar nonresidential uses.
- (3) Buildings must be arranged to reduce visibility of service areas from public streets, customer parking areas, and adjacent properties.
- (4) Service yards and facilities, including storage areas (if allowed) and docking and loading facilities, must be (i) easily accessible by service vehicles, (ii) separated from the primary parking access and circulation functions, (iii) centrally located to serve multiple establishments and tenants (if any), (iv) designed to prevent backing onto the public right-of-way, and (v) integrated into the overall design of the buildings and landscaping features so the visual and acoustic impacts of these functions are located out of view from public streets and adjacent agricultural and residential-zoned areas through thoughtful site layouts and the use of architectural extensions of buildings, walls, fences, landscaping features and plantings.
- (5) Existing natural resources and topographic features of a site must be preserved where such features contribute to the beauty and utility of a development site.
- (6) Buildings and other improvements should be located to take advantage of a site's natural topography and drainage, existing vegetation and other natural features. Modifications to such features may be

Exhibit 6-10. Sites need to accommodate a wide variety of users



permitted when required for safety purposes, or, where modification contributes to and further visual appearance, function, and utility of the site.

- (7) A building must be arranged on the site so as to not impede traffic accessibility and circulation to or from adjacent streets and adjoining sites.
- (8) The front of the building must be generally parallel to the street or a public area, such as a courtyard, plaza, or the like.
- (9) The project may not create any hazard.
- (10) The project must be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare, as determined by the reviewing authority.
- (11) Parking areas and pedestrian accessways located on the site must be designed to promote safety and efficient pedestrian and vehicle flow.

46-1653 Required content

Site plan applications must include the information listed in Table 6-__ as appropriate.

Table 6-__ Mapping information for site plans

Background Project Information	
Project name	X
Applicant name	X
Preparation date	X
Name of preparer	X
Survey Information	
North arrow and graphic scale	X
Address of subject property or legal description	X
Property boundaries	X
Acreage of subject property	X
Project Development Information	
Land use summary table by density/intensity and acreage	-
Easements/rights-of-ways (location, width, purpose, ownership)	X
Common areas/conservancy areas (location, purpose, ownership)	X
Land to be dedicated to the public (boundaries, area, purpose)	-
Setting	
Property boundaries within 50 feet of the subject property	X
Land uses within 50 feet of the subject property	X
Zoning district boundaries within 50 feet of the subject property	X
Municipal boundaries within 50 feet of the subject property	X
Site Features (existing and proposed)	
Ground contours when slopes exceed 8 percent	X
Wetlands ^[1]	X
Woodlands	X
Wildlife habitat, including critical wildlife habitat	X
Environmentally sensitive features	X
Water resources (rivers, ponds, etc.) and ordinary high-water mark (elevations) for navigable waters	X
Floodplain boundaries and elevations of the same	X
Buildings and Outdoor Storage/Activity Areas	
Existing and proposed	X
Existing within 50 feet of subject property	X
Required Setbacks	
Yard setbacks (front, side, rear and shore)	X

Table 6- Mapping information for site plans

Landscaping Features (existing and proposed)	
Fences, buffers, and berms (to include construction specifications)	X
Pervious and impervious surfaces by type	X
Site amenities (benches, fountains, etc.)	X
Existing trees and other prominent vegetation	X
Trees / shrubs to be planted, including a plant list and specs.	X
Trees / shrubs to be retained	X
Outdoor Lighting (existing and proposed)	
Location	X
Fixture specifications	X
Stormwater Facilities (existing and proposed)	
Location	X
General specifications for each facility	X
Utilities (existing and proposed)	
Location	X
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	X
Size/capacity, if applicable	X
Transportation Facilities (existing and proposed)	
Streets	X
Driveways and road access onto public and private roads	X
Sidewalks and trails	X
Fire lanes (i.e., fire apparatus access)	X
Clear visibility triangles (location and dimensions)	X
On-Site Parking (existing and proposed)	
Access aisles and parking spaces by size	X
Location of accessible parking spaces	X
Location and specifications for accessibility ramps	X
Type and location of on-site parking signs and traffic control signs	X
Surface materials for parking lot (e.g., concrete, bituminous concrete, pavers)	X
Snow storage areas	X
Areas designated for queuing vehicles for drive-through facilities (e.g., car washes, drive-up service windows, etc.)	X
Pedestrian walkways between the parking lot and the building	X
Designated areas of a parking area for pedestrian walks	X
Loading lanes and loading docks	X
Stormwater drainage	X
Distance between parking areas and adjoining properties if less than 20 feet	X
Areas designated for bicycle parking	X
Signs (existing and proposed)	
Location	X
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process	X

Notes:

[1] Depending on the location of any wetlands and their proximity to any land-altering activities, a professional wetland delineator may be required.

46-1654 Fences

Fences must be depicted on an approved site plan.

46-1655 Gated access drives

Access gates, meeting the standards in § 46-1821, must be depicted on an approved site plan.

46-1656 Buildings

Building footprints must be depicted on an approved site plan. If the site is being designed to accommodate any new buildings or expansions, those areas should be depicted as well.

46-1657 Parking and loading

On-site parking and loading areas, internal roadways, driveways, and pedestrian routes must be depicted on an approved site plan.

46-1658 Accessibility

All uses and site plans must comply with applicable state and federal accessibility laws, including the Americans with Disabilities Act (ADA). Key considerations in designing a site include accessible parking, accessible route, and accessible entrance.

46-1659 Sidewalks

If the subject property fronts on a street with an existing or planned public sidewalk, a sidewalk, at least 5 feet in width, must be provided on site from the street to the primary entrance(s) of all principal buildings on the site.

46-1660 Landscaping and buffers

Landscaping and buffers must be depicted on an approved site plan.

46-1661 Outdoor lighting

Outdoor lighting must be depicted on an approved site plan

46-1662 Signage

Permanent ground-mounted signs that require approval must be depicted on an approved site plan.

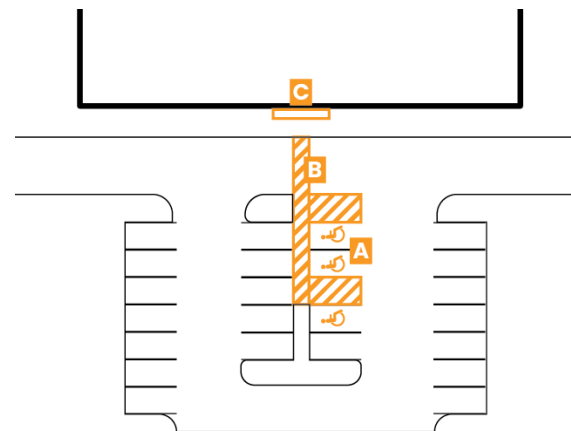
46-1663 Cross-access connections

Cross-access connections must be provided between adjoining lots consistent with the standards in Division 7.

46-1664 Fire lanes

- A. **General requirement.** A fire lane, when required by the State of Wisconsin or the Fire Chief, must be constructed by the developer, at their cost, to ensure proper access to buildings in the event of a fire or other emergency.
- B. **Width.** A fire lane must have an unobstructed width of at least 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of at least 13.5 feet.
- C. **Dead-end lanes.** A dead-end fire lane that is longer than 150 feet must have a turnaround at the end, as approved by the Fire Chief in consultation with the City Engineer.
- D. **Signage.** A fire lane must be signed as required by the Fire Chief.

Exhibit 6-11. Elements of accessibility



Key:
A Accessible parking spaces
B Accessible route
C Accessible building entrance

46-1665 Transit stops

- A. **General requirement.** A transit stop may be required by the Janesville Transit System (JTS) when a development project includes more than 30 dwelling units or over 100 parking spaces and is located along an existing or planned JTS transit route. If JTS determines that a transit stop is necessary at that location, the developer must construct it—either as part of the development itself or within the adjacent public right-of-way—and ensure it is connected to the site by a suitable sidewalk. All costs associated with the transit stop, including construction and connection, are the responsibility of the developer.
- B. **Site plan.** A transit stop located on the development site must be depicted on an approved site plan.

46-1666 Outdoor storage areas

- A. **Location.** Outdoor storage areas, when allowed, must be located in the rear yard or in the side yard.
- B. **Screening.** Outdoor storage areas adjoining residential, commercial, and city center districts must be screened with a wall, a non-metallic fence, a berm, landscaping, or any combination, as approved by the Zoning Administrator.
- C. **Stacking height.** Materials kept out of doors may not exceed the height of required screening.
- D. **Surfacing.** Outdoor storage areas must be surfaced with concrete or asphaltic concrete. The Zoning Administrator may approve the use of gravel in low-traffic areas, provided that area is smaller than the remaining surfaced area. If gravel is allowed, the control of fugitive dust must be addressed to the satisfaction of the Zoning Administrator.

46-1667 Refuse storage

- A. **General requirement.** If garbage or recyclable materials are stored outside of an enclosed building, they must be kept in suitable storage containers.
- B. **Screening required.** If the storage containers would be visible from a public street or a property in a residential or commercial zoning district, they must be located inside of an enclosure as described in this section.
- C. **Enclosure.** The enclosure must be made of a solid wall or a fence and include one or more access gates. An access gate must face away from any adjacent residential and commercial areas. The height of the enclosure must be at least 6 feet but not more than 7 feet above the surrounding grade.
- D. **Placement.** Enclosures are permitted only in the rear yard, with placement in the side yard allowed as a less preferred alternative. An enclosure may not (1) impair vehicular access or snow removal operations, (2) be located within a buffer or a drainage or stormwater area, or (3) be within 20 feet of a public street, public sidewalk, or internal pedestrian way.
- E. **Materials.** The enclosure must be made of the same material as the immediate adjacent wall of the principal building or such other material as would not detract from the immediate surrounding neighborhood.
- F. **Concrete pad.** If dumpsters are used for garbage or recyclable materials, the enclosure must have a concrete base that extends at least 8 feet in front of the gated access.
- G. **Site plan.** Refuse enclosures must be depicted on an approved site plan.

Exhibit 6-12. Dumpster enclosure



46-1668 Storage tanks for flammable and/or combustible liquids

- A. **General requirement.** Any storage tank used for flammable or combustible liquids, when otherwise allowed with a permitted land use, must also meet the requirements outlined in § 16-195 of the municipal code.
- B. **Site plan.** A storage tank used for flammable or combustible liquids that is outside of an enclosed building, must be depicted on an approved site plan.

46-1669 Utilities

- A. **Potable water.** All uses must be connected to the municipal water system as set forth in § [redacted] of the municipal code.
- B. **Sanitary sewer.** All uses must be connected to the municipal sewer system as set forth in § [redacted] of the municipal code.
- C. **Electric service.** [redacted]
- D. **Other utilities.** [redacted]

46-1670 Fire hydrants on private property

Fire hydrants must be provided and shown on the site plan when a proposed building or expansion cannot be adequately served by existing public hydrants. When private hydrants are required, their location, design, and installation must comply with the specifications set forth in Chapter [redacted] of the municipal code.

Exhibit 6-13. An example of a cluster mailbox unit

46-1671 Cluster mailbox units

- A. **General requirement.** If the development project is a multi-tenant building (e.g., residential, commercial, industrial) the developer must coordinate with the US Postal Service (USPS) to determine if a cluster mailbox unit (CBU) is needed. If required, the number, type, and location of cluster mailbox units (CBUs) must be designed and located in accordance with USPS standards and the City's specifications.
- B. **Location and access.** CBUs must be located on the subject property or within a public right-of-way or approved easement, with the approval of the City Engineer and USPS. The location must ensure safe and convenient access for mail carriers and residents, including walkable access from adjacent lots. Placement must avoid conflicts with driveways, fire hydrants, stormwater inlets, ADA-accessible routes, and sight distance triangles.
- C. **Required site improvements.** The developer must install a concrete pad, accessible pedestrian path, and any other required site improvements as specified by the City Engineer or USPS. Lighting, signage, and landscaping enhancements may be required to promote safety and appearance, subject to City Engineer approval.
- D. **Review and approval.** The location and design of CBUs must be shown on an approved site plan.
- E. **Maintenance.** The property owner is responsible for ongoing maintenance of the mailbox pad, surrounding area, and any associated amenities.



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46-1672 Encroachments into public right-of-way

If a proposed use or improvement is located in a public right-of-way, it must be shown on an approved site plan, and the property owner must get approval from the agency responsible for the right-of-way or proof that approval is not needed.

46-1673 Traffic visibility

All site improvements and landscaping must comply with the vision triangle requirements in § 46-1556.

46-1674 through 46-1699 reserved

Exhibit 6-14. An example of an encroachment in a public sidewalk



DIVISION 6 ARCHITECTURAL STANDARDS

46-1700 Applicability

Those land uses designated as requiring architectural plan review in the land-use matrix (Table 6-2) must comply with the requirements in this division along with the corresponding review procedures and requirements in Article 4.

46-1701 Legislative findings

The City Council makes the following legislative findings regarding architectural requirements in this division:

- (1) The exterior design of a building has a substantial and long-lasting effect on surrounding properties and the overall character of the City.
- (2) Buildings and especially those within a largely developed area should fit into the context in which they occur.
- (3) Architectural design standards should allow for a variety of architectural styles and be flexible to the greatest extent possible.
- (4) The standards in this division are intended to provide meaningful guidance to property owners, design professionals, and public officials.
- (5) The standards in this division are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

46-1702 Four-sided architecture

- A. **Description.** Four-sided architecture refers to a building design where all four sides of the building are aesthetically pleasing and functional. While there may be different materials, colors, and design elements on the various sides of the building, the overall intent is to create a unified theme for the entire building. This can be accomplished through the design of roof lines, use of similar architectural detailing, and building materials.
- B. **Where required.** All new principal buildings and major additions must incorporate four-sided architecture when located in the zoning districts specified in Table 6-6.

Table 6-6. Four-sided architecture

	Base zoning district
Four-sided architecture is required	B-1 Neighborhood Mixed Use; B-2 Community Business; B-3 Highway Commercial; CC Downtown; R-3 High Density Residential
Four-sided architecture is required when the back or side of the building abuts a lot in a residential zoning district or in a planned development district that is predominantly residential in nature	M-1 Light Industrial; M-2 General Industrial; M-3 Central Light Industrial

46-1703 Massing and scale

- A. **Description.** The massing of a building refers to the overall size, bulk, or volume of space which a building encloses. Scale is conveyed by elements or parts of the building facade where doorways, windows, and details enable people to gauge its relative size and character in relationship to the size of the human form.
- B. **General standards.** The massing and scale of buildings must comply with the following requirements:
 - (1) The scale of the buildings must be compatible with the overall massing and the individual parts of adjacent buildings, especially adjacent to residential areas.

- (2) Building heights of new construction must not be more than 40 percent above the height of adjacent or future-designated residential buildings based on the maximum building height of each residential district, when the building is to be located within 200 feet of a residential building. (verify – if retained, is a graphic needed?)
- (3) A gradual transition to the maximum building height is permitted.
- (4) The relationship between facade height and width must be maintained.
- (5) Transitions between adjacent residential structures and new nonresidential structures to be constructed must also be achieved by the incorporation of horizontal human-scale features in rooflines and building elevations such as canopies, awnings, porches, porticoes, fenestration, and other similar features.
- (6) Avoid vast blank building walls in areas visible from the street or adjacent residential areas. Design facades must convey human-scale through fenestration, building articulation, multiple entries, or detailing.

46-1704 Form and proportion

- A. Description.** The form and proportion of a building's elevation and roof are basic form-giving characteristics that are important in relating a new building to other buildings and to its setting.
- B. General standards.** The form and proportion of buildings must comply with the following requirements:
 - (1) Elements of a building must be emphasized to clearly show the division of roof and walls. Color, materials and/or details must be utilized to express this division.
 - (2) Building components and appurtenances, including doors, windows, canopies and trim, must maintain this proportion to each other and to the building as a whole.
 - (3) Buildings located on corner lots must include a prominent architectural feature of greater height or emphasis at the corner where the two public streets meet. (verify – if retained, is a graphic needed?)

46-1705 Flat roofs

- A. Generally.** A building with a flat roof must be surrounded by a parapet wall on the front and side facades.
- B. Variation of heights.** When a required parapet is visible from a public or private street, the height must step up or down at least 1 foot for each horizontal span not exceeding 50 feet.
- C. Visibility.** When a flat roof is visible from a street or from an adjoining property when viewed 5 feet above the existing grade, the height of the parapet must be at least 3.5 feet above the roof surface to minimize the amount of the flat roof that is visible.
- D. Coping.** At least 80 percent of the front façade must incorporate coping.

Staff – These provisions could be tailored for commercial and industrial zoning districts.

46-1706 Fenestration and entrances

- A. Description.** The fenestration of building facades is the orderly arrangement of openings within the elevations of the building.
- B. General standards.** Fenestration and entrances on buildings must comply with the following requirements:
 - (1) Openings must form a unified composition in proportion to the building elevation.
 - (2) Special attention must be given to designing a primary building entrance, one that is distinguishable from the remainder of the building elevation, and incorporates changes in mass, surface, or finish to give emphasis.
 - (3) Building entrances must be designed to be clearly identifiable and easily recognizable from parking lots and pedestrian circulation routes.

- (4) Design, quality of material, scale and character of a building, especially the location of the entryway, must help identify its importance and be compatible with entrances of adjacent buildings.
- (5) The hierarchy of entrances through scale, detailing, and design features must be clearly expressed.
- (6) Entrances of freestanding buildings must be located and be clearly identifiable from the adjacent street or service drive.
- (7) Entrances must include two or more of the following elements: roof overhang, canopies, awnings, decorative light fixtures, portico, seating area, pedestrian arcade, gardens, or courtyard.

C. Minimum transparency. Principal buildings and major additions must meet the minimum glazing requirements in Table 6-7. For the purpose of this subsection, the façade is any are visible to the public, from any area or building, or from any residence and is measured from the finished grade to the interior ceiling or the bottom of the roof system. In meeting the required minimum area requirements, a false window with glazing can be used.

Table 6-7. Minimum glazing requirements

Base zoning district	First story			Upper stories		
	Front	Side	Rear	Front	Side	Rear
B-1 Neighborhood mixed use	30%	30%	none	20%	10%	none
B-2 Community business	30%	30%	none	20%	10%	none
B-3 Highway commercial	30%	30%	none	20%	10%	none
CC Downtown	35%	35%	none	25%	10%; 0% if sharing a common lot line	none
CC-T Downtown transition	35%	35%	none	25%	10%; 0% if sharing a common lot line	none
M-1 Light Industrial	15%	15%	none	10%	5%	none
M-2 General Industrial	15%	15%	none	10%	5%	none
M-3 Central Light Industrial	15%	15%	none	10%	5%	none

46-1707 Exterior building materials and details

A. General standards. Exterior building materials must comply with the following requirements:

- (1) Materials must achieve a cohesive and consistent architectural character in new construction through the use of exterior building materials and details that are similar to or compatible with adjacent buildings, except when adjacent buildings consist of substandard materials or lack sufficient detail as required by this section.
- (2) Materials must be selected to adequately suit the type of building and style in which it is intended to serve.
- (3) In any building in which the structural frame is exposed to public view, the structural materials must also meet these standards.
- (4) A primary facade material must be used consistently on all non-residential building elevations to limit the number of compatible secondary facade materials.
- (5) For an expandable building in an industrial zoning district one side may have a different building material than the rest of the building, provided the different material is integrated and coordinated with the overall building design. The different material must be one of the appropriate facade materials, and the site and building plans must show the feasibility of the proposed future building expansion. The different material may only be located on a side of the building, which is not visible from the street.

- B. Appropriate exterior building materials.** Appropriate exterior building materials for new buildings and additions in the applicable zoning districts are listed in Table 6-. The exhibit below illustrates successful applications of the various permitted primary exterior building materials on a variety of building types. The Zoning Administrator may allow alternative equivalent material if the applicant submits the material warranty, durability specifications, sample material, and photographs of the material on structures similar to the proposed structure or development and the Director determines that the materials provide similar durability and visual quality.
- C. Prohibited exterior building materials.** The Zoning Administrator may allow the use of a prohibited material on a building addition when the existing building is constructed of the same prohibited material. In granting such approval, the Zoning Administrator may require enhancements to the facade, additional landscaping, or other means to improve the aesthetics of the building. The Zoning Administrator must consider the following in making their decision:
- (1) The prevailing material(s) used on buildings in the same area.
 - (2) The extent to which the building is visible from any public road and adjoining properties.

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Table 6-8. Appropriate exterior building materials

	B-1	B-2	B-3	CC	CC-T	M-1	M-2	M-3	R-3
Brick	X	X	x	X	X	X	X	X	X
Stone (natural or cultured)	X	X	x	X	X	X	X	X	X
Decorative tile	X	X	x	X	X	X	X	X	X
Concrete block, split-face	-	-	-	-	X	X	X	X	X
Hard-coat stucco (aka traditional stucco)	X	X	X	X	X	X	X	X	X
EFIS stucco	-	-	-	-	X	X	X	X	X
Glass as an accent	X	X	X	X	X	X	X	X	X
Glass as a major component	-	X	X	X	-	-	X	-	-
Curtain wall system with glass and metal panels	-	X	X	X	X	X	X	X	X
Concrete panels, tilt-up or precast (flat face)	-	-	-	-	X	X	X	X	X
Concrete panels, tilt-up or precast (textured face)			X if 40% or more is textured	-	X	X	X	X	X
Architectural metal panels with a flush non-profiled face and concealed anchors	-	X	X	X	X	X	X	X	X
Corrugated metal panels with a masonry base of 42 inches	-	-	-	-	X	X	-	-	-
Fiber-cement siding and panels	X	X	X	X	X	X	X	X	X
Vinyl and aluminum siding	X	-	-	-	X	X	-	-	-
Adaptive façade materials (maximum wall area)	-	-	-	-	10%	10%	10%	-	-
Engineered textile facade	-	-	-	-	10%	10%	10%	-	-
At least __ percent of the street side façade must be masonry, excluding split-face block.	-	25%	25%	25%	15%	15%	15%	50% for first story; 25% for upper stories	
Building materials must wrap around a building corner at least 2 feet when there is a change of façade material on two adjacent sides of the building	X	X	X	X	X	X	X	X	X

Key: B-1 Neighborhood Mixed Use; B-2 Community Business; B-3 Highway Commercial; CC Downtown; CC-T Downtown Transition; M-1 Light Industrial; M-2 General Industrial; M-3 Central Light Industrial; R-3 High Density Residential

Exhibit 6-15. Photo gallery of selected exterior building materials

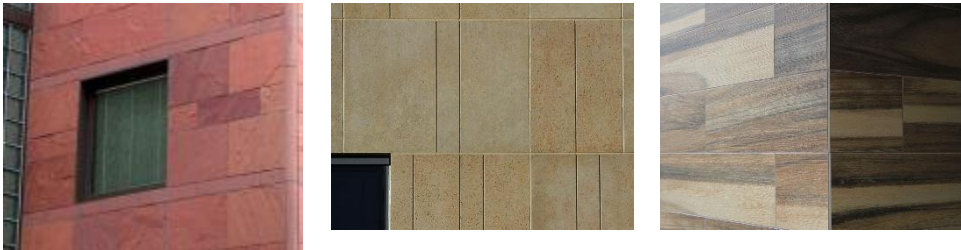
Brick



Stone (natural or cultured)



Decorative tile



Concrete block, split-face



Stucco



Glass as an accent



Exhibit 6-15. Photo gallery of selected exterior building materials

Glass as a major component



Concrete panels, tilt-up or precast (detailed/textured face)



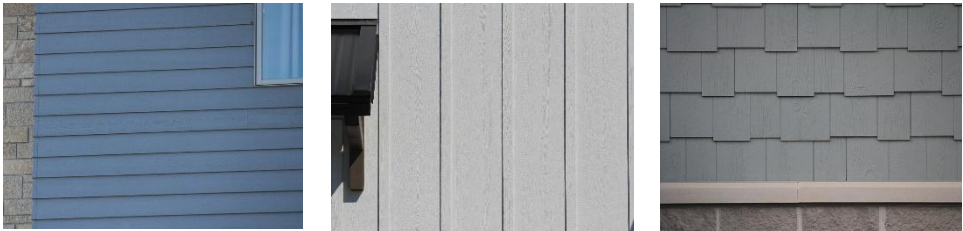
Architectural metal panels with a flush non-profiled face and concealed anchors



Corrugated (ribbed) metal panels



Fiber-cement siding and panels



Vinyl and aluminum siding



Exhibit 6-15. Photo gallery of selected exterior building materials

Reclaimed materials
(corrugated roofing,
barnwood)



Engineered textile
facade



46-1708 General architectural requirements

Building materials are critical in establishing the character and aesthetic for the area. Buildings require appropriate and respectful attention in the materials selected for facades. The following uses shall be consistent with the following standards for all buildings and building complexes:

- (1) Building designs shall minimize the effects of size and scale by highlighting individual dwelling units using separate entrances and integrating garages (for multifamily buildings), use of variable rooflines, door and window openings, facade protrusions or recesses, and use of porticos, overhangs, arcades, arches and outdoor patios.
- (2) Accessory structures must be consistent with the primary building in terms of its character, roof shapes, building materials, colors and architectural details.
- (3) Building facades must incorporate unified and complimentary finished materials, and to promote longevity and durability. Materials that are appropriate are listed in § 46-2606.
- (5) Variation in architectural detail, mass and proportion of individual buildings may be used to provide visual interest where more than one building is located on a single parcel.
- (6) Roofs are elements of buildings which significantly affect the architectural character. The roof is vital to the overall design theme of a building since it is related to its mass, scale, form, and proportion. For all visible roofs, roofing materials and construction must be high quality, such as, standing-seam metal, slate, cedar, or architectural shingles. Roofing materials and shape must be compatible with the architectural style of the building and with surrounding buildings and roofs.
- (7) All buildings, or groupings or nodes of buildings and structures, must be designed to be sensitive to existing views, or view corridors, and the contexts of the surrounding natural and built environment.

46-1709 Exterior building colors

- A. **Color choices.** Exterior building colors must be nonreflective and subtle, in neutral or earth tone hues. The use of high-intensity colors, metallic finishes, black, or fluorescent colors is prohibited. Building trim and architectural accents may incorporate brighter colors; however, such colors must be muted, non-metallic, and non-fluorescent, and may not be used for branding or to identify a specific tenant or use. Standard corporate and trademark colors are permitted only on signage.
- B. **Minimum number.** At least two differentiating colors must be used in the design of building exteriors.

46-1710 Neon and LED strip lighting

Neon and LED strip lighting is prohibited.

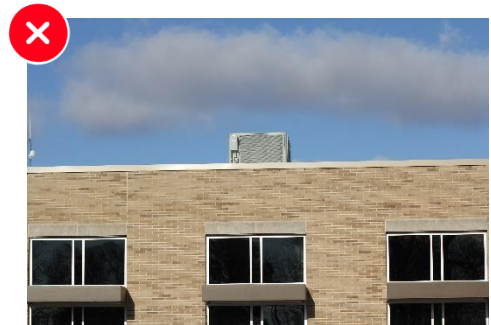
46-1711 Specific standards for commercial land uses in residential zoning districts

- A. Generally.** To encourage limited commercial in certain residential zoning districts, certain land uses are allowed. To ensure that these businesses fit the residential nature of the area, basic standards are established in this section.
- B. Standards.** The following standards apply:
- (1) Four-sided architecture is required.
 - (2) The same building materials are allowed as in the B-1 Neighborhood Commercial district except glass as a major component is not allowed.
 - (3) Public entryways should be located as close to the corner of the building as possible, but may not be more than 30 feet.
 - (4) Fenestration and entryways must be designed according to the general standards for fenestration and entrances as specified in § 46-1706 (B).
 - (5) Operating hours for the commercial use must be posted in a location visible near a public entryway.
 - (6) Public areas and windows must be oriented to avoid overlooking private residential areas such as patios or backyards that are not otherwise visible from the public way.

46-1712 Building-mounted mechanical equipment

- A. Generally.** Certain buildings require mechanical equipment that, by necessity or industry practice, must be located entirely or partially outside the building. Such equipment may generate noise or have an appearance that detracts from surrounding properties. This section relates to building-mounted mechanicals. Ground-mounted mechanicals are addressed in Division 4 of this article.
- B. Roof-mounted mechanicals.** Roof-mounted mechanical equipment must be located behind screening walls or covers that are similar or complimentary in material to those used on the facades of the building.
- C. Wall-mounted mechanicals.** Wall-mounted mechanicals must be placed out of site from adjoining public streets and screened with landscaping, walls or fences.

Exhibit 6-16. An example of a roof-top mechanical without needed screening



46-1713 through 46-1799 reserved

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DIVISION 7

PARKING, LOADING AND ACCESS

46-1800 Legislative findings

The City Council makes the following legislative findings:

- (1) The design of parking areas and site access is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability.
- (2) Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses.
- (3) Excessively large parking lots increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of storm water into the ground.
- (4) Shared parking can reduce parking facility costs (including aesthetic and environmental impacts), allow greater flexibility in facility location and site design, and encourage more efficient land use.
- (5) Parking lots and their access represent a vital connection between the local transportation network and land uses.
- (6) Incorrectly designed parking lots and site access can have negative impacts on the site, the adjacent and nearby public roadways, and the image of the business community.

46-1801 Purpose

This division promotes the public health, safety, and general welfare and is intended to:

- (1) increase the safety and capacity of public streets by requiring off-street parking and off-street loading facilities,
- (2) minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods,
- (3) lessen congestion and prevent the overtaxing of public roads by regulating the location and capacity of off-street parking and off-street loading facilities,
- (4) maintain and enhance a safe and efficient transportation system,
- (5) minimize the occurrences of motor vehicles backing into public roads, and
- (6) minimize impervious surfaces.

46-1802 General design principles

Parking areas, loading berths, driveways, and access must be designed based on the following principles:

- (1) Provide continuous flow of traffic through the parking area.
- (2) Allow safe movement of pedestrians from parking areas to buildings.
- (3) Avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian circulation takes precedence over vehicular circulation.
- (4) Ensure that site facilities and amenities are accessible to people with disabilities as required by this division and the Americans with Disabilities Act (ADA).
- (5) Allow for appropriate landscaping of parking areas without conflicting with outdoor lighting.
- (6) Ensure that emergency service vehicles are able to travel through parking areas, including fire trucks.
- (7) Minimize impervious surfaces.

- (8) Allow for the logical expansion of parking areas to accommodate different land uses or an expansion of an existing use.
- (9) Ensure that the stormwater generated on the site is accommodated consistent with City requirements.
- (10) Queuing of vehicles must be designed to prevent stacking of vehicles onto a public right-of-way.
- (11) Ingress and egress of parking spaces must occur on private property and not cross into the public right of way (sidewalks or streets) to gain access to parking spaces.
- (12)

46-1803 General applicability

The requirements and standards for off-street parking apply to new site development, an expansion or modification of an existing parking area, and a change in occupancy, subject to the standards below.

- (1) When the use or occupancy of building, structure, or land changes to a new use, another use or a new occupant, additional on-site parking spaces must be constructed if the new use, another use, or new occupant requires a minimum amount of on-site parking spaces more than already exists on the subject site.
- (2) When a building or structure is expanded, additional parking spaces must be constructed if the expansion requires a minimum amount of on-site parking spaces more than already exists on the subject site.
- (3) When a building or structure was erected prior to [REDACTED], 2025, additional minimum parking spaces or loading facilities are mandatory only in the amount by which the requirements of the new use or occupancy exceed those for the existing or prior use or occupancy.
- (4) When site constraints and/or other standards of this chapter do not allow proper space to provide for the minimum amount of required on-site parking spaces for a change in use or occupancy of a building, structure, or land as stated above, the Plan Commission may, at its discretion, grant an exemption to the requirement of constructing additional parking spaces. The applicant requesting a change in use or occupancy must demonstrate how site constraints and/or other standards of this chapter do not allow construction of additional on-site parking spaces, and must provide justification that there are sufficient off-site parking spaces available for overflow parking, such as street parking or shared parking on neighboring or nearby properties.

Exhibit 6-17. Green infrastructure next to a parking lot



46-1804 General standards for off-street parking areas

- A. **Proximity of parking to principal use.** Parking spaces must be located on the same lot with the principal use, except when shared parking is allowed.
- B. **Use of parking spaces.** Off-street parking areas for non-residential uses must be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles in a parking area is prohibited, unless otherwise allowed in this chapter. In addition, overnight camping (e.g., RVs) in a parking area is prohibited.
- C. **Surfacing.** An off-street parking area (i.e., spaces and aisles) must be hard surfaced (e.g., concrete, asphaltic concrete, pavers, or any other product as approved by the City Engineer).
- D. **Curb.** An off-street parking area with 20 or parking spaces must be constructed with a concrete curb surrounding the vehicle use areas (both driveways and parking areas). If an existing parking lot does not have a curb and is expanded, the Zoning Administrator may waive this requirement. Gaps in the curbing may occur to facilitate property parking lot drainage. (Staff to verify) Temporary note: s. 42-419 (11) states the threshold at more than 25 stalls.

- E. **Timing.** Parking spaces and aisles, and with curb and gutter, if required, must be installed before the granting of occupancy for the use or uses for which the vehicle use areas are provided. If weather conditions during the late fall to early spring seasons do not allow installation of the permanent surface and curb and gutter, the Building Inspector may grant temporary occupancy, provided a solid surface of gravel is provided and the property owner and City enter into a written agreement, with a financial guarantee, that requires completion no later than June 1 or as specified in the agreement.
- F. **Marking of parking spaces.** Parking spaces must be clearly marked if there are more than 3 parking spaces.
- G. **Drainage.** An off-street parking area must be properly graded for drainage consistent with standards adopted by the city, and as approved by the City Engineer.
- H. **Snow storage.** Required parking spaces and access aisles may not be used for snow storage. Areas used for snow storage must be clearly depicted on the approved site plan if snow will be stored on site.
- I. **Features within vision triangle.** All features and improvements within a vision triangle must be consistent with the standards in § 46-1056.
- J. **Landscaping.** Landscaping for an off-street parking area must be provided consistent with the requirements in Division 8.
- K. **Screening.** An off-street parking area with 4 or more parking spaces must provide screening as described in Division 8 when the lot is within 25 feet of a public street or 25 feet of a side or rear lot line abutting a residential property.
- L. **Outdoor lighting.** Outdoor lighting within a parking area must be provided consistent with the requirements in Division 9.
- M. **Signage.** Signage related to off-street parking and on-site traffic circulation must comply with the requirements in Division 10. (TBD)

46-1805 Placement on a lot

- A. **Generally.** Parking areas may be located in any yard provided applicable pavement setback requirements are met.
- B. **Restriction in some zoning districts.** The number of parking spaces located in the front yard may be restricted in some commercial zoning districts as more fully set forth in § 46- and Table 6-2 (to be verified).
- C. **Multi-family residential.** When a multi-family building with more than 5 dwelling units is located in a residential district, parking may not be located in a front yard setback or a corner side yard setback. (Temp note: s. 42-419 (3))

46-1806 Number of parking spaces

- A. **Minimum number of spaces.** Off-street parking spaces must be provided in the number specified in § 46-, except as follows:
 - (1) Land uses located in the Downtown (CC) district are not required to provide off-street parking.
 - (2) When bicycle parking is provided consistent with this division, bicycle parking spaces may be used to satisfy the number of required parking spaces up to a maximum of 4 percent provided the number of required parking spaces is 25 or more. For example, if the parking standards as applied to a project call for 100 vehicle parking spaces, no more than 4 bicycle parking spaces may be substituted (96 vehicle parking spaces and 4 bicycle parking spaces).
 - (3) When motorcycle parking is provided consistent with this division, motorcycle parking spaces may be used to satisfy the required parking spaces up to a maximum of 4 percent provided the number of required parking spaces is 25 or more.
- B. Upon a written petition, the Plan Commission may authorize the use of a lesser parking standard for a particular land use as a special exception pursuant to the procedures and requirements in Article 4, provided the reduction does not exceed 40 percent of the required amount. If a reduction is requested,

the applicant must provide technical documentation during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount. If approved, an area on the property must be held in reserve for the potential future development of paved off-street parking to meet the full requirements. This reserved area must be shown and noted on the site plan, maintained as open space, and developed with paved off-street parking spaces when the Plan Commission determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The reserved area does not count as part of any required greenspace area. The Plan Commission may require the property owner to provide a financial guarantee as set forth in Article 3 in the amount of 125 percent of the anticipated cost of installing the required number of parking spaces.

- C. **Maximum number of spaces.** For land uses located in a **business or industrial** zoning district, the number of parking spaces provided in a ground surface parking lot may not exceed the number of minimum parking spaces by more than **15** percent, except that the Plan Commission may allow more parking spaces above that threshold as a special exception pursuant to the procedures and requirements in Article 4 provided the commission determines that additional spaces are needed for that particular use or location. There is no maximum limit on the number of parking spaces when located in a parking garage or similar structure.
- D. **Mixed-use requirements.** For mixed uses, the total requirements for off-street parking spaces is the sum of the requirements for the various land uses. Off-street parking facilities for one use may not be considered as providing parking facilities for any other use except when considered shared parking as allowed in this division.
- E. **Compact cars and motorcycles.** Up to 10 percent of the required number of parking spaces may be sized for compact cars and/or motorcycles. Such parking spaces must be designated by a sign or other means approved by the Building Inspector.

46-1807 Shared parking

- A. **Generally.** The Zoning Administrator, in their discretion, may allow shared parking consistent with this section during the site plan review process provided the applicant clearly shows the timeframe for peak parking demand varies between the different land uses that are subject to the shared parking arrangement. By way of example, Exhibit 6- shows different land uses that could potentially share parking spaces.
- B. **Maximum.** The maximum amount of required parking spaces that can be shared is 50 percent of the lesser number of required spaces. For example, if the first land use requires 100 parking spaces and the second land use requires 50 spaces, the maximum number of shared spaces is 25.
- C. **Minimum requirements.** Shared parking must meet the standards listed below.
 - (1) The area of the parking lot that is designated for shared use, must be located on an adjoining parcel and within 500 feet of the building or use requiring the parking.
 - (2) Directional signage is provided where appropriate and allowed.
 - (3) Pedestrian routes are direct, clear, and safe.
- D. **Shared-use agreement.** The parties involved in the joint use of off-street parking facilities must document their agreement by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of this part, must be recorded in the register of deeds office for Rock County, and a copy filed with the Zoning Administrator.
- E. **Effect on other standards.** Driveways, parking areas, and parking spaces of adjacent properties with a shared parking arrangement may be allowed to cross property lines and encroach the green space setback as required within the zoning district standards of the subject property. The elimination of the green space setback shall be only along the property line adjacent to the property to which a shared parking agreement is in place. The required green space square footage not provided along the property line due to the share parking agreement must be provided elsewhere on the subject site, in addition to the required green space of other property line setbacks.

Exhibit 6-18. Examples of land uses that could potentially share a parking area

Land uses with typical weekday peaks	Land uses with typical evening peaks	Land uses with typical weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

46-1808 Dimensional standards for parking areas

Parking spaces, except for accessible parking; access aisles; and other features in a parking area must conform to the dimensions in Exhibit 6-19.

Exhibit 6-19. Parking area dimensional standards

		Parking angle - A				
		0°	45°	60°	75°	90°
B	Stall width at parking angle (feet)	9.0	9.0	9.0	9.0	9.0
C	Stall width parallel to access aisle (feet)	17.0	12.7	10.4	9.3	9.0
D	Stall depth to wall (feet)	9.0	17.5	19.0	19.5	18.5
E	Stall depth to interlock (feet)	--	15.3	17.5	18.8	--
F	Stall length (feet)	18.0	18.0	18.0	18.0	18.0
G	Aisle width (feet)	12.0	12.0	16.0	17.2	24.0
H	Module width – wall to wall (single-loaded) (feet)	21.0	29.5	35.0	42.5	44.5
I	Module width – wall to wall (double-loaded) (feet)	30.0	47.0	54.0	62.0	63.0
J	Module width – wall to interlock (double-loaded) (feet)	--	44.8	52.5	61.3	--
K	Module width – interlock to interlock (double-loaded) (feet)	--	42.6	51.0	60.6	--

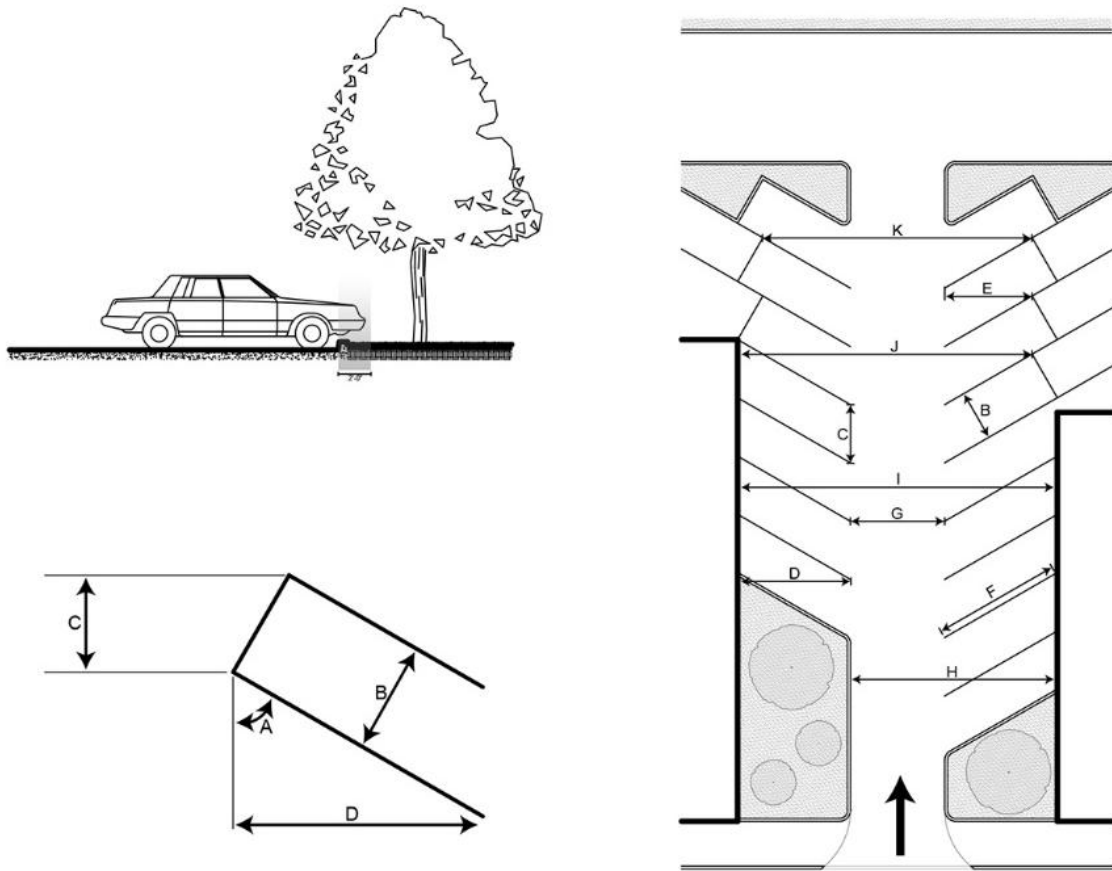
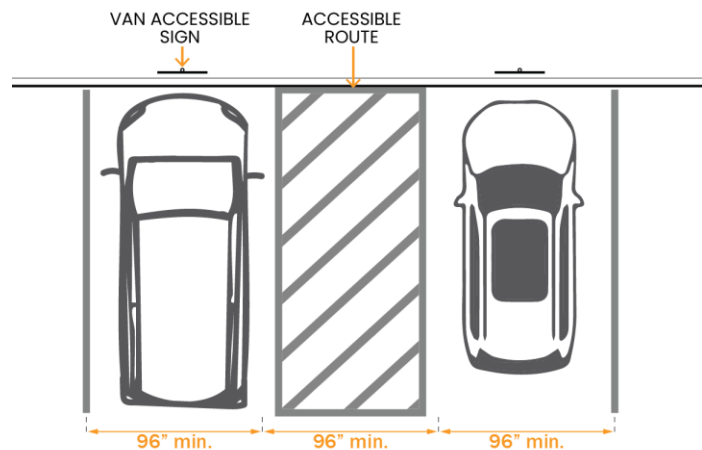


Exhibit 6-20. Layout of standard and van accessible parking spaces

46-1809 Accessible parking spaces

- A. **Generally.** Accessible parking spaces must be provided subject to this part; the Americans with Disability Act (ADA), as may be amended; and the *ADA Standards for Accessible Design* 28 CFR 36, revised as of July 1, 1994 as may be amended. In the event state and federal regulations are more controlling than the requirements in this section, the state and federal regulations control.
- B. **Number required.** If parking spaces are required, then accessible spaces must be provided in the required number of regular spaces in the quantity shown in Table 23-1. One of 8 accessible parking spaces, but always at least one, must be van-accessible.
- C. **Location.** Accessible spaces serving a particular building must be located on the shortest accessible route of travel between the parking and the accessible entrance. When there are multiple entrances to a building of similar prominence (e.g., shopping mall) with near-by parking, accessible spaces must be



dispersed and provided at each location. In parking facilities that do not serve a particular building, accessible parking must be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.

- D. **Dimensions.** Accessible parking spaces must be at least 96 inches wide.

E. **Vertical clearance.** For van-accessible parking spaces, a 98-inch high clearance must be maintained above the space, access aisle, and on the route to and from the van-accessible space.

F. **Maximum slope.** Accessible spaces and adjoining access aisles must have a maximum slope of 1:50 in all directions. When accessible spaces are provided in an existing parking lot, the spaces must be located on the most level surface close to the accessible building entrance.

G. **Signage.** Each accessible space must be so designated with a sign identified by the international symbol of accessibility mounted on a vertical pole. In addition, van-accessible spaces must be so designated with a sign indicating "Van Accessible." Such signs must be located so they cannot be obscured by a vehicle parked in the space (at least 6 feet in height).

H. **Pavement striping and markings.** The boundary of the access aisle must be marked and the end of which may be squared or a semicircle. Additional pavement markings denoting the space are optional.

I. **Accessible route.** An accessible route must be provided from the accessible parking space to the accessible entrance of the building. It must be at least 36 inches wide, without steps or curbs. It must be paved and not contain any feature that would restrict, inhibit, or unreasonably impeded the movement of a physically disabled individual.

J. **Access aisle.** An access aisle for an accessible space must be the same length as the adjacent parking space it serves and be at least 60 inches wide for car access and 96 inches wide for van-accessibility. Two adjoining accessible parking spaces may share a common access aisle (Exhibit 23-3). An access aisle for a passenger loading zone must be 60 inches wide and 20 feet long and adjacent and parallel to the space.
- Table 6-9. Minimum number of accessible parking spaces

Number of required parking spaces	Number of additional accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1,001 and over	20; plus 1 for each 100 over 1,000

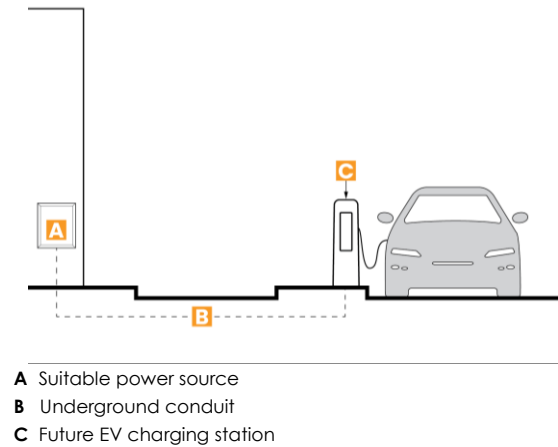
46-1810 Electric vehicle charging stations

For new development projects, any parking area with 20 spaces or more must have one parking space that is EV capable (i.e., underground conduit is installed to accommodate a future charging station) for every 20 spaces provided.

46-1811 Pedestrian circulation routes and access

- A. **General.** The site must have sidewalks and other pedestrian walkways to provide for the safe movement of pedestrians using the site.

Exhibit 6-21. EV-Capable parking spaces



- B. Perimeter sidewalk.** Where vehicle parking spaces are located along the front or side of a building, a sidewalk at least 5 feet in width must be provided along the building perimeter adjacent to the parking spaces (Exhibit 6-22).
- C. Pedestrian routes in a parking area.** When a pedestrian circulation route crosses a vehicular route, the Zoning Administrator may require a marked crosswalk to provide pedestrian safety (Exhibit 6-23).
- D. Connection to off-site sidewalk.** If the subject property fronts on a street with an existing or planned public sidewalk, a sidewalk must connect the building entrance to the public sidewalk.
- E. Public sidewalks.** When proposing a new project, the developer is responsible for installing a public sidewalk fronting the subject property when indicated on the City's adopted sidewalk plan. (Verify name of plan).

Exhibit 6-22. Sidewalk on perimeter of parking lot

Graphic forthcoming...

Exhibit 6-23. A pedestrian crosswalk in the parking lot of a fast-food restaurant



46-1812 Motorcycle parking

- A. Design.** A motorcycle parking space is at least 4 feet by 8 feet.
- B. Location.** Motorcycle parking spaces should be grouped together to the extent possible.

46-1813 Bicycle parking

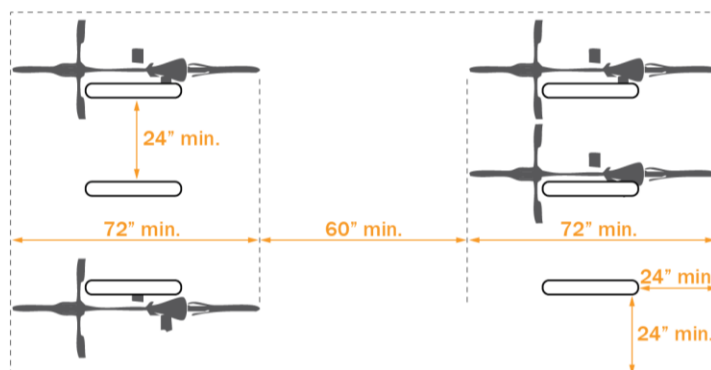
- A. Legislative findings.** The City Council makes the following findings with regard to bicycle parking:
 - (1) The provision of bicycle parking recognizes cycling as a transportation mode that is growing in popularity.
 - (2) Designated bicycle parking areas help keep sidewalks clear for pedestrians and prevents damage to trees and street furniture often used to secure bicycles when racks are not present.
 - (3) Properly designed bicycle parking areas enhance security and visibility, helping to prevent theft and vandalism of parked bicycles.
 - (4) The provision of bicycle parking allows property owners to install fewer vehicle parking spaces, an important cost savings.

Exhibit 6-24. An example of a covered bicycle rack



- B. Generally.** Bicycle parking may be provided consistent with the recommended standards in § 46- .
- C. Location.** Bicycle parking must be located in visible and prominent locations near the building entrance and must be as close or closer to the entrance than the nearest parking space. Under no circumstance should bicycle parking be more than 100 feet from the building entrance. Where there is more than one building on a site, or where a building has more than one main entrance, the parking must be distributed to serve all buildings or main entrances. If possible, racks should be protected from the elements by a roof, awning, overhang, or similar covering. Racks must not be placed so they block the entrance or inhibit pedestrian flow in or out of the building.
- D. Design.** Bicycle parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with street furniture (e.g., benches, street lights, planters) when it is part of the overall project.
- E. Accessibility.** Each bicycle parking space must be accessible without moving another bicycle. In most circumstances, a space 2 feet by 6 feet is adequate. When needed, an aisle at least 5 feet wide must be provided (Exhibit 6-25) .
- F. Lighting.** Bicycle parking spaces must have adequate lighting to promote security and avoid vandalism and theft.
- G. Rack design.** Bicycle parking may be provided in ground, wall, or ceiling mounted racks. Ground-mounted racks should meet the following requirements:
- (1) The rack holds the bicycle frame, not just a wheel.
 - (2) A U-shaped shackle lock can be used to secure the bicycle to the rack.
 - (3) The rack is designed to accommodate a wide range of bicycle sizes, wheel sizes, and types.
 - (4) The rack is covered with material that will not chip the paint off of a bicycle that leans against it.
 - (5) The rack does not have hazards, such as sharp edges.
 - (6) The rack is securely fastened to the ground, a wall, or other solid surface.

Exhibit 6-25. Layout of bicycle parking spaces



46-1814 Drive-throughs and stacking lanes

- A. Generally.** If allowed, a drive-through must meet the standards in this section and all other provisions that may apply.
- B. Overall design.** Stacking spaces, access lanes, and bypass lanes may not impede on- and off-street traffic movement or create hazards for pedestrians accessing public entrances of a building.
- C. Number of stacking spaces.** The minimum number of required stacking spaces, when allowed, is specified for various land uses in § 46- .
- D. Standards for stacking spaces.** Stacking spaces must have a minimum depth of 20 feet.
- E. Standards for access lanes.** Access lanes and stacking spaces must have a minimum width of 12 feet (curb to curb).
- F. Standards for bypass lanes.** Any drive-through that has more than a total of 4 stacking spaces, must include a bypass lane with a minimum width of 10 feet (curb to curb).

- G. **Markings required.** Access lanes and bypass lanes must be striped, marked, or otherwise distinctly delineated.
- H. **Crosswalks.** A pedestrian crosswalk must be marked on the pavement when the lane for a drive-through window is situated between on-site parking and a building entrance.

46-1815 Loading berths

- A. **Applicability.** Off-street loading berths are required when so indicated in Table 6-2.
- B. **Minimum number of loading berths.** Those buildings subject to this section must provide one or more loading berths as specified in Table 6-10.
- C. **Dimensional standards.** A loading berth must comply with the dimensional standards in Table 6-11. The minimum vertical clearance also applies to all areas providing access to the loading berth.

Table 6-10. Minimum number of loading berths

Floor area	Minimum number of loading berths
6,000 to 12,499 square feet	1 small berth
12,500 to 24,999 square feet	2 small berths
25,000 to 39,999 square feet	1 large berth
40,000 to 99,999 square feet	2 large berths
100,000 square feet or more	2 large berths plus 1 large berth for each additional 80,000 square feet over 100,000 square feet

- D. **Location.** A loading berth must not be located on the front of the building, except when entirely located inside of the building and the access door is integrated into the overall design of the building. A loading berth must not be located within a required side yard setback area. A loading berth must not be located within a public road right-of-way or interfere with the intended use of a public road right-of-way. A loading berth or access to a loading berth must not interfere with onsite traffic or pedestrian circulation or on-site parking.
- E. **Surfacing.** A loading berth must be hard surfaced (e.g., concrete, asphaltic concrete, pavers, or similar product). If it is not possible to hard surface a loading berth between November 1 and April 1, the Building Inspector may issue an occupancy permit provided the property owner and Zoning Administrator enter into a written agreement that requires completion no later than June 1.
- F. **Marking.** A loading berth must be clearly marked.
- G. **Use.** A loading berth must only be used for loading and unloading of vehicles.
- H. **Drainage.** A loading berth must be properly graded for drainage consistent with standards adopted by the City, and as approved by the City Engineer.
- I. **Outdoor lighting.** Outdoor lighting for a loading berth must comply with the requirements in Article 6.
- J. **Screening.** The Plan Commission may require screening (e.g., landscaping, berm, fence, or any combination) when the use of the loading berth has the potential of negatively impacting adjoining residential uses.

Table 6-11. Dimensions of loading berths by type

Type	Minimum width	Minimum length	Minimum overhead clearance
Small berth	10 feet	25 feet	14 feet
Large berth	12 feet	50 feet	14 feet

46-1816 Driveways

- A. **Generally.** Driveways that are installed, altered, changed, replaced, or extended must meet the standards in this section and other applicable parts of this code and follow the review procedures in Article 5.
- B. **Driveway setbacks.** Driveway openings must be located at least 5 feet from all lot lines on properties with a lot width greater than 66 feet. Lots with a lot width of 66 feet or less must be located at least 3 feet from all lot lines. Shared driveways are exempt from these requirements.
- C. **Dimensional standards.** Driveways must comply with the standards in Table 6-12 as applicable.

Table 6-12. Driveway standards

Land use	Maximum width at lot line	Maximum width at street curb line	Number of access points
One- and two-family residential, townhouse	20 feet; 24 feet for shared driveway	Width at lot line plus 5 feet	One by right; two with Plan Commission approval, provided there is a minimum spacing of not less than 100 feet between the two driveways
Multi-family and manufactured home park	24 feet, plus 6 feet for boulevard, plus 12 feet for a turn lane supported by a traffic study	Width of lot line plus 6 feet	Two by right; three with Plan Commission approval, provided there is a minimum spacing of not less than 200 feet between the two driveways
Institutional, business, and commercial	24 feet, plus 6 feet for boulevard, plus 12 feet for a turn lane supported by a traffic study	Width of lot line plus 6 feet	Two by right; three or more with Plan Commission approval, provided there is a minimum spacing of not less than 100 feet between the two driveways
Industrial and warehousing	32 feet, plus 6 feet for boulevard, plus 12 feet for a turn lane supported by a traffic study	Width at lot line plus 6 feet	Two by right; three or more with Plan Commission approval, provided there is a minimum spacing of not less than 100 feet between the two driveways

- D. Minimum width of internal access lanes.** Internal access aisles/lanes must comply with the minimum widths as specified in Table 6-13. (verify with staff)

Table 6-13. Minimum width of internal access lanes

Land use	One-way	Two-way
Multi-family, 3 to 6 units	10 feet	12 feet
Multi-family, 7 to 15 units	10 feet	20 feet
Multi-family, 16 or more units	12 feet	24 feet
Manufactured home park, less than 20 spaces	10 feet	20 feet
Manufactured home park, 20 spaces or more	12 feet	24 feet
Institutional, business, and commercial	12 feet	24 feet
Industrial and warehousing	12 feet	24 feet

46-1819 Turning radius

In addition to all of the specific design requirements described in this article, loading berths, driveways, and access aisles must be designed to accommodate a turning template for a WB-50 truck which represents the turning radius of the City's largest fire truck. (verify with staff)

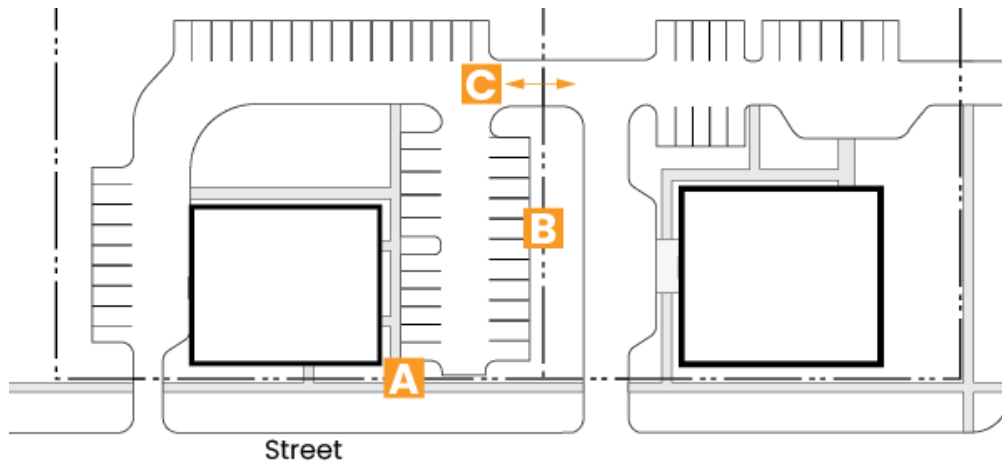


46-1820 Cross-access connection

- A. Findings.** A cross-access connection between two adjoining properties uses can improve traffic flow, safety, and land use efficiency as more fully described below.
- (1) By allowing vehicles to move between properties without re-entering public roads, cross-access connections help decrease congestion on major streets.
 - (2) Fewer vehicles making left turns or entering/exiting from multiple driveways reduces the potential for crashes.
 - (3) Fire trucks, ambulances, and police will have multiple access routes to respond more quickly to emergencies.
 - (4) Businesses can potentially share parking lots, reducing the need for excessive pavement and improving land efficiency.

- (5) Shoppers can easily access multiple businesses without having to make multiple stops onto a busy road.
 - (6) Cross-access connections can facilitate pedestrian and bicycle access between properties, encouraging multimodal transportation.
- B. Applicability.** A cross-access connection is required when the adjoining properties allow commercial and mixed-uses and are located on a major street as depicted on the adopted zoning map. Upon a written petition, the Zoning Administrator may waive this requirement if making the cross-connection is not feasible because of an environmental constraint or would create unsafe traffic movements.
- C. Easement.** The adjoining properties must be subject to a cross-access easement agreement which is recorded in the register of deeds office for Rock County.

Exhibit 6-26. Cross-access connection



Key:

- A** Front lot line
- B** Side lot line
- C** Cross-access connection

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Exhibit 6-27. Composite layout of parking and access lanes and related features

Graphic is forthcoming...

- A Maximum width at street curb line. See Table 6-4

B Maximum width at lot line. See Table 6-4

C Minimum width of internal access lanes. See Table 6-5

D Minimum width of internal parking lot aisle. See Exhibit 6-2

E Minimum setback for access lanes. See

F Minimum setback for parking lot. See

G The number of parking spaces in the front yard may be restricted. See § 46- and Table 6-2.
- H EV-ready parking spaces. See § 46-

I Internal sidewalks. See § 46-

J Motorcycle parking. See § 46-

K Drive-through with stacking lanes. See § 46-

L Bicycle parking. See § 46-

M Loading bays. See § 46-

N Turning radius. See § 46-

O Cross-access connection. See § 46-

46-1821 Access gate

- A. **Setback.** The gate must be at least 28 feet from the edge of the road, but no closer than 8 feet to the front lot line. The gate, in any position, may not be any closer than 8 feet to any lot line.

B. **Width of gate.** The width of the gate must be at least 12 feet but not more than 16 feet.

C. **Emergency access.** The gate must include a Knox Box or an emergency override system as approved by the local fire department.

D. **Nighttime visibility.** The gate must include reflective strips or signage for nighttime visibility. Outdoor lighting may also be used for this purpose.

E. **Power.** If a gated access drive includes an electrically powered gate, the power supply for the gate must be on a separate metered service (i.e., independent of the principal building) to ensure continuous operation in the event of a building power failure.

46-1822 through 46-1899 reserved**Janesville Comments - Questions**

1. Need to get more information about the parking assessment districts referenced in § 42-359(h). Including how they are established, purposes, etc.
2. Sec. 42-359(b)(1) of the current code allows a single-family and duplex up to 3 years without a hard surfaced driveway. How's that working?
3. At the end of § 42-359 there is a very detailed table. We have a more generalized table. Do you have a preference?
4. Does the City want to require bicycle parking. Alternatively, we could provide a recommended amount. By way of comparison, the City of Middleton has required standards.

DIVISION 8 LANDSCAPING AND BUFFERS

46-1900 Legislative findings

The City Council makes the following legislative findings:

- (1) A healthy environment is an indication of a healthy community.
- (2) Landscaping helps to maintain and increase property values, which helps to protect public and private investment in a community.
- (3) Landscaping provides lasting social, economic, environmental, and aesthetic benefits to the community.
- (4) Landscaping helps to reduce the "heat-island" effect by shading parking lots, streets, and other hard-surfaced areas.
- (5) Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics.
- (6) Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase.
- (7) Xeriscape planting techniques help promote water and energy conservation.
- (8) A variety of landscape plants is needed to ensure that the effect of a single disease (e.g., Dutch elm disease) or pest (e.g., emerald ash borer) on landscape plants is minimized.

46-1901 Purpose

This division is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- (1) make Janesville more attractive and aesthetically pleasing;
- (2) provide flexible standards where possible, rather than overly prescriptive requirements;
- (3) promote and improve public health and safety through the abatement of noise, the glare of lights, dust, and air pollution;
- (4) Improve the aesthetic appearance of the built environment;
- (5) ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects;
- (6) create aesthetically pleasing tree-lined streetscapes;
- (7) promote economic development by providing a high quality of life;

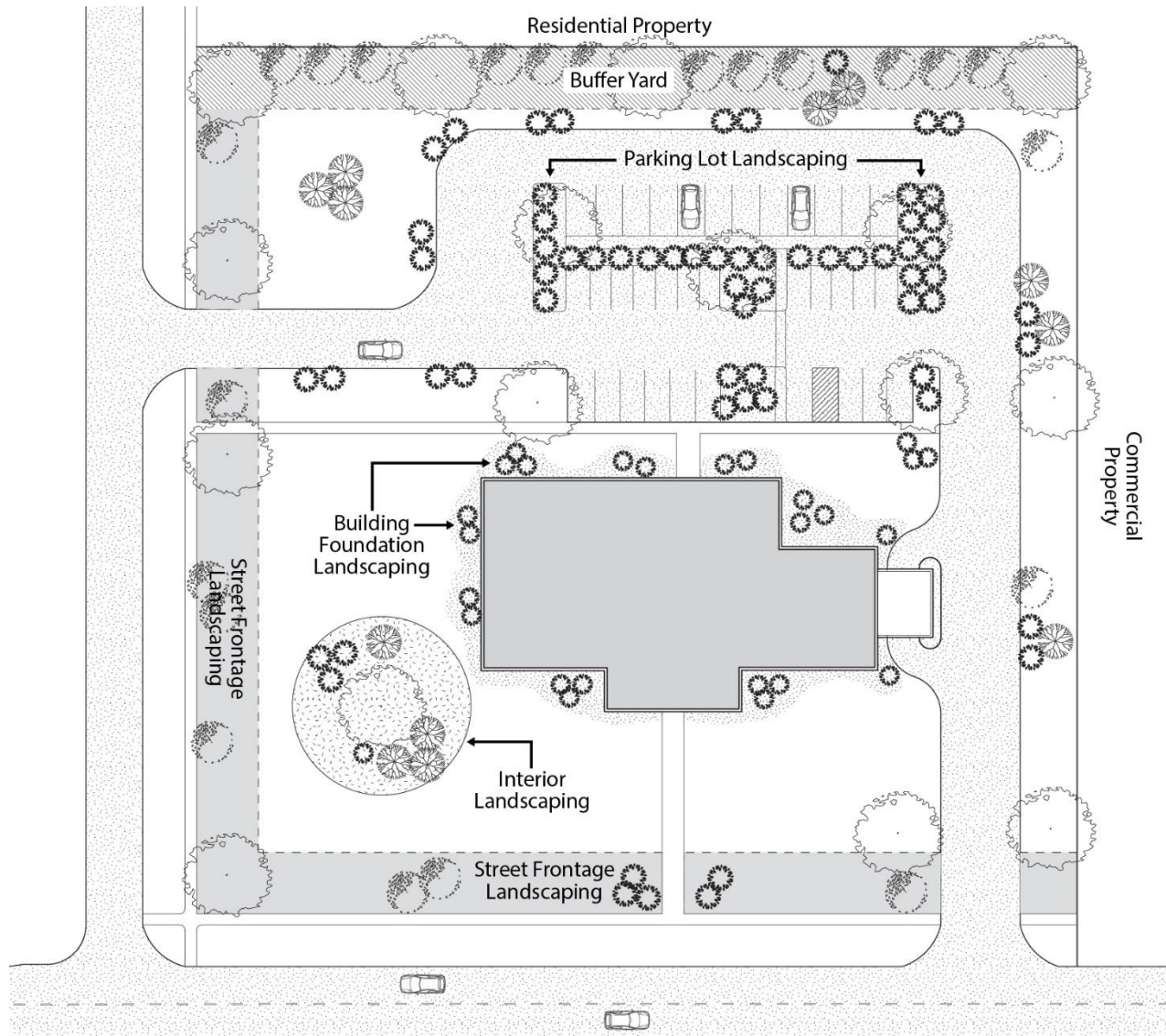
- Discussion Draft (11-05-2025) -

- (8) enhance ambient environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff retardation, and noise, glare, and heat abatement; and
- (9) encourage the preservation, expansion, protection, and proper maintenance of the community forest.

46-1902 Applicability

The provisions of this division apply to different areas of a parcel as generally depicted in Exhibit 6-28.

Exhibit 6-28. General applicability of landscape and buffer requirements



46-1903 Landscape plan

A landscape plan consists of a completed worksheet as may be used by the Zoning Administrator and a plan view drawing that shows where the required plants will generally be planted. Such drawing must be drawn at the same scale as the site plan drawing.

46-1904 Description of landscape points and classification of plant species

- A. Generally.** The required level of landscape plants is stated in terms of landscape points. As shown in Table 6-14, points are assigned to each of the plant categories depending upon mature height.

- B. Prohibited plants.** Plants specifically designated as invasive by the Wisconsin Department of Natural Resources or other state agency shall not be planted and shall not be used to meet the requirements of this division.
- C. Plant hardiness.** Selected plants should be hardy in the area where they are planted (Zone 5b).

46-1905 Specifications for landscaping materials

- A. Generally.** All plant material must be healthy, vigorous, and free of disease and insects.
- B. Minimum planting size.** Trees and shrubs must meet the minimum planting size established in Table 6-15. Further, trees and shrubs must meet the specifications contained in the most current edition of *American Standard for Nursery Stock* for the corresponding planting size.^[1]
- C. Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod must be used. Sod must be commercially grown and clean and free of weeds, noxious pests, and diseases.
- D. Mulch.** Where mulch is used as a ground treatment, it must be applied to a maximum depth of 4 inches. A landscape fabric may be placed between the soil and mulch to impede weed growth.

Editorial notes:

[1] Commentary: This publication is published by the American Nursery & Landscape Association and is an approved American National Standard (ANSI Z60.1-2004).

Table 6-14. Plant materials (staff to verify)

Types	Point value
Tall deciduous trees (40-100 feet)	150 points
Medium deciduous trees (30-40 feet)	90 points
Low deciduous trees (15-30 feet)	60 points
Tall evergreen trees (50-80 feet)	60 points
Medium evergreen trees (20-50 feet)	20 points
Low evergreen trees (8-20 feet)	10 points
Tall deciduous shrubs (8-10 feet)	20 points
Medium deciduous shrubs (5-8 feet)	10 points
Low deciduous shrubs (2-5 feet)	5 points
Tall evergreen shrubs (6-10 feet)	10 points
Medium evergreen shrubs (2-6 feet)	5 points
Low evergreen shrubs (1-2 feet)	3 points
Perennials	2 points
Ornamental grasses	3 points

Note: Plant types derived from "A guide to selecting landscape plants for Wisconsin," E.R. Hasselkus, University of Wisconsin-Extension, Publication A2865

46-1906 Credit for preserving existing trees and shrubs

- A. Generally.** Landscape plantings as required by this division may be satisfied in whole, or in part, by preserving existing trees and shrubs on the subject property.
- B. Allocation of credits.** An existing tree shall be credited based on its size as shown in Table 6-15. An existing shrub shall be credited on a one-for-one basis regardless of size.
- C. Location of trees and shrubs.** A tree eligible for credit must be located within 10 feet of a required buffer or parking lot to which the credit is to be applied or within the street terrace. A shrub eligible for credit must be located within the area to which the credit is to be applied.

Table 6-15. Minimum planting size

Plant category	Minimum planting size
Tree	
Tall deciduous tree	2 ½" caliper
Medium deciduous tree	1 ½" caliper
Low deciduous tree	1" caliper
Tall evergreen tree	5' tall
Medium evergreen tree	4' tall
Low evergreen tree	3' tall
Shrub	
Tall deciduous shrub	24" tall
Medium deciduous shrub	18" tall
Low deciduous shrub	18" tall
Tall evergreen shrub	24" tall
Medium evergreen shrub	18" tall
Low evergreen shrub	12" tall

D. Condition of trees to be used as credit. In order to use an existing tree or shrub as credit, the following conditions must be satisfied:

- (1) The area within the critical root radius (1.5 feet for every diameter inch or 6 feet away from the tree trunk, whichever is greater), must be preserved in its natural state or covered with pervious landscape material and must be retained at original grade with no trenching, cutting of any roots, or compaction of soil.

(2) Prior to the commencement of any land-disturbing activity and during the life of the construction project, a temporary barrier must be placed around the tree at the drip line or 6 feet away from the tree trunk, whichever is greater. Such barrier may consist of a plastic mesh or snow fence with poles not more than 15 feet apart.

(3) The existing stock shall not be damaged from skinning, barking, and the like.

(4) The existing stock must be healthy and free from disease, damage, and active insect infestation potentially lethal to the tree.

(5) The species is one of the plant species listed in Table 6-14.
- Table 6-16. Allowable tree credits**

Caliper of existing tree	Number of trees credited
2 inches up to 6 inches	1
6 inches up to 12 inches	2
12 inches up to 16 inches	3
16 inches and greater	4

46-1907 General design and placement guidelines

- A. Random placement.** To the extent possible, plants must be randomly placed to give a natural appearance.

B. Planting beds. Where required, shrubs must be placed in planting beds with mulch.

C. Proximity to specified features. Trees and shrubs must be separated from driveways, fire hydrants, utility poles, and utility pedestals and cabinets as listed in Table 6-17.

D. Proximity to overhead utility lines and the like. Trees and shrubs must not be placed where they will require frequent pruning to avoid interference with overhead utility lines, buildings, or other structures.

Table 6-17. Minimum separation from specified objects

	Tree	Shrub
Driveway	10'	6'
Fire hydrant	8'	6'
Utility pole	20'	6'
Utility cabinet and pedestal	8'	6'
Street intersection	20'	10'

- E. Landscaping within vision triangle.** Landscaping within a vision triangle must be consistent with the standards in § 46-1556.
- F. Integration with natural amenities.** When a site abuts a natural amenity such as a stream, park, or other open space, the landscape plan must integrate with and respect the natural integrity of the amenity.
- G. Integration with stormwater facilities.** Detention and retention ponds must be designed to be physically, functionally, and visually integrated into adjacent landscape areas.
- H. Snow storage.** Landscape plants should not be located in areas reserved for snow storage, except when such plants are salt-tolerant and will not be otherwise damaged.

Exhibit 6-29. An example of where not to plant a tree or install a light pole



46-1908 Plant diversity

- A. Tree species.** The maximum number of required trees in the same genus must comply with the proportions established in Table 6-18. For example, if three tree species are required, a species in three different genera must be used (e.g., *Quercus* - oaks, *Acer* - maples, *Pinus* - pines).
- B. Shrub species.** It is recommended that the proportion of required shrubs and ground cover follow the standards established in Table 6-18, except that different species within the same genus may be used.

46-1909 Maintenance

- A. Generally.** All landscaping must be maintained in good condition so as to present a healthy, neat, and orderly appearance, free from refuse, weeds, and debris.
- B. Responsibilities.** The current landowner is responsible for maintaining the vegetation, irrigation system, screening devices, and other landscape components as may be required by this division.
- C. Maintenance practices.** Maintenance consists of regular and normal maintenance practices of landscaping including weeding, irrigation, fertilizing, pruning, and mowing. Plant materials that exhibit significant levels of insects, pests, diseases, or damage must be treated as appropriate.
- D. Replacement, generally.** Plant materials which were planted as required by this division or which were used as a credit and which die or are irreparably damaged must be removed and replaced with living plant materials consistent with the approved landscape plan or as required by this division.
- E. Replacement following a natural disaster.** Plant materials that were planted as required by this division or which were used as a credit and which die or are irreparably damaged due to a natural disaster, such as area-wide flooding or high wind, must, within 2 years of such event, be removed and replaced with plant materials consistent with the approved landscape plan or as required by this division. With just cause, the City Council may on a case-by-case basis grant an extension of 2 additional years upon written request, or pass a resolution granting a blanket extension to all affected properties in the city.
- F. Staking.** It is recommended that stakes and cables used to support a tree be removed within 24 months of planting.

Table 6-18. Plant diversity requirements and recommendations

Required number of plants	Maximum proportion of tree species in same genus	Recommended proportion of same species for shrubs
11 to 20	30%	25%
21 to 30	25%	20%
31 to 40	20%	15%
41 to 50	15%	10%
51 and more	10%	10%

46-1910 Use of low-water-adaptive vegetation

The use of low-water-adaptive vegetation should be incorporated into landscape designs to the extent possible. When the total amount of landscaping in a project, excluding terrace areas, exceeds 5,000 square feet, at least 30 percent of the required vegetation must be low-water-adaptive vegetation and planted in one or more groupings.

46-1911 Berms

- A. Maximum slope and form.** In order to facilitate maintenance and efficient irrigation water usage, a berm shall not exceed a slope of 3:1 (i.e., for every 3 feet of horizontal run the vertical height is one foot). A berm must be graded to appear as a curvilinear, naturalistic form.
- B. Construction.** A berm must be compacted during the construction process so as to minimize settling.
- C. Stabilization.** A berm must be covered with turf or mulch along with required plant materials.
- D. Effect on stormwater flow.** A berm may not be designed or placed so as to divert the normal flow of stormwater to the detriment of surrounding properties.
- E. Placement with respect to existing trees and shrubs.** No portion of a berm shall be placed within the critical root zone (1.5 feet for every diameter inch) of an existing tree.
- F. Placement within vision triangle.** A berm located within a vision triangle must comply with the standards in § 46-1556.

46-1912 Buffers – general provisions

- A. Applicability.** A buffer is required at the time of development along the side and rear lot lines of the lot being developed when it abuts another lot in a different zoning district. As a condition of approving a conditional use, the Plan Commission may require that a buffer be incorporated into the project's overall design. The standard imposed is based on the degree of incompatibility between the adjoining use and the conditional use.
- B. Responsible party.** When two adjoining parcels are vacant and they are located in different zoning districts, one half of the required buffer must be located on each parcel (i.e., one half of the required width and one half of the required plants). When a vacant parcel adjoins a developed parcel and each are located in different zoning districts, the buffer must be located on the vacant parcel. When two adjoining parcels are developed and one is proposed to be redeveloped, the buffer must be located on the redeveloped parcel unless half of the required buffer already exists on the adjoining parcel.
- C. Relationship of fencing and plantings.** When a fence or berm is used in conjunction with plantings, one-half of the required number of landscape points must be planted between the fence or berm and the property line.
- D. Use of buffer.** A buffer must be undeveloped, except that the Zoning Administrator may allow the following in a buffer:
 - (1) an unpaved fire lane,^[1]
 - (2) utility boxes and cabinets when necessary,
 - (3) a paved bicycle/pedestrian path or a paved sidewalk when necessary to allow for proper on-site and off-site pedestrian circulation,
 - (4) a paved vehicular access between the adjoining parcels provided it is located in the least intrusive location and is located generally perpendicular to the property boundary line,
 - (5) stormwater management facilities, and
 - (6) other structures and features deemed compatible by the administrator.

If a utility easement is located along the property boundary line where a buffer is also required, the width of the easement may be used to satisfy the width requirement of the buffer, in whole or in part, provided none of the required landscaping and/or fencing is located within the utility easement.

- A. Multi-use developments and mixed use.** For multi-use developments on a single lot, the use nearest the property line determines the buffer requirement for that area. For mixed uses (two or more uses in the same structure), the higher intensity use determines the buffer requirement.
- E. Recording of easement.** The buffer must be shown on the face of the final plat or certified survey map (CSM) with the following narrative:

“The buffer(s) shown on the face of this [plat /certified survey map] was established to comply with Section 46-__ of Janesville’s zoning code in effect at the time of approval. A buffer may not be developed or used, except in conformance with Article 6 of the zoning code, and the property owner is responsible for maintaining a level of landscaping that meets the buffer requirements in effect at the time of filing of this [plat /certified survey map]. This buffer may only be removed by the City consistent with Article 6.”
- F. Longevity.** Buffers must be maintained in perpetuity. However, the Plan Commission may terminate a buffer when (1) the parcel containing the buffer is rezoned to the same zoning classification as the adjoining parcel or (2) when the adjoining parcel is rezoned to the same zoning classification as the parcel with the buffer. Such termination must reference the original document depicting the buffer and be recorded with the register of deeds for Dodge/Washington counties.
- G. Ownership.** When a buffer is required in a subdivision, it must be held in common by a homeowners association or incorporated into the adjoining lots.

Editorial notes:

[1] Commentary: A number of products have been introduced in recent years that allow grass to grow in a plastic-type mesh that is capable of supporting a fire truck.

46-1913 Determination of required buffer

The determination of a buffer requirement is a two-step process as follows:

Step One – Identification of required buffer standard. The required buffer standard is determined using Exhibit 6-29. First determine which of the two zoning districts allows the most intense development. Next, find that zoning designation at the top of the table and then move down the column to the cell where the zoning designation of the other district intersects. If a buffer is required, a letter will be shown in that cell. If the parcel being developed adjoins land in the town, that municipality’s zoning classification that most closely corresponds to the city’s zoning classification is used to determine buffer requirements.

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- Discussion Draft (11-05-2025) -

Exhibit 6-30. Standards for a buffer between different zoning districts (under internal review)

Other zoning district	Zoning district allowing the greatest intensity or density																	
	R-1	R-2	R-3	R-9	MRH	B-1	B-2	B-3	CC	CC-T	M-1	M-2	M-3	RLRD	ME	AE	UT	C
R-1		-	-	B	-	-	-	A	-	-	B	B	B	-	C	B	-	-
R-2			-	B	-	-	A	A	A	A	B	B	B	-	C	B	-	-
R-3				B	-	-	A	A	A	A	B	B	B	-	C	B	-	-
R-9					B	A	A	A	A	A	B	B	B	-	C	B	-	-
MRH						-	A	A	A	A	B	B	B	-	C	B	-	-
B-1							-	-	A	A	A	B	B	-	C	A	-	-
B-2								-	-	-	A	B	B	-	B	A	B	-
B-3									-	-	A	B	B	-	B	A	B	-
CC										-	A	A	B	-	B	A	B	-
CC-T											A	A	B	-	B	A	B	-
M-1												-	B	-	-	-	C	-
M-2													-	-	-	-	C	-
M-3														-	-	-	C	-
RLRD															-	-	-	-
ME																-	C	-
AE																	C	-
UT																		-
C																		

Zoning Districts Key: R-1 Low Density Residential; R-2 Medium Density Residential; R-3 High Density Residential; R-9 Manufactured Home Neighborhood; MRH Mixed Residential Housing; B-1 Neighborhood Mixed Use; B-2 Community Business; B-3 Highway Commercial; CC Downtown; CC-T Downtown Transition; M-1 Light Industrial; M-2 General Industrial; M-3 Central Light Industrial; RLRD Railroad; ME Mining Enterprise; AE Aviation Enterprise; UT Urban Transition; C Conservancy

Notes:

1. A dash "-" means that a buffer is not required.
2. For A, B, C, and D see Exhibit 6-4 for the width of the buffer and related landscaping requirements.

Step Two – Identification of detailed buffer requirements. In the next step, the developer chooses how the required standard will be met. For each standard, a variety of width, landscaping point, berm, and fence combinations are possible as listed in Exhibit 6-30. The requirements must be provided for each 100 feet or fraction thereof. Different landscaping point options may be used along the length of a buffer, provided no such segment is less than 100 feet.

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Exhibit 6-31. Detailed buffer requirements (under internal review)

				Example schematic [2]	
A	Width	Points per 100 feet	Required fence or berm [1]		
A-1	8'	150	Fence [3,4,5]	A-4	
A-2	10'	200	-		
A-3	15'	150	-		
A-4	20'	125	-		
B					
B-1	15'	100	Fence [3,4,5]	B-3	
B-2	15'	300	-		
B-3	20'	200	-		
B-4	25'	150	-		
B-5	30'	125	-		
C					
C-1	15'	100	Fence [3,4,5]	C-3	
C-2	15'	350	-		
C-3	20'	250	-		
C-4	25'	200	-		
C-5	30'	175	-		
C-6	30'	125	4' berm		
D					
D-1	20'	200	Fence [3,4,5]	D-1	
D-2	25'	325	-		
D-3	30'	275	-		
D-4	35'	250	-		
D-5	40'	200	-		
D-6	40'	150	4' berm		

Notes:

[1] A dash "-" means not applicable

[2] All schematics are intended to be illustrative.

[3] Maximum height allowed controlled by standards in § 46-**31**.

[4] When a fence is used, at least 50 percent of the required plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence. If at the time of development, there is a fence on the adjoining property, this planting requirement does not apply.

[5] When a fence is used to enclose an activity or storage area, a fence may not be used in the buffer.

Option D will be deleted if not listed in the preceding table.

Points per 100 feet will need to be adjusted based on the City's point scheme

46-1914 Street frontage landscape requirements**A. Applicability.** The requirements of this section apply to the following:

- (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
- (2) expansion of a principal building that is subject to this division by 500 square feet or more; and
- (3) expansion of a parking area.

- B. Minimum amount required.** A minimum of 150 landscape points are required, on a prorated basis, for every 50 linear feet of frontage along a public or private street.
- C. Placement on lot.** Plants required by this section must be located within 10 feet of the public right-of-way or 20 feet of a private street. Landscaping may not be placed in a public right-of-way.
- D. Use of various plant types.** Only tall, medium, and low trees may be used for street frontage plantings. At least 50 percent of the required landscape points must be devoted to tall deciduous trees and a minimum of 30 percent of the points shall be devoted to medium deciduous trees. The following trees may not be used as street trees because of undesirable traits (e.g., weak wood, form, fruit/nut litter):
 - (1) silver maple,
 - (2) box elder,
 - (3) butternut,
 - (4) black walnut,
 - (5) any other tree so designated by the Zoning Administrator.

46-1915 Building foundation landscape requirements

- A. Applicability.** The requirements of this section apply to the following:
 - (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
 - (2) expansion of a principal building that is subject to this division by 500 square feet or more; and
 - (3) expansion of a parking area.
- B. Minimum amount required.** A minimum of 300 landscape points are required, on a prorated basis, for every 100 feet of building foundation perimeter. For example, a building with a perimeter of 180 feet must provide a minimum of 540 landscape points ($((180 / 100) \times 300) = 540$).
- C. Placement on lot.** Plants required by this section must be placed so that, at maturity, the dripline of each plant is generally located within 20 feet of the building foundation. As a general rule, plants must be distributed around the entire perimeter of the building. Such landscaping shall not be located in those areas required for landscaping as street frontages or parking areas.
- D. Use of various plant types.** Tall and medium trees may not be used to meet building foundation landscape requirements. The intent of this section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of 6 feet in height for all exterior perimeter appurtenances, such as ground-mounted HVAC units and utility boxes.
- E. Anticipated future development.** Where an approved site plan depicts a future building extension, the foundation landscaping requirement is calculated by measuring the length of the total perimeter. However, foundation plantings need only be installed based on the landscape points calculated from the portions of the building perimeter that will not be affected by building extension. If this results in point requirements which are not met through the initial planting, then such requirement must be met within 5 years of building permit issuance, or as extended in writing by the Zoning Administrator.

Exhibit 6-32. An example of a foundation planting



46-1916 Pavement landscape requirements

- A. Applicability.** The requirements of this section apply to the following:
 - (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;

- (2) expansion of a principal building that is subject to this division by 500 square feet or more; and
- (3) expansion of a parking area

For the purpose of this section, paving includes all hard-surfaced areas such as parking stalls, driveways, trash enclosure pads, loading docks, sidewalks, plazas, and patios.

- B. Minimum amount required.** A minimum of 150 landscape points are required, on a prorated basis, for every 3,000 square feet of paved area. For example, a minimum of 252 landscape points are required within a parking area consisting of 25,200 square feet (approximately 63 stalls) as follows: $((25,200 / 10,000) \times 100) = 252$.
- C. Use of various plant types.** A minimum of 60 percent of all landscape points shall be devoted to tall trees and a minimum of 20 percent of all points shall be devoted to shrubs.
- D. Placement on lot.** Plants required by this section must be installed in landscape islands within or extending into the paved area or generally within 15 feet of the perimeter of the edges of the paved area. For parking lots with more than 75 stalls, at least 35 percent of the required landscaping must be placed within planting islands that are located within the interior of the parking lot. Such islands shall be a minimum of ten feet wide and 360 square feet in area and shall contain at least one large deciduous. Said islands should be evenly dispersed throughout the parking lot. Emphasis should be placed on creating islands that function positively with respect to plant physiology, vehicle maneuvering and overall site maintenance. Linear islands located between rows of parking stalls are preferred rather than small islands located at the ends of parking rows.
- E. Bioretention areas.** Bioretention areas that are used to treat stormwater runoff from parking areas should be integrated into landscape areas as may be required in this section.

46-1917 Lot interior landscape requirements

Interior landscaping is not required. However, if it is not possible to install some of the landscaping in the required places, those points may be installed as interior landscaping.

46-1918 Parking lot screening

- A. Applicability.** Off-street parking areas with 4 or more parking spaces must provide screening as described in this section when the lot is within 25 feet of a public street or 25 feet of a side or rear lot line abutting a residential property. This requirement also applies to existing parking areas that are expanded or substantially reconfigured.
- B. Minimum standards.** The property owner may select one of the options in Exhibit 6-33 for each of the sides of a parking area where screening is required.

Exhibit 6-33. An example of a masonry wall shielding the parking area for a retail center



Exhibit 6-34 Minimum parking lot screening options

Width of landscape area	Required fencing	Perennials and ornamental grasses	Ornamental trees and Shrubs
Option A – 2 feet	Decorative masonry wall, 32 to 38 inches above grade	1 landscape point per 2 feet of frontage placed between the fence and the street / lot line	None required
Option B – 5 feet	Decorative metal fence with masonry piers, 32 to 38 inches above grade	1 landscape point per 3 feet of frontage placed between the fence and the street / lot line	2 landscape points per foot of frontage with 60 percent of the points placed between the fence and the street / lot line
Option C – 8 feet	Decorative metal fence, 32 to 38 inches above grade	2 landscape points per foot of frontage placed between the fence and the street / lot line	4 landscape points per foot of frontage with 60 percent of the points placed between the fence and the street / lot line
Option D – 10 feet	Decorative metal fencing is optional	4 landscape points per foot of frontage placed between the fence and the street / lot line	6 landscape points per foot of frontage

46-1919 through 46-1999 reserved

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DIVISION 9 OUTDOOR LIGHTING

46-2000 Legislative findings

The City Council makes the following legislative findings relating to outdoor lighting:

- (1) Light pollution would detract from the character of the City of Janesville.
- (2) Excessive lighting wastes energy.
- (3) Glare from nonvehicular light sources can pose a threat to the safety of drivers and pedestrians.
- (4) Light trespass can intrude on the enjoyment of private property.
- (5) The regulations in this chapter relating to outdoor lighting are intended to provide nighttime safety, utility, security, and productivity.
- (6) Regulations in this chapter relating to outdoor lighting are adopted to promote the public health, safety, and general welfare of city residents.

46-2001 Compliance

All outdoor lighting, except lighting that is specifically exempted in § 46-2002, must comply with this division as applicable. If any project increases the number of existing luminaires on a property by 50 percent or more (with a single change or with a cumulative change since [REDACTED], 2026) all existing luminaires on that property must be made to comply with this division or be removed.

46-2002 Exemptions

The following types of outdoor lighting are exempt from this division:

- (1) Street lights and other lighting located within a public right-of-way.
- (2) Emergency lighting when used by police, firefighters, medical personnel, public works, and other responders for the duration of the emergency.
- (3) The lighting of flags of the United States, State of Wisconsin, City of Janesville, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided such lighting does not trespass onto another property.
- (4) Holiday lighting.
- (5) Lighting on towers when required by a regulating authority.
- (6) Airport lighting when required by a regulating authority.
- (7) Underwater lighting used for the illumination of swimming pools and fountains.
- (8) Temporary lighting used for construction activities, provided (i) the fixtures are shielded, (ii) the light does not project past the property boundary line, and (iii) the lighting is only used during hours with active construction.

46-2003 Prohibited lighting

The following lighting is prohibited:

- (1) Lighting used to outline a building, structure, or window or any part thereof, such as rope, neon, and fluorescent tube lighting. (verify)
- (2) Neon tube lighting, except if it is used for signage and is otherwise allowed under Article [REDACTED]. (verify)
- (3) Any lighting that can be confused for traffic control signage.

46-2004 General requirements

- A. Overhead lines prohibited.** Electrical feeds for outdoor lighting must be run underground, not overhead. ((**OR**)) Overhead wiring for outdoor lighting is prohibited, except when the Zoning Administrator determines underground installation is not possible due to existing infrastructure or natural conditions.
- B. Parking lot lights.** A lighting standard in a parking area must be placed (1) at least 3 feet outside of the paved area, (2) within a landscape island, (3) on a concrete pedestal that is at least 24 inches but not more than 36 inches high above the pavement, or (4) protected by other means as may be approved by the Zoning Administrator. Lighting along internal drives and for parking lots must be of similar light source type, color temperature, and style.
- C. Canopy lights.** Canopy lights for a vehicle fuel station must be recessed or shielded so that no light source is visible from or causes glare on a public right-of-way or adjacent property.
- D. Lighting in buffer.** Light poles must not be placed within a required buffer, except for pedestrian lighting along a sidewalk or other pedestrian way.
- E. Changes in appearance.** Outdoor lighting may not blink, flash, pulsate, rotate or shift, or change color or intensity.
- F. Other requirements.** Outdoor lighting must comply with all applicable building codes and electrical codes adopted by the City.
- G. Specific standards.** Outdoor lighting must be designed to comply with the standards in Table 6-19. Key features of a parking lot are depicted in Exhibit 6-19.

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Table 6-19. Specific lighting requirements

	Single family and two-family residential	Multi-family (3 or more dwelling units)	Commercial, industrial, and institutional	Athletic fields and public outdoor venues
Fixture type ^[1]	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	No limitation
Architectural lighting	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	NA
Light trespass ^[2, 3]	The intensity of illumination projected onto another property may not exceed 0.1 footcandle.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.5 footcandles on a commercial, industrial, or institutional use
Maximum height of freestanding luminaire ^[4]	30 feet or more from the property boundary line – 15 feet ^[5] 15 feet or more but less than 30 feet from the property boundary line – 12 feet ^[6] Less than 15 feet from the property boundary line – 9 feet ^[6]	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district Pedestrian lighting – 12 feet	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district Pedestrian lighting – 12 feet	No limitation
Minimum lighting levels	NA	NA	2.0 footcandles for parking lots, loading areas, and similar use areas	NA
Maximum average-to-minimum uniformity ratio ^[7]	NA	3:1	4:1	NA
Correlated color temperature (CCT) range	NA	2700 to 3000 Kelvins	2700 to 4500 Kelvins	NA
Light curfew	NA	None	On-site lighting levels in parking lots reduced by at least 75 percent by 10:00 pm or 45 minutes after the close of business for the day, whichever is later	Lights to be turned off no later than 1 hour after the end of the event

Notes:

1. See § 46-2005 for special provisions for security lighting.
2. Stated levels are above ambient lighting conditions on a cloudless night.
3. The Zoning Administrator may exercise discretion regarding light trespass onto a public right-of-way if it is determined to be beneficial to safe lighting conditions of adjacent sidewalks or other public areas.
4. The height of a freestanding luminaire is measured from the ground directly below the center line of the luminaire to the lowest part of the luminaire that emits light.
5. The maximum height is based on the proximity of the luminaire to the adjoining property boundary line.
6. For lamp types that vary in their output as they age (e.g., high-pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.
7. Example: If the mean lighting level for a parking lot is 6 footcandles and the lowest is 2 footcandles, the ratio is 3:1.

Comments and questions:

1. Does the city want to establish lighting standards for single-family and duplex lots? If not, the second column in the above table will be removed.

Exhibit 6-35. Key features for lighting in a parking lot

Illustration is forthcoming

- A 50 feet from lot line
- B Maximum height of parking lot light fixtures is 16 feet (Table 24-1)
- C Maximum height of parking lot light fixtures is 25 feet
- D Maximum at commercial is 0.2 footcandles
- E Maximum at residential lot line is 0.1 footcandles
- F Maximum lighting at front lot line is 0.5 footcandles

No scale

46-2005 Special provisions for security lights

Security lights are permitted provided:

- (1) the luminaire is top-shielded or located below an eave;
- (2) the lamp is rated less than 2,000 lumens;^[1]
- (3) lights are directed to limit direct glare onto adjacent properties;
- (4) light switching is automated (e.g., motion sensor); and
- (5) when the lamp is activated, the illumination level at a distance of 25 feet does not exceed 0.5 footcandles.

Editorial notes:

- [1] Examples of lamp types of less than 2,000 lumens include a 100-watt standard incandescent, a 15-watt cool fluorescent, a 15-watt compact fluorescent, and an 18-watt low pressure sodium lamp.

46-2006 Lighting plan

- A. **General.** A lighting plan must be submitted for review before the installation or substantial modification of any exterior lighting, and in conjunction with any development-related application. Lighting plans will be reviewed consistent with the requirements for a site plan set forth in this division.
- B. **Content.** A lighting plan must include the following:

- (1) A description of all existing and proposed luminaires, including name of manufacturer, product number, lamp type, mounting height, and lumen output. This may include manufacturer's catalog cut sheets.
- (2) A photometric plan indicating the location of all existing and proposed luminaires, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
- (3) Other information the Zoning Administrator deems necessary to ensure compliance with this division.

46-2007 through 46-2099 reserved

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DIVISION 10
SIGNS
(TBD)

46- [] through 46-2099 reserved