

ZONING & SUBDIVISION ORDINANCE REWRITE

March 17, 2025

Agenda

- 1 PROJECT STATUS
- 2 WHAT IS BEING PRESENTED THIS EVENING?
- 3 REVIEW CRITERIA AND COMMISSION INPUT

Project Status

PROJECT TIMELINE



- Monthly staff/consultant meetings to discuss draft articles
- Monthly Plan Commission meetings

Project Status

MARCH '25

- Introductory Provisions
 - Article 1: General Provisions
 - Article 2: Interpretation, Construction, and Definitions
 - Article 3: Administrative Bodies
 - Article 4: General Procedural Requirement

- District Standards
 - Article 7: Zoning Districts and dimensional standards
 - Article 17: Land Uses

APRIL '25

- City-wide Standards
 - Article 8: Alternative Development Options
 - Article 21: Architectural Standards
 - Article 22: Site Design Standards
 - Article 23: Landscaping and Buffers
 - Article 24: Parking, Loading, and Access
- Administrative Procedures
 - Article 5: Specific Procedural Requirements

MAY '25

- District Standards
 - Article 9-16: Overlay Districts
- City-wide Standards
 - Article 18: Performance Standards
 - Article 19: Dimensional and Related Standards
 - Article 20: Engineering and Environmental Standards
 - Article 25: Outdoor Lighting
- Subdivision Ordinance

What Is Being Presented This Evening?

Appendix A: Land Use Table

Appendix A. Land Use Table
Working Draft (03-07-2025)

Series	Land Use	Residential						Business				Industrial			Special Purpose			
		R-1	R-2	R-3	R-4	R-5	R-9	B-1	B-2	B-3	B-4	M-1	M-2	M-3	R-1	R-1	R-2	R-3
1	Residential																	
1.01	Boardinghouse			P	P													
1.02	Manufactured home park						P											
1.03	Mixed-use residential							P	P	P	P							
1.04	Multi-family, 2 to 4 units	P	P	P	P	P		C	C	C	C							
1.05	Multi-family, 5 or more units			C	P	P		C	C	C	C							
1.06	Single-family dwelling	P	P	P	P	P		C	C	C	C							P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P		C	C	C	C							
1.08	Townhouse, 5 or more units			C	C	P		C	C	C	C							
2	Special Care Facilities																	
2.01	Assisted living center			P	P	P		P	P	P	P							
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P						P						P
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P	P	P												
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA						CLA						
2.05	Day care center							P	P	P	P	P	P	P				
2.06	Hospice care center			P	P	P		P	P	P	P							
2.07	Nursing home			P	P			P	P	P	P							
2.08	Residential shelter care facility							C	P	P	C							
3	General Commercial																	
3.01	Adult-oriented establishment									C								
3.02	Artisan retreat	C	C	C	C	C		P	P	P	C							C
3.03	Auto body shop							C	C	C	C	P	P	P				

Appendix B: Land Use Descriptions

Appendix B - Land Use Descriptions Working Draft (03-07-2025)	
Series	Land Use
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.	
1.02	Manufactured home park
Description: A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.	
1.03	Mixed-use residential
Description: One or more dwelling units situated within a commercial building.	
1.04	Multi-family, 2 to 4 units
Description: A building containing 2 to 4 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
1.05	Multi-family, 5 or more units
Description: A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
1.06	Single-family dwelling
Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site built. The term does not include mobile homes.	
1.07	Townhouse, 2 to 4 units
Description: A building containing 2 to 4 dwelling units that are separated by a party wall that extends from	

Appendix C: Zoning Districts and Dimensional Standards

City of Janesville	Chapter XX-- Zoning
- 02.19.2025 Working Draft -	
Appendix C Zoning Districts and Dimensional Standards	
Suburban Residential (R-1) District This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings with some three- to four-unit buildings compatible with a lower density suburban development pattern. [Combine R-1 and R-1D]	
Lot Standards	Details
A Lot area, minimum	5,000 square feet, plus 3,000 square feet for each additional unit exceeding 2
B Lot width, minimum	50 feet
Building Standards	
C Principal building height, maximum	35 feet; subject also to airport height provisions § _____
D Accessory building height, maximum	Not to exceed principal structure height; subject also to airport height provisions § _____
E Detached accessory building first floor area, maximum	120 square feet
F Detached garage first floor area, maximum	Not to exceed principal building first floor area
Setbacks	
G Street-yard setback, minimum	20 feet
H Side-yard setback, minimum	8 feet
I Rear-yard setback, minimum	10 feet

Project Overview: Desired Outcomes

Align your ordinances with Comprehensive Plan and State statutes

- Create and apply zoning districts consistent with Comprehensive Plan
- Formation of new subdivision ordinance consistent with best practices and community needs

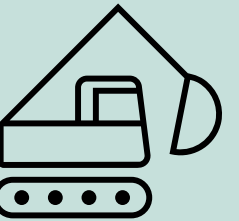


Simplify them for readability, understanding and administration

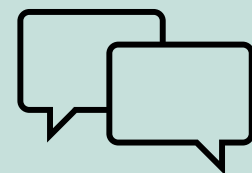


Facilitate high quality development and redevelopment

- Modify review procedures to be more understandable, efficient and predictable- -without sacrificing quality and creativity
- Re-examine parking standards
- Enhance design standards



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



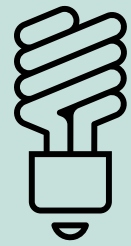
Balance community growth and reinvestment with impacts to local neighborhoods

- Create complete neighborhoods
- Examine home occupations
- Encourage reuse/redevelopment of vacant or underutilized properties in all part of the City
- Preserve neighborhood and community character, including downtown district



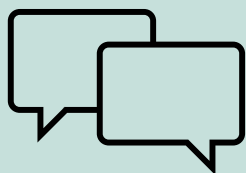
Project Overview: Desired Outcomes

Simplify them for readability, understanding and administration



- *Number of base zoning districts consolidated from 20 to 14*
- *Multiple downtown districts consolidated to one*
- *New graphic interface for dimensional standards*
- *Land use descriptions revised and grouped by land use categories*
- *Land use table illustrating where uses are permitted (and conditional)*

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



- *Minimum lot area and setback standards and dimensions reduced. Allows for market to offer options exceeding these minimum requirements*
- *Allows for increased residential density*
- *Permits up to four units by right in all residential zoning districts*
- *District standards are minimum*

Overarching Themes

How can the overarching themes identified earlier help frame our discussion and aid us in evaluating content for the updated codes?



Reduce complexity in interpreting existing standards

- *Redundant and confusing open and green space standards have been removed from all appropriate districts. Open space on properties will be regulated by setbacks and principal and accessory building requirements.*
- *Clearer land use definitions have been developed and have been placed into more intuitive and user-friendly groupings*
- *Appendix C incorporates tables and charts to supplement text to easier illustrate zoning concepts for each district.*



Accommodate density without sacrificing character

- *Increased density permitted by right in residential zoning districts*
- *Duplexes no longer require a CUP*
- *Standards accommodate ADU's, cottage courts, and infill development*
- *New planned mixed residential district to accommodate a mix of housing types within neighborhoods*



Zone for infill development

- *No minimum lot width and reduced setbacks recommended for Business districts*

Review Criteria and Commission Input

Comparison of Existing and Proposed Zoning Districts

Residential

Existing Zoning	Proposed District	
R1 Single-Family and Two-Family Residence	R-1	Suburban Single-family and Two-family Residential
R-1D Two-Family Residence		
R2 Limited General Residence	R-2	Urban Single-family and Two-family Residential
R3M Medium Density Residence	R-3	Medium Density Mixed Residential
R3 General Residence		
R4 Central Residence	R-4	High Density Residential
O2 Central Office/Residence	B-4	Downtown
n/a	R-8	Planned Mixed Residential
n/a	R-9	Manufactured Home Neighborhood

Business

Existing Zoning	Proposed District	
B1 Neighborhood Convenience	B-1	Neighborhood Mixed use
O1 Office/Residence		
B2 Community Shopping (i)	B-2	Community Business
B3 General Commercial		
BT Business Technology		
B4 Business Highway	B-3	Highway Business
O2 Central Office/Residence	B-4	Downtown
B5 Central Business		
B6 Central Service		

Industrial

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

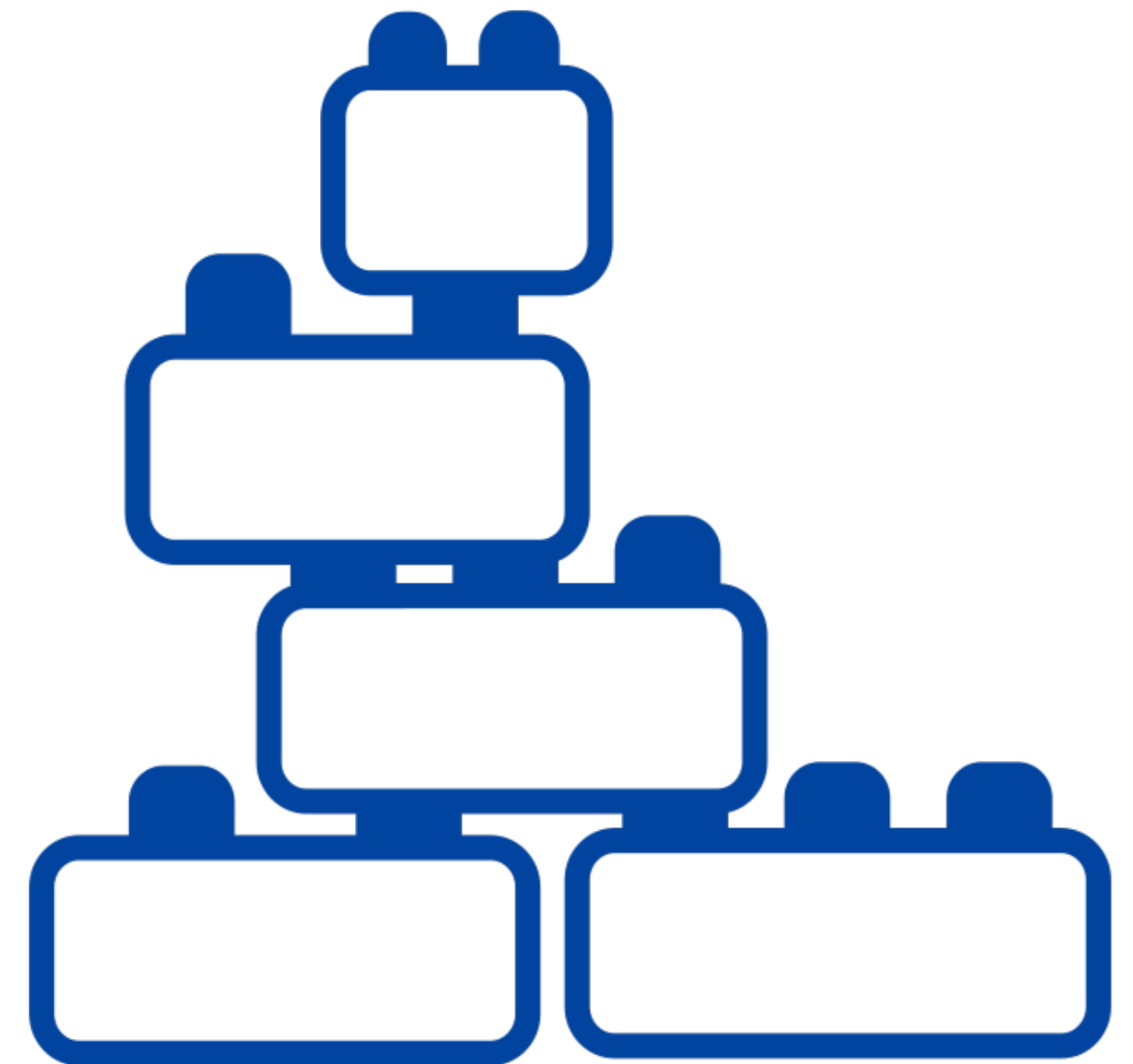
Special Purpose

Existing Zoning	Proposed District	
n/a	SP-01	Railroad
M Mining	SP-02	Mining Enterprise
n/a	SP-03	Aviation Enterprise
A Agriculture	SP-04	Urban Transition
C Conservancy	P-1	Conservancy

Number of base zoning districts consolidated from 20 to 14

Basic Building Blocks of a Zoning Code

- Zoning Map (Base & Overlay Districts)**
- Dimensional Standards**
- Land Uses (Described)**
- Base Zoning Districts (Described)**
- Overlay Zoning Districts (Described)**
- Review Procedures**
- General Provisions**
- Alternative Development Options (Custom Zoning)**
- Development Standards**
 - **Site Design**
 - **Building Design**
 - **Performance Standards**
- Use Table**



Navigating the “What?”

Land Use Table

- 1. What?
- 2. Where?
- 3. How?

Appendix A. Land Use Table
Working Draft (03-07-2025)

Series	Land Use	Residential						Business				Industrial			Special Purpose				
		R-1	R-2	R-3	R-4	R-5	R-9	B-1	B-2	B-3	B-4	M-1	M-2	M-3	P-1	SP-1	SP-2	SP-3	SP-4
1	Residential																		
1.01	Boardinghouse			P	P														
1.02	Manufactured home park						P												
1.03	Mixed-use residential							P	P	P	P								
1.04	Multi-family, 2 to 4 units	P	P	P	P	P		C	C	C	C								
1.05	Multi-family, 5 or more units			C	P	P		C	C	C	C								
1.06	Single-family dwelling	P	P	P	P	P		P											P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P		C	C	C	C								
1.08	Townhouse, 5 or more units			C	C	P		C	C	C	C								
2	Special Care Facilities																		
2.01	Assisted living center			P	P	P		P	P	P	P								
2.02	Community living arrangement, or fewer residents	P	P	P	P	P				P									P
2.03	Community living arrangement, 1 to 15 residents																		
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA				CLA									
2.05	Day care center							P	P	P	P	P	P	P					
2.06	Hospice care center			P	P	P		P	P	P	P								
2.07	Nursing home			P	P			P	P	P	P								
2.08	Residential shelter care facility							C	P	P	C								
3	General Commercial																		
3.01	Adult-oriented establishment									C									
3.02	Artisan retreat	C	C	C	C			P	P	P	C								C
3.03	Auto body shop								C	C		P	P	P					
3.04	Banquet hall							C	P	P	P								
3.05	Birth center							P	P	P	P								
3.06	Body art studio							P	P	P	C	P							
3.07	Business incubator								P	P	P	P	P	P					
3.08	Car wash							C	C	C		P							
3.09	Commercial drone delivery hub											C	C	C				C	
3.10	Commercial greenhouse											P	P	P					

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Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site built. The term does not include mobile homes.	
	
1.07	Townhouse, 2 to 4 units
Description: A building containing 2 to 4 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. Note: Also known as single-family attached or rowhouse	
	

Navigating the “Where?”

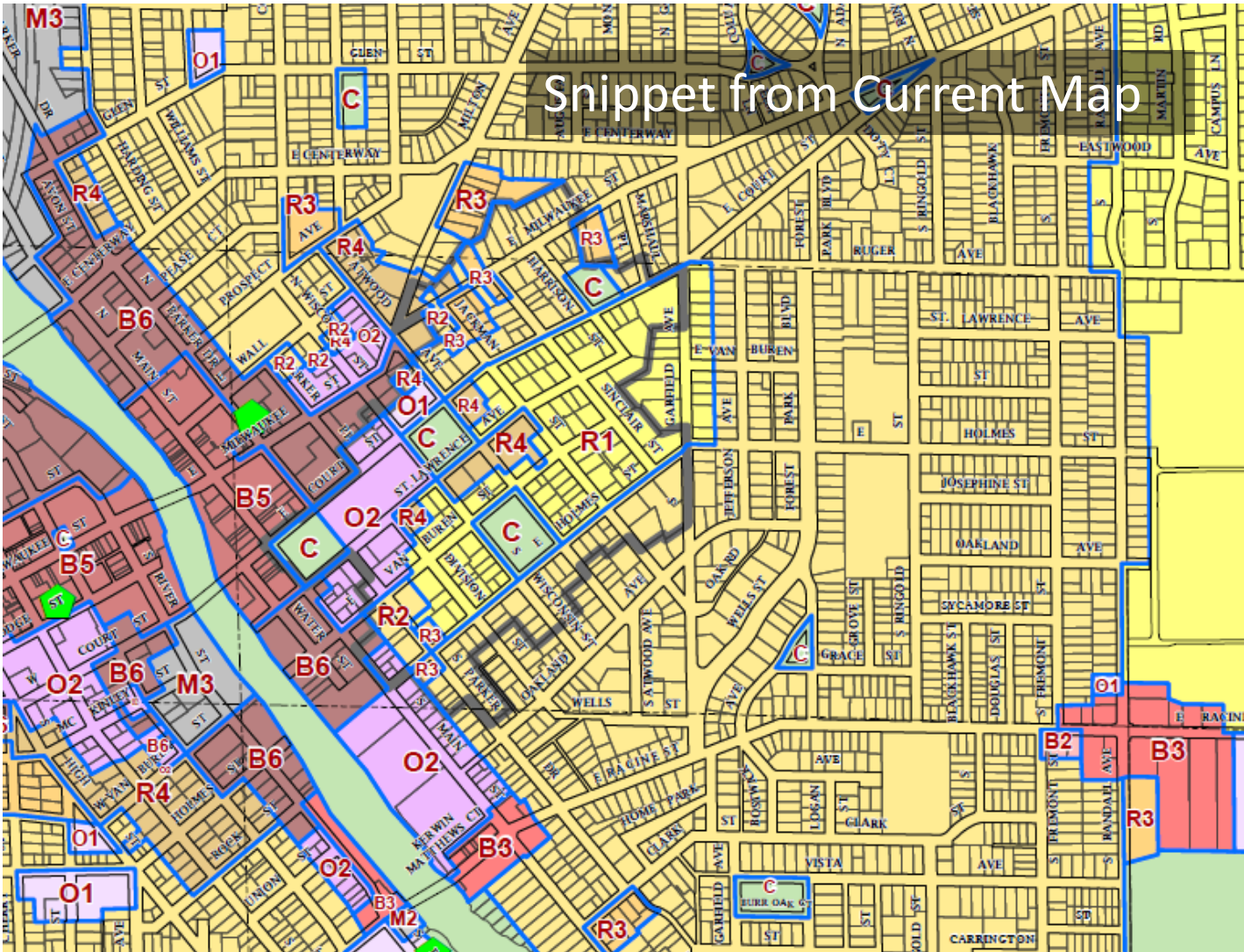
Where?

Use Table

Appendix A. Land Use Table
Working Draft (03-07-2025)

Series	Land Use	Residential					Business				Industrial			Special Purpose			
		R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	M-1	M-2	M-3	SP-1	SP-2	SP-3	SP-4
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1.05	Multi-family, 5 or more units			C	P	P	C	C	C	C							
1.06	Single-family dwelling	P	P	P	P	P	P										P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P	C	C	C	C							
1.08	Townhouse, 5 or more units			C	C	P	C	C	C	C							
2	Special Care Facilities																
2.01	Assisted living center			P	P	P	P	P	P	P							
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P				P							P
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P	P	P											
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA				CLA							
2.05	Day care center						P	P	P	P	P	P	P				
2.06	Hospice care center			P	P	P	P	P	P	P							
2.07	Nursing home			P	P		P	P	P	P							
2.08	Residential shelter care facility						C	P	P	C							
3	General Commercial																
3.01	Adult-oriented establishment							P	P	C							C
3.02	Artisan retreat	C	C	C	C		P	P	P	C							
3.03	Auto body shop						C	C	C		P	P	P				
3.04	Banquet hall						C	P	P	P							
3.05	Birth center						P	P	P	P							
3.06	Body art studio						P	P	P	C	P						
3.07	Business incubator							P	P	P	P	P	P				
3.08	Car wash						C	C	C		P						
3.09	Commercial drone delivery hub										C	C	C			C	
3.10	Commercial greenhouse										P	P	P				

Zoning Map



Land Uses

Land Use Table

- 1. What?
- 2. Where?
- 3. How?

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Working Draft (03-07-2025)

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1.05	Multi-family, 5 or more units			C	P	P	C	C	C	C							
1.06	Single-family dwelling	P	P	P	P	P	P										P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P	C	C	C	C							
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2.06	Hospice care center			P	P	P	P	P	P	P							
2.07	Nursing home			P	P		P	P	P	P							
2.08	Residential shelter care facility						C	P	P	P							
3	General Commercial																
3.01	Adult-oriented establishment																
3.02	Artisan retreat		C	C	C	C	P	P	P	P							C
3.03	Auto body shop							C	C	C	P	P	P				
3.04	Banquet hall						C	P	P	P							
3.05	Birth center						P	P	P	P							
3.06	Body art studio						P	P	P	P	P						
3.07	Business incubator							P	P	P	P	P	P				
3.08	Car wash						C	C	C		P		P				
3.09	Commercial drone delivery hub										C	C	C				C
3.10	Commercial greenhouse										P	P	P				

Is a land use allowed?

- 1. **Yes** – “P” Permitted by Right
- 2. **No**
- 3. **Maybe**
 - “C” Conditional Use
 - “CLA” Community Living Arrangement Review
 - “TFR” Telecommunication Facility Review
 - “WES” Wind Energy System Review

Land Uses

Two Basic Questions

- 1. What can I do with a property? (columns)
- 2. Where can I put a business? (rows)

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3.03	Auto body shop								C	C		P	P	P					
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3.05	Birth center							P	P	P	P								
3.06	Body art studio							P	P	P	C	P							
3.07	Business incubator								P	P	P	P	P	P	P				
3.08	Car wash							C	C	C		P			P				
3.09	Commercial drone delivery hub											C	C	C				C	
3.10	Commercial greenhouse											P	P	P					

Dimensional Standards

Basic Dimensional Standards for Each Zoning District

- 1. Maximum building height
- 2. Minimum setbacks
- 3. Minimum lot size
- 4. and others

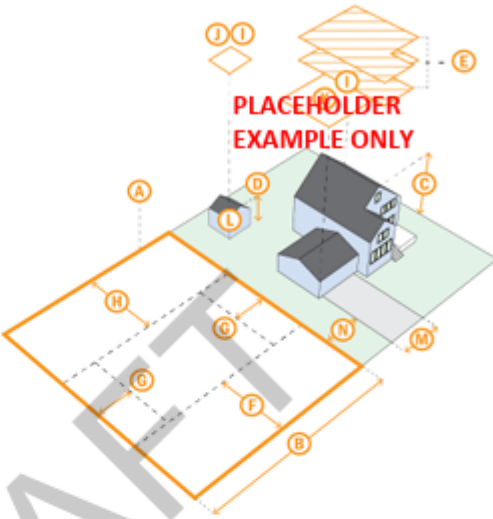
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1.06	Single-family dwelling	P	P	P	P	P		P									P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P		C	C	C	C						
1.08	Townhouse, 5 or more units			C	C	P		C	C	C	C						
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2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P				P							P
2.03	Community living arrangement, 9 to 15 residents	CLA															
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2.06	Hospice care center			P	P	P		P	P	P	P						
2.07	Nursing home			P	P			P	P	P	P						
2.08	Residential shelter care facility							C	P	P	P						
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3.03	Auto body shop								C	C	C	P	P	P			
3.04	Banquet hall							C	P	P	P						
3.05	Birth center							P	P	P	P						
3.06	Body art studio							P	P	P	P	P					
3.07	Business incubator								P	P	P	P	P	P			
3.08	Car wash							C	C	C		P					
3.09	Commercial drone delivery hub										C	C	C			C	
3.10	Commercial greenhouse										P	P	P				

Appendix C
Zoning Districts and Dimensional Standards

Suburban Residential (R-1) District
This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings with some three- to four-unit buildings compatible with a lower density suburban development pattern.

[Combine R-1 and R-1D]



Lot Standards		Details
A	Lot area, minimum	5,000 square feet, plus 3,000 square feet for each additional unit exceeding 2
B	Lot width, minimum	50 feet
Building Standards		
C	Principal building height, maximum	35 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	Not to exceed principal structure height; subject also to airport height provisions § ____
E	Detached accessory building first floor area, maximum	120 square feet
F	Detached garage first floor area, maximum	Not to exceed principal building first floor area
Setbacks		
G	Street-yard setback, minimum	20 feet
H	Side-yard setback, minimum	8 feet
I	Rear-yard setback, minimum	25 feet
J	Highway setback, minimum	25 feet
K	Detached accessory building setback, minimum	Not less than the principal structure setback in a street yard; 2 feet in a side or rear yard
Site Standards		
L	Number of detached accessory buildings, maximum	2
M	Driveway width, maximum	24 feet; see driveway standards (§ ____)
N	Driveway setback, minimum	1 foot, except when shared
O	Parking lot setback, minimum	Same as principal structure setbacks

Land Uses

Land Use Details in Appendix B

- 1. Description
- 2. Vehicle parking requirements
- 3. Supplemental standards

Appendix A. Land Use Table
Working Draft (03-07-2025)

Series	Land Use	Residential						Business				Industrial			Special Purpose				
		R-1	R-2	R-3	R-4	R-5	R-9	B-1	B-2	B-3	B-4	M-1	M-2	M-3	P-1	SP-1	SP-2	SP-3	SP-4
1	Residential																		
1.01	Boardinghouse			P	P														
1.02	Manufactured home park						P												
1.03	Mixed-use residential							P	P	P	P								
1.04	Multi-family, 2 to 4 units	P	P	P	P	P		C	C	C	C								
1.05	Multi-family, 5 or more units			C	P	P		C	C	C	C								
1.06	Single-family dwelling	P	P	P	P	P		P											P
1.07	Townhouse, 2 to 4 units	P	P	P	P	P		C	C	C	C								
1.08	Townhouse, 5 or more units			C	C	P		C	C	C	C								
2	Special Care Facilities																		
2.01	Assisted living center			P	P	P		P	P	P	P								
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P					P								P
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P	P	P													
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA					CLA								
2.05	Day care center							P	P	P	P	P	P	P					
2.06	Hospice care center			P	P	P		P	P	P									
2.07	Nursing home																		
2.08	Residential shelter care facility							C	P	P	C								
3	General Commercial																		
3.01	Adult-oriented establishment									C									
3.02	Artisan retreat		C	C	C	C		P	P	P	C								C
3.03	Auto body shop								C	C		P	P	P					
3.04	Banquet hall							C	P	P	P								
3.05	Birth center							P	P	P	P								
3.06	Body art studio							P	P	P	C	P							
3.07	Business incubator								P	P	P	P	P	P	P				
3.08	Car wash							C	C	C		P							
3.09	Commercial drone delivery hub											C	C	C				C	
3.10	Commercial greenhouse											P	P	P					

Snippet from Appendix B

2.07 Nursing home

Description: A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law.

Note: See § 50.01 (3), Wis. Stats.

Vehicle Parking: 1 space for each 6 beds; plus 1 space for each employee on the largest work shift

Supplemental Standards:

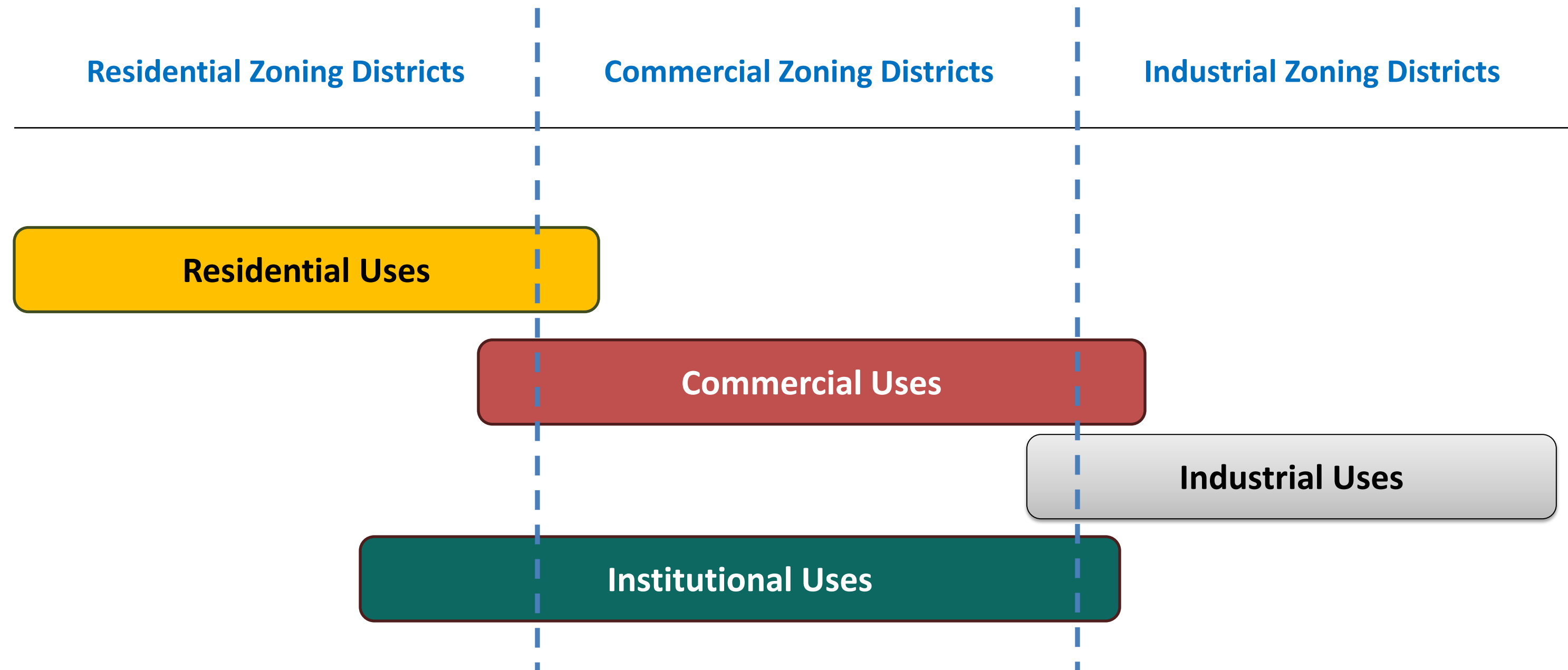
(A) State license. Prior to the establishment of this use, the operator must obtain a license from the state as provided for in § 50.02, Wis. Stats., and maintain the license for the life of the use or until the state no longer requires the license.

(B) Required green space. If this use is not located in a commercial zoning district, at least 30 percent of the parcel must remain undeveloped (i.e., landscaped).

(C) Setbacks. Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.

Land Uses

Allowing land uses in more locations



Land Uses

Some land uses are required by state law and case law

1. Adult uses
2. Telecommunications
3. Wind energy
4. Solar energy
5. Community living arrangements (CLAs)
6. and more

Land Uses

Some land uses are “new” – emerging technology/commerce

1. Artisan shop
2. Business incubator
3. Battery energy storage system
4. Data center
5. Direct air carbon dioxide capture facility

Process of Refinement through Multiple Iterations

Appendix A. Land Use Table
Working Draft (03-07-2025)

		Residential					Business			Industrial			Special Purpose			
Series	Land Use	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	I-1	I-2	I-3	SP-1	SP-2	SP-3	SP-4
1 Residential																
1.01	Boardinghouse				P	P										
1.02	Manufactured home park						P									
1.03	Mixed-use residential								P	P	P	P				
1.04	Multi-family, 2 to 4 units		P	P	P	P	P		C	C	C	C				
1.05	Multi-family, 5 or more units				C	P	P		C	C	C	C				
1.06	Single-family dwelling		P	P	P	P	P		P							P
1.07	Townhouse, 2 to 4 units		P	P	P	P	P		C	C	C	C				
1.08	Townhouse, 5 or more units				C	C	P		C	C	C	C				
2 Special Care Facilities																
2.01	Assisted living center			P	P	P	P		P	P	P	P				
2.02	Community living arrangement, 6 or fewer residents		P	P	P	P	P		P	P	P	P				P
2.03	Community living arrangement, 9 to 15 residents		CLA	CLA	P	P	P									
2.04	Community living arrangement, more than 15 residents		CLA	CLA	CLA	CLA	CLA									
2.05	Day care center								P	P	P	P	P	P	P	
2.06	Hospice care center				P				P	P	P	P	P	P	P	
2.07	Nursing home				P	P			P	P	P	P	P	P	P	
2.08	Residential shelter care facility							C	P	P	P	P				
3 General Commercial																
3.01	Adult-oriented establishment									C						
3.02	Artisan retreat				C	C	C		C	P	P	P				
3.03	Auto body shop												P	P	P	
3.04	Bar/night club								C	P	P	P				
3.05	Birth center								P	P	P	P				
3.06	Body art studio								P	P	P	P	P			
3.07	Business incubator												P	P	P	
3.08	Car wash								C	C	P	P		P	P	P
3.09	Commercial drive delivery hub												C	C	C	
3.10	Commercial greenhouse												P	P	P	

Appendix B - Land Use Descriptions
Working Draft (03-07-2025)

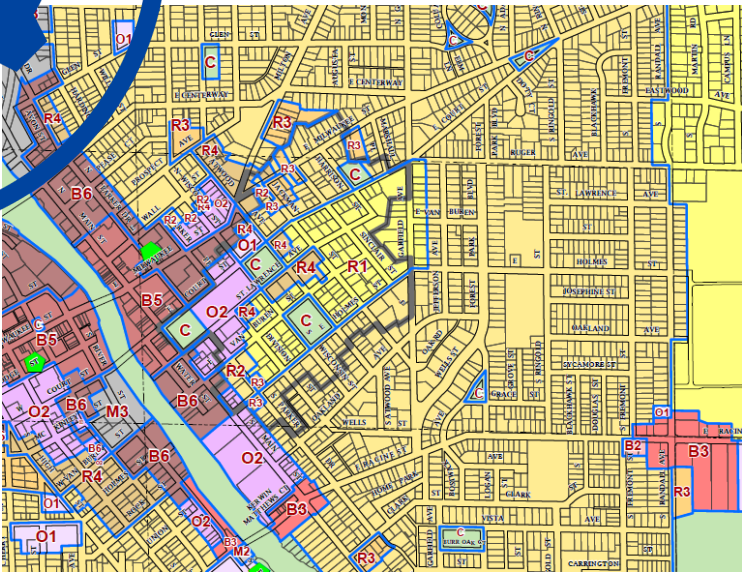
Series	Land Use
1	Residential
1.01	Boardinghouse
Description: A place where lodging is furnished by pre-arrangement for compensation for 4 or more people, not members of the household unit, but not exceeding 11 people and not open to transient customers. Occupants of a boarding house may or may not have access to common kitchen facilities or be provided with common meals.	
1.02	Manufactured home park
Description: A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.	
1.03	Mixed-use residential
Description: One or more dwelling units situated within a commercial building.	
1.04	Multi-family, 2 to 4 units
Description: A building containing 2 to 4 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
1.05	Multi-family, 5 or more units
Description: A building containing more than 4 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site built. The units may be in a single ownership or owned separately as in a condominium.	
1.06	Single-family dwelling
Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by means of a common wall. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site built. The term does not include mobile homes.	

Appendix C
Zoning Districts and Dimensional Standards

Suburban Residential (R-1) District
This district is intended to provide residential areas predominantly occupied by single- and two-family dwellings with some three- to four-unit buildings compatible with a lower density suburban development pattern.
[Combine R-1 and R-1D]



Lot Standards	Details
A	Lot area, minimum 5,000 square feet, plus 3,000 square feet for each additional unit exceeding 2
B	Lot width, minimum 30 feet
Building Standards	
C	Principal building height, maximum 35 feet; subject also to airport height provisions § _____
D	Accessory building height, maximum Not to exceed principal structure height; subject also to airport height provisions § _____
E	Detached accessory building first floor area, maximum 120 square feet
F	Detached garage first floor area, maximum Not to exceed principal building first floor area
Setbacks	
G	Street yard setback, minimum 20 feet
H	Side yard setback, minimum 8 feet
I	Rear yard setback, minimum 25 feet
J	Highway setback, minimum 25 feet
K	Frontal setback, minimum Not less than the principal structure setback in a street yard; 2 feet



Questions/Discussion

1. The draft zoning districts presented tonight remove exclusive single family zoning districts. Up to four units are proposed to be permitted by right in the new R1 and R2 districts. Does this feel right for Janesville moving forward?
2. Residential districts have already been proposed for consolidation. Should the residential districts be further consolidated by combining R1 and R2 (only difference is setbacks)?
3. Central business districts are proposed for consolidation into a new B4 downtown district. Do you still feel that there is a need for separate office and residential districts downtown?
4. Are there any uses in Appendix B that you feel should be included that weren't? Are there any that should not be included?
5. Following Act 67 (explain), do you feel that the permitted and conditional uses proposed for each of the base zoning districts are appropriate? Do you have any suggestions for possible changes?
6. The draft dimensional standards no longer include an open space and green space minimum requirement. These standards will instead be moved to more comprehensive landscaping standards. Open space and green space would also be controlled by setback requirements and the subdivision code (park dedication, etc.). Does this feel appropriate moving forward?

ZONING & SUBDIVISION ORDINANCE REWRITE

March 17, 2025