

ZONING & SUBDIVISION ORDINANCE REWRITE

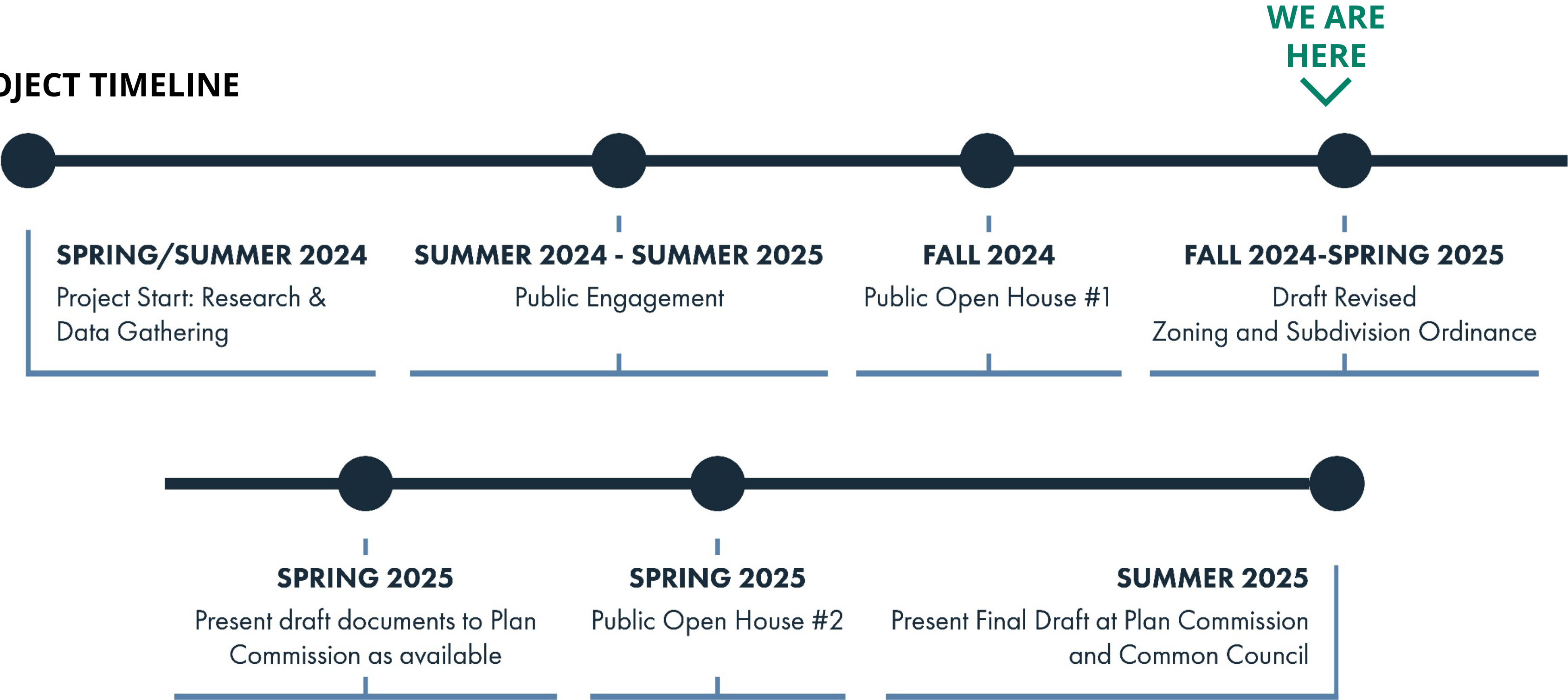
February 2025 Project Update

AGENDA

- 1 **PROJECT OVERVIEW AND STATUS**
- 2 **WHAT HAVE WE LEARNED SO FAR?**
- 3 **UPDATING THE CODE: HOW DOES IT WORK?**
- 4 **WHAT'S NEXT**

PROJECT OVERVIEW

PROJECT TIMELINE



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

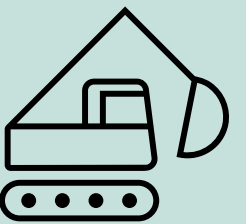


Simplify them for readability, understanding and administration

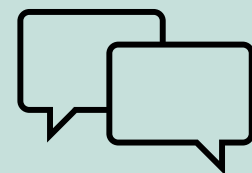


Facilitate high quality development and redevelopment

- 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: PROJECT SCOPE

INCLUDED IN SCOPE:

- Preparation of a new zoning ordinance including a new zoning map
- Preparation of a new subdivision ordinance
- Preparation of a concurrent update to the sign ordinance using draft revisions compiled by City staff

NOT INCLUDED IN SCOPE:

- Housing incentives
- Wholesale change to infrastructure development process
- Modifications to State building codes and local building inspection process

WHAT WE'VE LEARNED SO FAR

- **Monthly Staff Meetings**
- **Focus Group Interviews (Aug-Sep 2024)**
- **Online Survey (Nov-Dec 2024)**
- **Open House #1 (Nov 2024)**

WHAT WE'VE LEARNED SO FAR

- Desire to allow more flexibility in the home building process, including but not limited to smaller lots, narrower lots, zero-lot-line development, etc.
- Overall issues were expressed about not understanding current ordinances
- Desire to accommodate intergenerational neighborhoods, move away from (exclusive) single family zoning
- Desire see more development allowed by right rather than by conditional use or PUD
- Desire for flexible parking standards that adapt to actual needs rather than being overly prescriptive
- Neighborhood-scale commercial uses should be more acceptable in residential areas than it is today
- Reduce complexity in interpreting existing standards

WHAT WE'VE LEARNED SO FAR: OPEN HOUSE

In response to the open house presentation and exhibits, there were several comments and suggestions received. Those included:

- Z** Reforming zoning to address housing needs
- H** Unlocking housing potential by removing barriers to development
- Z** Aligning zoning regulations with modern housing needs and development trends
- H** Reduction or elimination of lot size and width minimums
- Z** Removal of exclusionary zoning
- Z** Conditional use permit reform
- H** Form based code opportunities and design standards
- P** Examination of parking needs and requirements
- H** Encouraging Accessory Dwelling Units (ADU's)



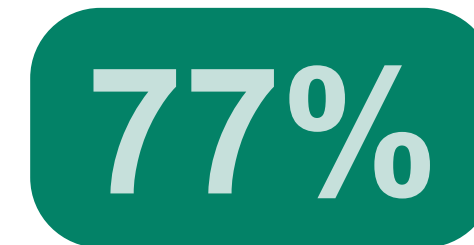
WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

The online survey was available for responses from November 14th to December 5th.

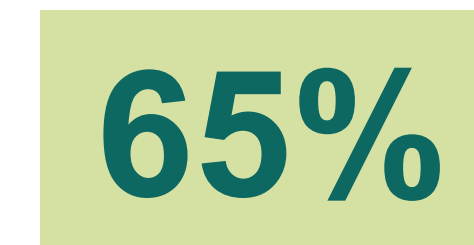
A total of 132 responses were received.



Over half of resident respondents have lived in Janesville for over 20 years.



Of respondents are residents of Janesville



Of respondents are employed in Janesville



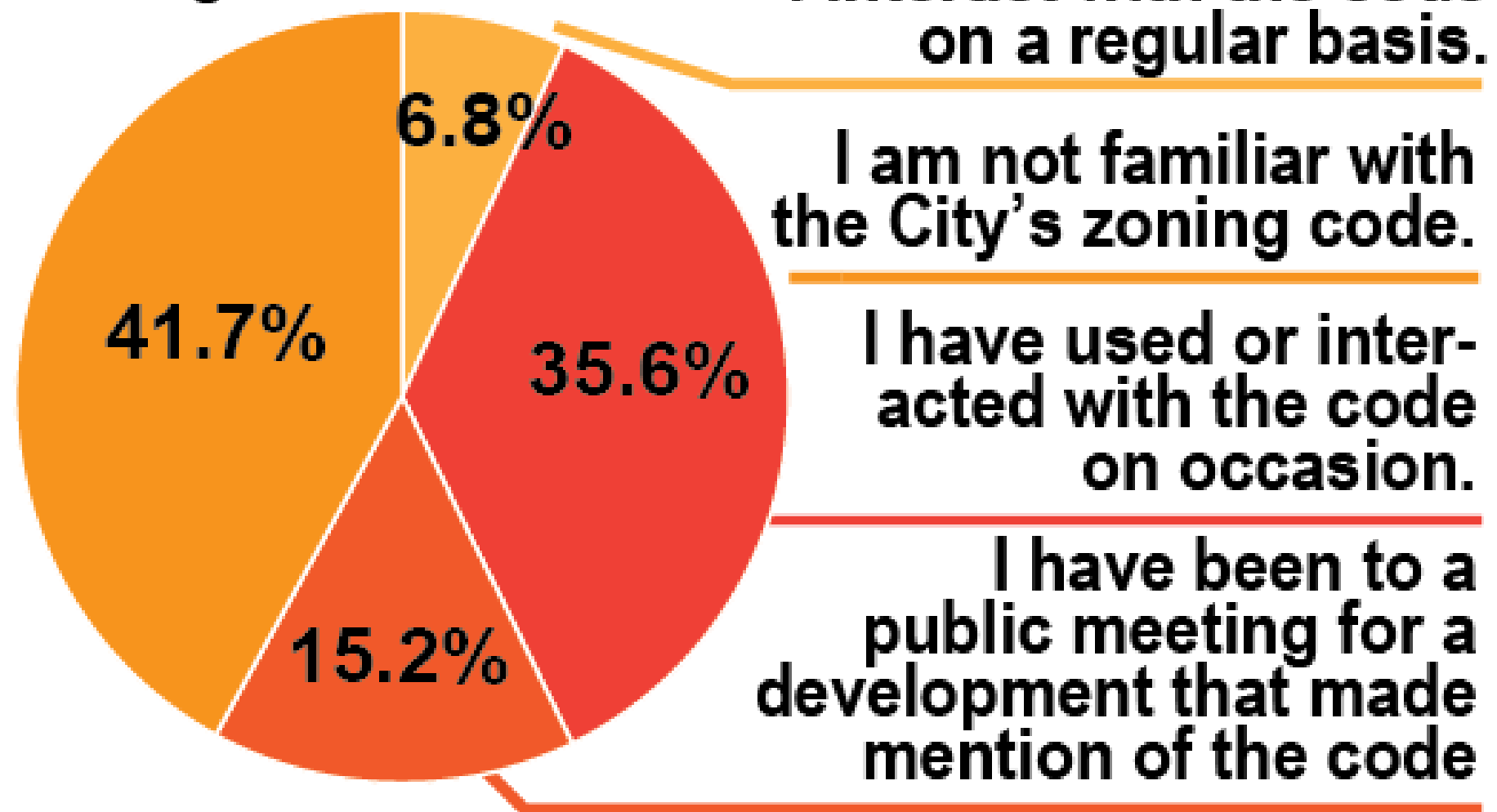
Of respondents do business in Janesville



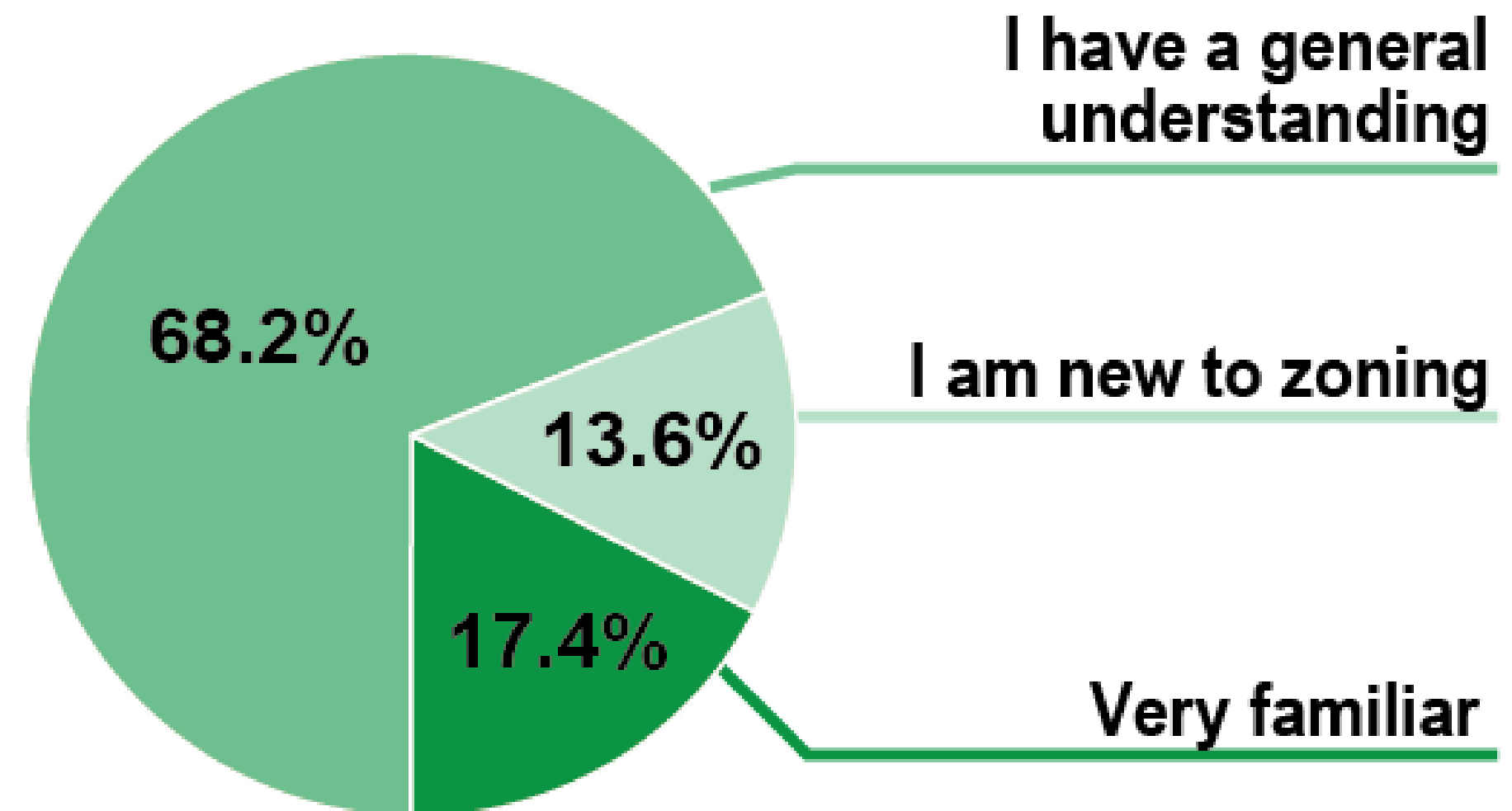
Of respondents frequently visit Janesville

WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

How familiar are you with the City of Janesville's Zoning Code?

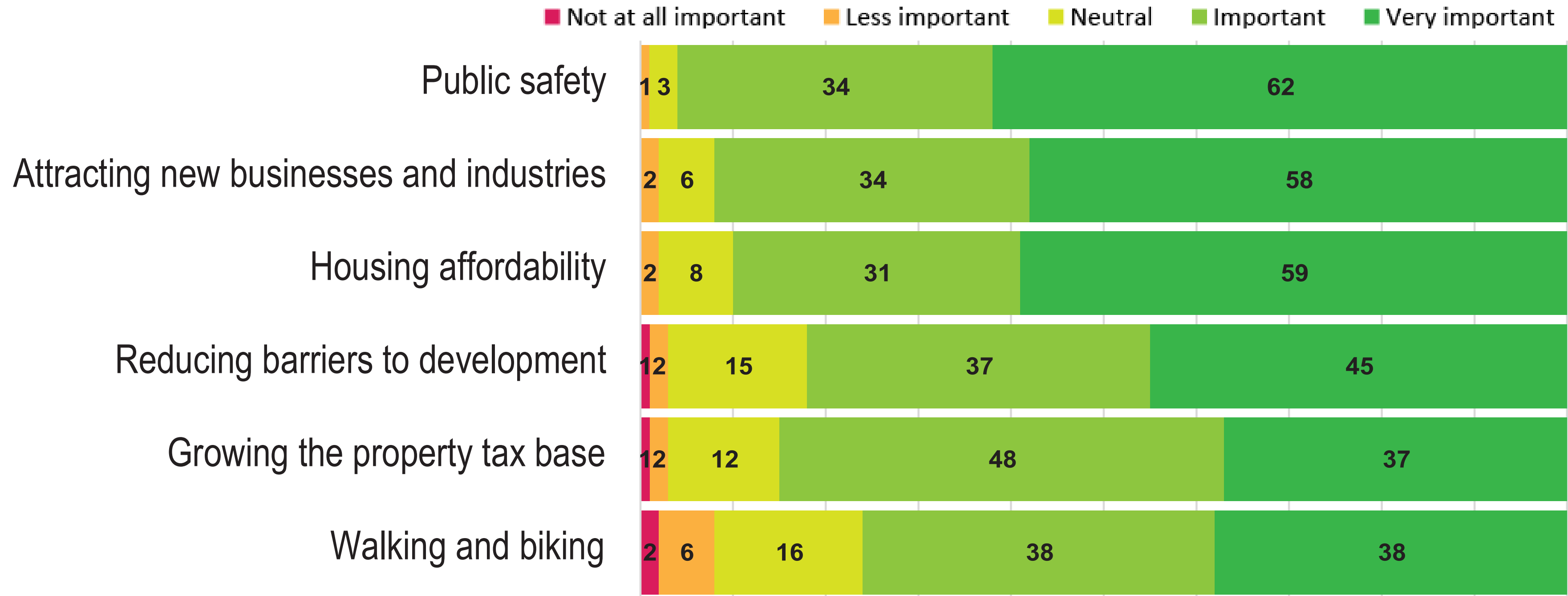


How familiar are you with zoning in general?



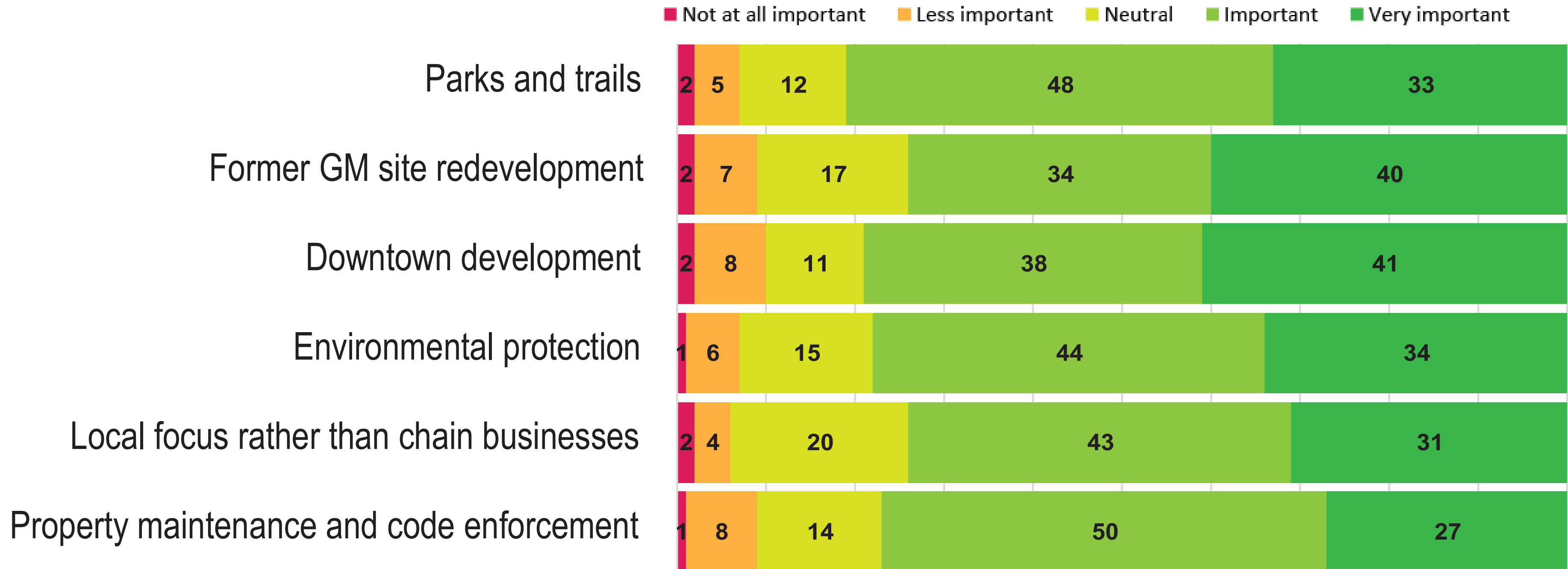
WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

These six items were identified as the most important issues to the survey respondents.



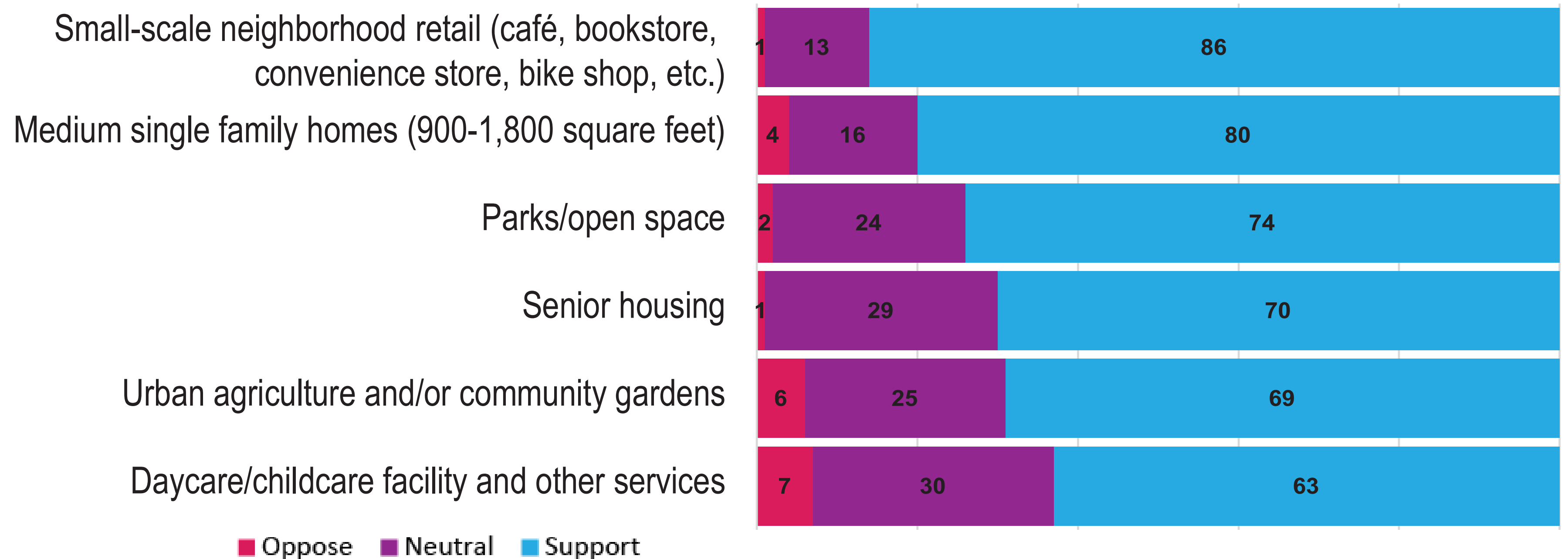
WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

These were the next six most important.



WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

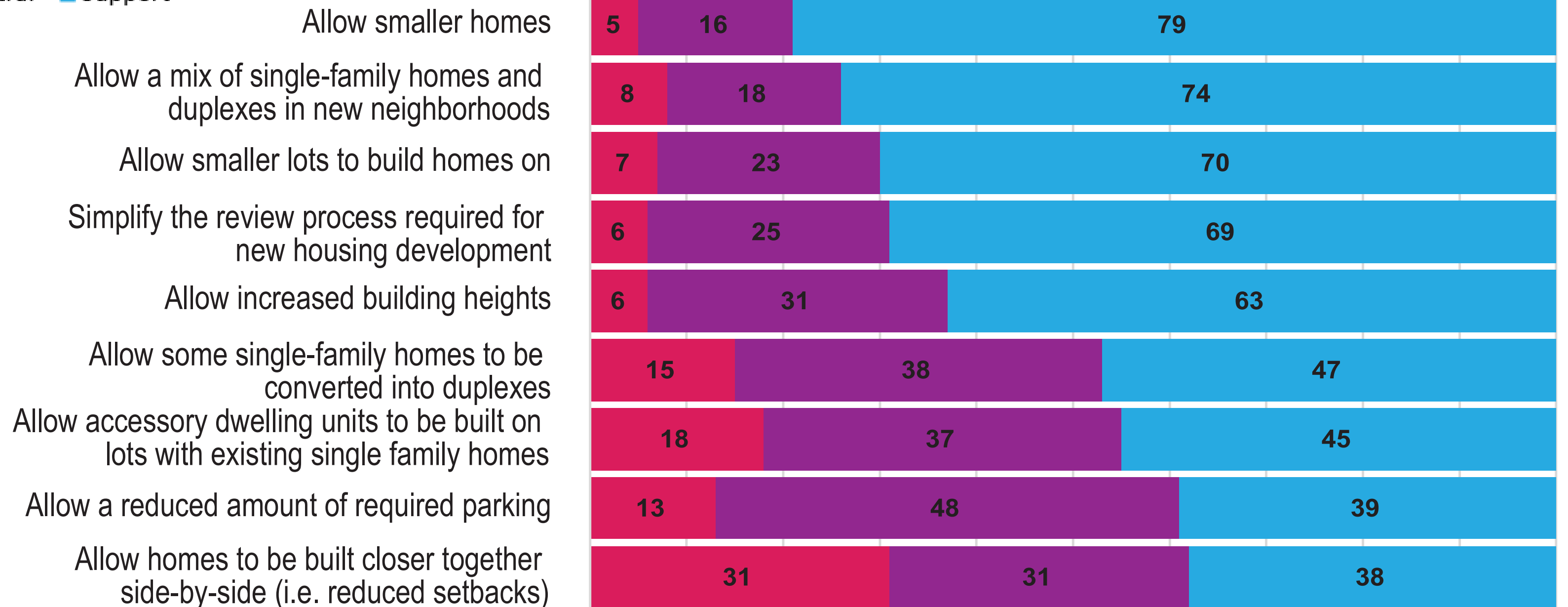
These uses were identified as highly desirable in the respondents' own neighborhoods.



WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

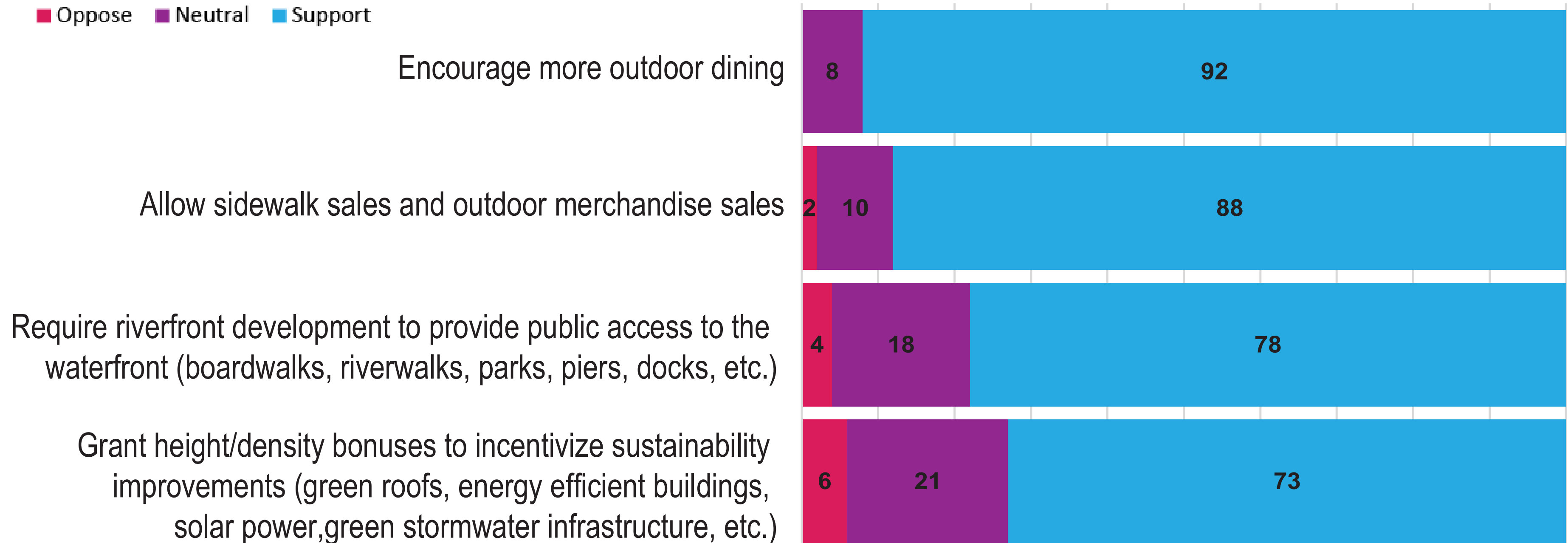
Here's what respondents thought about reforms to make new housing more affordable.

■ Oppose ■ Neutral ■ Support



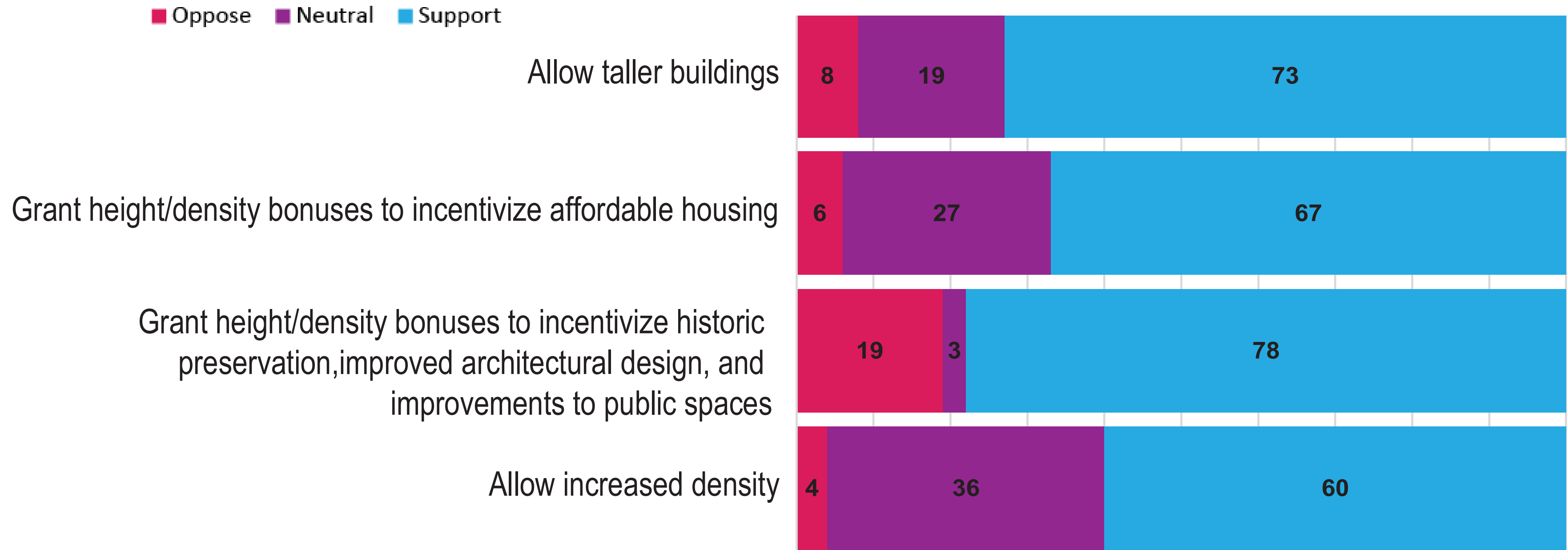
WHAT WE'VE LEARNED SO FAR: ONLINE SURVEY

These are the top four uses respondents would like to see in downtown Janesville.



WHAT WE'VE LEARNED SO FAR

These are the next four uses respondents would like to see in downtown Janesville.



UPDATING THE CODE: OVERARCHING THEMES

Following the audit by the project team, several potential code revisions were identified that have been informed by the public engagement process & reflect modern best practices.

- **Reduce complexity in interpreting existing standards.**
 - Eliminate the number of standards that are applied differently in various scenarios in favor of standards that are effective when universally applied.
 - Eliminate standards that are difficult to measure and assess when simpler standards can achieve the same goals.
 - Keep each of the sections short by covering only one topic.
 - Develop clear definitions.
 - Clearly differentiate between legislative, quasi-judicial, and administrative decisions.
 - Establish step-by-step procedures for each of the development review processes.
 - Tables and charts should be used to supplement verbose narratives describing the same concepts and make it easy to quickly find all relevant standards for a given development.
- **Accommodate density without sacrificing character.**
 - Remove the higher requirements (procedural) for developing a duplex compared to a single-family home.
 - Add screening and setback requirements for parking lots.
- Add standards to accommodate ADU, cottage courts, and infill development.
- Explore bike parking, flex parking and shared parking alternatives to minimum parking requirements.
- **Zone for infill development.**
 - Standards for commercial redevelopments should reflect the reality that most sites involve redevelopment, compared to today's code which anticipates greenfield development.
 - Development on constrained sites needs to be better accommodated (potential revisions to dimensional and building/site standards).
- **Graphics should aid in code interpretation.**
 - Development requirements should be graphically depicted to reduce the burden of interpretation.
 - Add landscape design options.
 - Include examples where a formula is used.

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UPDATING THE CODE

PROJECT TIMELINE



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

UPDATING THE CODE

PRELIMINARY ZONING ORDINANCE STRUCTURE

- Introductory Provisions (red)
- Administrative Procedures (green)
- District Standards (blue)
- Citywide Standards (purple)

Within each of these categories, the city’s existing zoning sections will be rewritten and reorganized into new articles that fall within one of these four categories. Each month, the consultant team will work with staff to deliver working drafts of the new code for review and feedback.

City of Janesville

- DRAFT December 16, 2024 -

Chapter 46 – Zoning

Red=Introductory Provisions
Green=Administrative Procedures
Blue=District Standards
Purple=Citywide Standards

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C. Zoning Districts and Dimensional Standards	
D. Plant Materials	
E. General Definitions	
F. Mapping Requirement	

NOTE: Articles and Division numbering is subject to change throughout the course of the update.

UPDATING THE CODE

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

UPDATING THE CODE

JUNE '25

- City-wide Standards
 - Article 26: Signs
 - Article 27: Nonconformities
 - Article 28: Enforcement

JULY '25

- District Standards
 - Article 6: Zoning Map
- Combined Code Draft

AUGUST – SEPTEMBER '25

- Revised Code for PC recommendation
- Council Adoption

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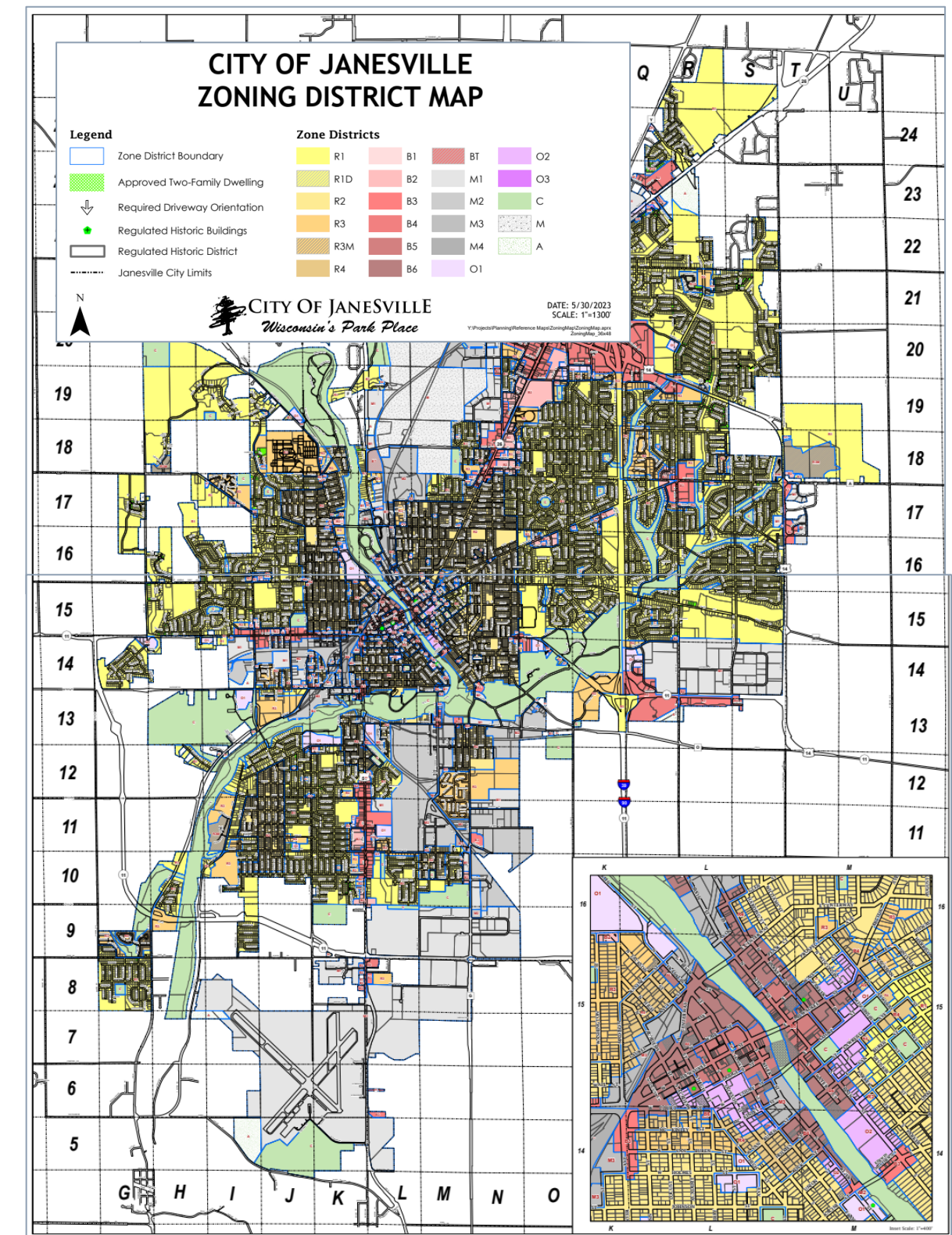
UPDATING THE CODE

PROCESS FOR UPDATING THE ZONING MAP

1. Identify inconsistencies between Comprehensive Plan and zoning map.
2. Explore consolidation of existing zoning districts that have 'minor' differences in dimensional or use standards.
3. Modify existing zoning districts that have higher intensity of nonconformities.
4. Explore creation of new zoning districts (or amendment of current zoning districts) to accommodate desired uses.

WHEN DOES THE MAP GET UPDATED?

1. Possible revisions to zoning district uses and dimensional standards will be presented to Plan Commission in March '25.
2. Testing of any proposed zoning district dimensional changes with existing and likely development types vetted by staff and Plan Commission (ensure district standards work as intended).
3. July '25 will include updates to potential zoning map/district changes for Plan Commission review/comment.
4. Zoning map will be adopted alongside zoning code in September '25.



WHAT'S NEXT

MARCH PLAN COMMISSION DISCUSSION

- District Standards
 - Article 7: Zoning Districts and dimensional standards
 - Article 17: Land Uses
- Introductory Provisions
 - Article 1: General Provisions
 - Article 2: Interpretation, Construction, and Definitions
 - Article 3: Administrative Bodies
 - Article 4: General Procedural Requirement

ZONING & SUBDIVISION ORDINANCE REWRITE

February 2025 Project Update