

ARTICLE 2 INTERPRETATION, CONSTRUCTION, AND DEFINITIONS

46-50 General rules

- A. **Generally.** In the interpretation and application of this chapter, all provisions shall be liberally construed in favor of the City so the true intent and meaning of this chapter is carried out as set forth in § 46-05.
- B. **Minimum requirements.** The interpretation and application of any provision of this chapter shall be held to be the minimum requirement adopted for the promotion of the public health, safety, and general welfare and not be deemed a limitation or repeal of any other power granted by state statute.

46-51 Interpretation

In the event a question arises concerning any provision or the application of any provision of this chapter, interpretations shall be issued consistent with Article 4 (Specific Procedure Requirements).

46-52 Delegation of authority

If a provision in this chapter states that an elected official, department supervisor, or some other employee is to perform some act, such individual may designate, delegate, or authorize a subordinate to perform the act unless state law or the provision clearly specifies otherwise.

46-53 Internal conflicts

More specific provisions of this chapter shall be followed in lieu of more general provisions unless the context otherwise requires. Additionally, the most restrictive provisions shall apply.

46-54 Website

The City may create and maintain a website to share the key aspects of this chapter, including the zoning map, in an interactive platform. If there is any discrepancy between that website and this chapter, this chapter controls.

46-55 Use of graphics, illustrations, headings, references, and editorial notes

- A. **Purpose.** Graphics, illustrations, headings, references, statutory citations, and editorial notes are included to improve the readability of this chapter and increase reader comprehension. Specifically, graphics and illustrations are included to help the reader visualize the meaning of the text. Headings and subheadings generally state the content of that section and are intended to help the reader quickly find information. References are included when the section is related to a state or local law or another section in this chapter. These are included to help the reader understand the relationship among various provisions. Editorial notes are included to supplement and/or further clarify a sentence or provision but are not part of this chapter.
- B. **Interpretation.** A graphic, illustration, heading, reference, statutory citation, or commentary note does not govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision.
- C. **Effect of deficiency.** Because the text controls, no provision shall be held invalid by reason of any deficiency in any graphic, illustration, heading, reference, statutory citation, or editorial note.

46-56 Reference to state and federal law

If a provision in this chapter references a specific state or federal law, such reference shall be interpreted to mean the most current version of the referenced section at the time the reference is applied. If a referenced section is repealed and replaced by another section with comparable subject matter, the replacement section shall control. If a referenced section is repealed and not replaced, the repealed section shall control if it is determined by the City Attorney that the City has the authority to apply the repealed language.

46-57 Interpretation of boundaries and designations for zoning districts

- A. Boundary line interpretations.** Interpretations regarding boundaries of zoning districts shall be made in accordance with the following rules:
- (1) **Municipal boundaries.** Boundaries shown as following, or approximately following, any municipal boundary shall be construed as following such line.
 - (2) **Section lines.** Boundaries shown as following, or approximately following, a section line, half-section line, or quarter-section line shall be construed as following such line.
 - (3) **Centerlines.** Boundaries shown as following, or approximately following, any railroad, alley, road, street, highway, or similar feature shall be construed as following the centerline of such feature.
 - (4) **Property lines.** Boundaries shown as following, or approximately following, any platted lot line or other property line shall be construed as following such line. In the event adjoining property owners transfer land as allowed by state law and both of the original lots were in different zoning districts, the zoning district boundary line can only be changed with a revision of the zoning map as set forth in Article 4.
 - (5) **Natural boundaries.** Boundaries shown as following, or approximately following, any natural feature such as a stream, river, other bodies of water, or topographical features, such as a watershed boundary, shall be construed as following such natural feature as verified by field inspection when necessary.
- B. Street abandonment.** In the event a public road, street, or alley is officially vacated or abandoned, the zoning provisions applicable to the land to which it reverted shall apply to such vacated or abandoned road, street, or alley, unless otherwise provided by City action.

46-58 General rules of interpretation

In the construction of this chapter, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of this chapter:

- (1) **Gender.** Words of the masculine gender include the feminine and neuter, and vice versa.
- (2) **Singular and plural words.** Words in the singular include the plural and words in the plural include the singular.
- (3) **Tense.** Words in the present tense include the past and future tense, and the future tense includes the present tense.
- (4) **“Must”, “shall” and “will”.** The words “must”, “shall” and “will” imply a mandatory condition.
- (5) **“May” or “should”.** The words “may” and “should” imply a permissive condition.
- (6) **“Includes” or “including”.** The words “includes” or “including” do not limit a provision to the specific example(s) listed, but are intended to extend their meaning to all other instances or circumstances of like kind or character.
- (7) **“Such as”.** The phrase “such as” does not limit a provision to the specific example(s) listed, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- (8) **Conjunctions.** When used at the end of a series, the word “and” indicates that all listed items apply. When the word “or” is used at the end of a series, it indicates that one or more of the listed items apply.

46-59 Computation of time

When a time period is specified in this chapter, the first day of the period is the first day after the event that triggered the time clock to start. If the last day of the time period is a Saturday, Sunday, or a legal holiday recognized by the state of Wisconsin, that day is excluded and the time period is extended to the next business day.

46-60 General definitions

- A. Words and phrases not defined.** Unless specifically defined in this section, words and phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.
- B. Words and phrases defined.** For the purpose of this chapter, certain words and phrases are defined below and shall have the meaning ascribed to them, except where the context clearly indicates a different meaning.

Temporary notes to staff – There is a mix of photos and illustrations. They are optional and can be removed.

A

Accessible entrance (new) An entrance to a facility meeting the minimum accessibility requirements of the Americans with Disability Act (ADA).

Accessible parking space (new) An on-site parking space meeting the minimum accessibility requirements of the Americans with Disability Act (ADA).

Note: Specifications are described in Article 6 of the zoning code.

Accessible route (new) A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Note: Definition derived from ADA Standards for Accessible Design 28 CFR Part 36, revised as of July 1, 1994

Acre (new) A measure of land area. One acre equals 43,560 square feet.

ADA An abbreviation for Americans with Disability Act.

Adaptive facade material (new) Adaptive facade material An exterior building material that can be altered in terms of appearance, transparency, and illumination due to environmental conditions or user input. This category of building material includes a wide array of innovative substances including the following examples:

- **Smart glass:** Glass that can change opacity or tint in response to light, heat, or electrical input, helping to control temperature and privacy.
- **Dynamic LED screens:** Facade systems that incorporate LED technology to display visuals, advertisements, or patterns, allowing for vibrant, customizable exteriors.
- **Photochromic materials:** Materials that change color when exposed to sunlight, creating facades that react to changing light conditions.
- **Thermochromic coatings:** Coatings that alter color based on temperature, providing visual cues about the building's thermal performance.
- **Electrochromic materials:** Surfaces that can change color or transparency when an electrical charge is applied, often used in windows and skylights.
- **Responsive textiles:** Fabrics integrated into facades that can shift in color or texture based on environmental stimuli, such as humidity or temperature.
- **Bimetallic panels:** Panels that expand and contract in response to temperature changes, creating a dynamic surface that can change its shape and appearance.
- **Phase change materials (PCMs):** Materials that absorb or release heat when they change states, influencing the facade's thermal performance and potentially altering its appearance.
- **Kinetic facades:** Facade systems that incorporate movable components to change the building's silhouette and light penetration based on the time of day or weather conditions.

Air traffic (s. 42-568) Aircraft operating in the air or on an airport surface, exclusive of loading ramps and parking areas.

Note: Derived from FAA FAR Sec. 1.1

Airport (s. 42-568) The Southern Wisconsin Regional Airport owned by Rock County. Any area of land or water that is used or intended to be used for the landing and takeoff of aircraft. Any appurtenant areas that are used or

intended for use for airport buildings, other airport facilities, or rights-of-way; and all airport buildings and facilities located on the areas specified in this definition.

Note: Derived from FAA FAR Sec. 152.3

Airport elevation (s. 42-568) The highest point on the usable landing area of an airport that is measured in feet from mean sea level (MSL).

Note: Derived from FAA AC 150/5190-4A

Airport environs (s. 42-568) The land use and people in the areas surrounding an airport which can be directly affected by the operation of the airport.

Airport hazard (s. 42-568) Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near a public airport that obstructs the airspace required or is otherwise hazardous for the flight of aircraft landing or taking off at the airport.

Note: Derived from FAA FAR Sec. 152.3

Airport layout plan (ALP) (s. 42-568) The plan of an airport that shows the layout of existing and proposed airport facilities.

Note: Derived from FAA FAR Sec. 152.3

Airport manager The person employed by the City to perform the duties in § 9.03 of the municipal code.

Airport master plan (s. 42-568) The Southern Wisconsin Regional Airport Master Plan Report, 2009, as updated.

Airport overlay zones (s. 42-568) A zone intended to place additional land use conditions on land impacted by the airport while retaining the existing underlying zone. The FAR part 77 Surfaces and runway protection zones (RPZs) have been combined to create five airport overlay zones. The five specific zones create a comprehensive area focused on maintaining compatible land use around airports. (1) Zone A - is intended to provide a clear area that is free of above ground obstructions and structures. This zone is closest to the individual runway ends. (2) Zone B1 and B2 - Reflects the approach and departure areas for each runway at an airport. The size of Zone B is predicated upon the type of approach (visual, non-precision, or precision) that a specific runway has and the type/size of aircraft that utilize the runway. (3) Zone C - Includes those areas that are parallel to the runway pavement and extend 1,050 feet from the edge of the primary surface. (4) Zone D - Encompasses the horizontal surface (innermost area) and the conical surface (outermost area), which make up the three-mile jurisdictional boundary delineated at the Southern Wisconsin Regional Airport.

Temporary note: This content seems like it should be in the body of text.

Airport reference code (ARC) (s. 42-568) The ARC is an FAA coding system used to relate airport design criteria to the operational and physical characteristics of the airplanes intended to operate at the airport.

Note: Derived from FAA website www.faa.gov

Airport reference point (ARP) (s. 42-568) The latitude and longitude of the approximate center of the airport.

Note: Derived from FAA AC 150/5300-13

Airport runway The level portion of an airport having a surface specially developed and maintained for the landing and take-off of aircraft.

Airside (s. 42-568) The portion of an airport facility that includes aircraft movements, airline operations, and areas that directly serves the aircraft, such as taxiway, runway, maintenance, and fueling areas.

Note: Derived from FAA website www.faa.gov

Airspace (s. 42-568) The space lying above the earth or above a certain area of land or water that is necessary to conduct aviation operations.

Note: Derived from FAA website www.faa.gov

Alley (new) A surfaced thoroughfare that provides vehicular access to the side or rear of abutting properties and is open to public travel. Alleys are narrower than standard streets and are not intended for general traffic circulation. (See also: street)

Alteration (current s. 42-125) Any change to one or more of the exterior architectural features of an improvement, including, but not limited to, the erection, construction, reconstruction or moving of any such improvement.

Alteration (s. 42-568) Any construction which would result in a change in height or lateral dimensions of an existing structure or object.

Note: This definition is only used in the context of the airport overlay district.

American National Standards Institute (ANSI) A private, nonprofit organization that oversees the development and adoption of voluntary consensus standards for a wide range of industries in the U.S., including safety, manufacturing, and technology.

Americans with Disability Act (ADA) (new) Federal legislation passed in 1990 that prohibits discrimination against individuals with disabilities in many aspects of public life, including employment, transportation, public accommodations, telecommunications, and government services. As applied to zoning regulations, businesses that are open to the public, such as restaurants, stores, and hotels, must be accessible to individuals with disabilities.

Annexation (new) The process as authorized by state law by which land is removed from a town and added to a city or village. (In contrast see detachment)

ANSI An acronym for American National Standards Institute.

Antenna (new) Communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Appeal (new) A process initiated by an aggrieved party to review a decision made pursuant to the City's zoning regulations (Chapter 46) or an alleged failure to act as required by such regulations.

Approach slopes (s. 42-568) The ratios of horizontal to vertical distance that indicate the degree of inclination of the approach surface. The various ratios include: (1) 20:1 for all utility and visual runways extended from the primary surface a distance of 5,000 feet. (2) 34:1 for all non-precision instrument runways extended from the primary surface for a distance of 10,000 feet. (3) 50:1/40:1 for all precision instrument runways extended from the primary surface for a distance of 10,000 feet at an approach slope of 50:1 and an additional 40,000 feet beyond this at a 40:1 approach slope.

Note: Derived from FAR Part 77

Approach surface (s. 42-568) A surface that is longitudinally centered on the extended runway centerline and extends outward and upward from the end of the primary surface at the same slope as the approach zone height limitation slope set forth in this chapter. In plain view, the perimeters of the approach surface and approach zone coincide.

Note: Derived from FAA AC 150/5190-4A

Architectural membrane facade See engineered textile facade

Assessed value (new) The dollar amount assigned to taxable real and personal property by the assessor for the purpose of taxation.

Alley



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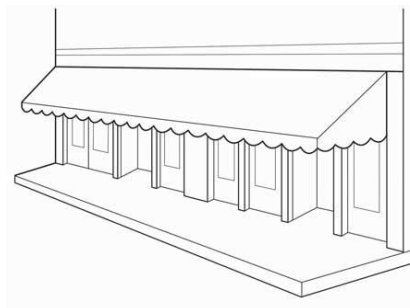
Auto title loan business (new) Any person licensed pursuant to § 139.09, Wis. Stats., who makes a loan that is secured by an interest, other than a purchase money security interest, in the borrowers motor vehicle.

Aviation easement (s. 42-568) A grant of a property interest in land over which a right of unobstructed flight in the airspace is established.

Note: Derived from FAA website www.faa.gov

Awning (revised s. 42-126) A roof-like fixture that projects from a wall and is typically placed above a door or window to provide protection from the sun and precipitation. An awning can be constructed of various materials, including metal, fabric, or plastic and may be nonretractable or retractable so as to fold up against the building when not in use. (Also see marquee)

Awning



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B

Balcony (new) A floor area that projects beyond the exterior wall of an upper story, is enclosed by a half wall or railing, and is only accessible from the buildings interior. A balcony can be supported by columns or brackets or be cantilevered.

Base density (needed?) A total permissible number of residential units that may be built on any given parcel of land to establish the number of units the land can reasonably accommodate. Providing a base density, as opposed to requiring a minimum lot size, allows for flexibility on the part of the landowner in determining the distribution of residential units on the parcel while protecting significant environmental features.

Base district (new) See zoning district, base

Base zoning district (new) See zoning district, base

Basement (needed?) That portion of any structure which is below grade, or which is partly below and partly above grade but so located that the vertical distance from the grade to the floor is greater than the vertical distance from the grade to the ceiling.

Battery charging station (new) An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

Beehive (new) An enclosure inhabited by a colony that is specifically built for that purpose and which includes removeable frames and slats to allow for inspection.

Beekeeper (new) The person who owns the property where honey bees are kept or the person responsible for keeping the honey bees, if different.

Bees Honey bees or mason bees raised for honey or pollination.

Bioswale A feature that is specifically designed to collect stormwater from parking lots and streets and to infiltrate and filter the collected water. Bioswales are generally landscaped and include features to handle large stormwater flows.

Body piercer (new) An individual who performs body piercing on another upon his or her request.

Note: This definition is derived from DHS 173.03, Wis. Admin. Code.

Body piercing (new) The perforating of any human body part or tissue, except an ear, and placing a foreign object in the perforation to prevent the perforation from closing.

Note: This definition is derived from DHS 173.03, Wis. Admin. Code.

Breezeway (new) A roofed structure without sides that connects two buildings.

Buffer (new) A strip of undeveloped land with landscaping or other visual screening that provides a physical and visual separation between two potentially incompatible land uses.

Building (current with edits) Any structure with a roof supported by columns or walls, designed or intended to shelter or enclose people, animals, equipment, machinery, or materials. A building may be fully enclosed with exterior walls or open on one or more sides.

Building codes (new) Those regulations adopted by a municipality or the state that regulate the construction, repair, alteration, and maintenance of buildings.

Building Division Director (current - needed?) The person designated by the City Manager to enforce and administer this Code or his or her duly authorized representative.

Building inspector (new) The individual so designated by the City of Janesville. (Also see zoning administrator)

Building permit (new) A permit issued by the building inspector that authorizes an applicant to conduct a specified construction activity that is consistent with the City's building code. (In contrast see zoning permit)

Building scale (new) The relationship between the mass of a building and its surroundings; including streets, open spaces, and surrounding buildings. Mass is the three-dimensional bulk of a structure: height, width, and depth.

Building, accessory (current s. 42-121) A building which is incidental and subordinate to the principal building, serves the principal building exclusively and located on the same lot with such principal building. *An accessory building shall not exceed 120 square feet in area. Include this standard elsewhere.*

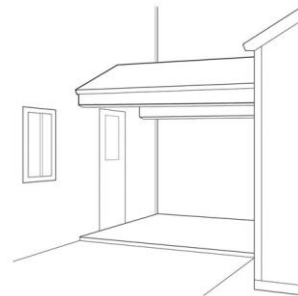
Burden of proof (new) The obligation of a party to establish a fact by evidence.

Bioswale



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Breezeway



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C

Caliper (new) The diameter of a tree, measured at a point 6 inches above the ground line if the resulting measurement is not more than 4 inches. If the resulting measurement is more than 4 inches, the measurement is taken 12 inches above the ground line.

Certificate of appropriateness (revised) A certificate issued by the Historic Preservation Commission approving the alteration, rehabilitation, construction, reconstruction, or demolition of a historic structure, historic site, or any improvement in a historic district.

Note: This definition only applies in the context of the historic preservation regulations.

Certificate of public convenience and necessity (CPCN) An approval granted by the Wisconsin Public Service Commission (PSC) authorizing the establishment a large-scale electric generating facility, high-voltage transmission line, or natural gas pipeline, which exceed a specified threshold. Certificates are reviewed under the procedures and requirements in § 196.491, Wis. Stats.

City attorney (new) The individual employed by the city to function in the capacity of city attorney, or duly appointed representative, unless the text states otherwise.

City Council (new) The City of Janesville City Council.

City manager (new) The individual so designated by the City Council. The city manager is the City's chief executive and is responsible for the implementation of the City Council's policies and priorities.

Co-location (new) The location of multiple antennas of more than one commercial wireless communication service provider or governmental entity on a single tower or alternative tower structure.

Columbarium A building where urns with human remains are interred. (Also see mausoleum)

Commercial uses (s. 42-568) Land uses or activities that involve the production, processing, manufacturing, or sale of goods or services for financial gain, including uses that provide merchandise to the general public. Accessory uses may include offices, storage, food service, or other amenities primarily for the use of employees and parking.

Commercial zoning district (new) A base zoning district so designated in § 46-1021 in Article 5. (Also see manufacturing zoning district, residential zoning district, and special purpose zoning district)

Common open space (new) Those areas within a planned development project that will generally remain undeveloped and which are jointly owned and maintained by those owning property in the development.

Compatibility (s. 42-568) The degree to which land uses or types of development can coexist or integrate.

Note: This definition is only used in the context of the airport overlay district.

Compatible (current s. 42-142 how is it used?) (1) Having harmony in design and/or appearance between two or more attributes of a structure; (2) Having harmony in design and/or appearance between two or more structures; (3) Having harmony in design and/or appearance between two or more attributes of a neighborhood; (4) Having harmony in use or function between two or more attributes of a neighborhood or area.

Comprehensive plan (new) A plan adopted by the City of Janesville City Council consistent with § 66.1001, Wis. Stats., as may be amended. The adopted plan describes the future vision of the community and how to achieve that vision.

Note: Also see future land use map

Caliper



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Co-location



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Conditional use See land use, conditional

Condominium (new) A form of property ownership where multiple owners individually own specified portions of a building along with any other common elements that are held in a proportional, undivided basis.

Condominium association (new) An association, whose members consist of owners of units in a condominium, which administers and maintains the common property and common elements of a condominium.

Conservation easement (new) The grant of a property right or interest from the property owner to another person, agency, unit of government, or organization stipulating that the described land shall remain in its natural, scenic, open, or wooded state, precluding future or additional development.

Construction (s. 42-568) The erection or alteration of any structure or object of either a permanent or temporary nature.

Conversion order (new) A written decision issued by the **City Council** authorizing the property owner to convert an existing nonconforming use to a different nonconforming use that is determined to be of the same or lesser degree of nonconformity.

Corner lot (new) See lot, corner

Cottage housing development (new) A residential project characterized by comparatively small housing units that front on a common area. (In contrast see traditional neighborhood development)

CPCN An abbreviation for certificate of public convenience and necessity.

Cupola (new) An architectural feature that sits on the ridgeline of a pitched roof that is typically rounded or a square in cross-section. A cupola may be functional—allowing light into the building or enhancing ventilation—or non-functional, serving primarily for aesthetic appeal. They are commonly found on barns, churches, and civic buildings, adding architectural interest and a sense of height to the structure.

Curb (new) A barrier used to separate a street, parking area, or other vehicle use areas from the surrounding environs.

Cutoff luminaire (new) See luminaire, cutoff

D

DATCP An acronym for Wisconsin Department of Agriculture, Trade and Consumer Protection.

Deed restriction (new) An instrument recorded at the county register of deeds office by a property owner that restricts the use and development of a specified property.

Demolition (current s. 42-148) Any act of razing, destruction, or ruination of all or any part of an improvement.

Density The number of dwelling units per acre of land on a parcel, lot or unified land-developing activity. For the purposes of calculation, the number of dwelling units is the numerator and the acreage is the denominator, with the resultant expressed in dwelling units per acre.

Density (s. 42-568) The number of living units per acre.

Detachment (new) The process as authorized by state law by which land is removed from a city or village and added to a town. (In contrast see annexation)

Development (current) Any manmade change to improved or unimproved real estate, including, but not limited to, construction of or additions to or, substantial improvements to buildings, other structures, or accessory uses, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations, deposition of materials.

Development (s. 42-568) Any manmade change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures, or accessory structures; the construction of additions or substantial improvements to buildings, structures, or accessory structures; the placement of manufactured homes (mobile homes); mining, dredging, filling, grading, paving, excavation, or drilling operations; and the deposition or extraction of materials.

Development agreement (new) A contract between a developer and a municipality that describes the obligations of both parties regarding a private development project.

Disability (new) A physical or mental impairment that substantially limits one or more life activity.
Note: Definition derived from the Americans with Disabilities Act (ADA).

District (new) See zoning district

Double frontage lot (new) See lot, through

Drainage greenbelt (current s. 42-150, needed?) A normally dry valley which is subject to intermittent storm runoff.

Drainage system (current s. 42-151, needed?) One or more artificial ditches, tile drains, or similar devices which collect surface runoff or groundwater and convey it to a point of discharge.
Note: This definition is only used in the context of the shoreland-wetland regulations.

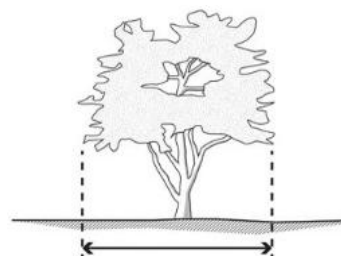
Drainageway (current s. 42-152, needed?) A public owned and maintained valley for the purpose of conducting surface drainage; the bottom of a greenbelt.

Drip line (new) A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground.

Driveway (new) A private route of ingress and egress from a private or public right-of-way, which provides access to a residential dwelling, business, or properties.

Dwelling unit (revised) A building, or portion thereof, that provides complete, independent living facilities for one household unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Drip line



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E

Easement (s. 42-568 revised) A non-possessory legal interest a person has in the property of another for a specific use. An easement may apply to the entire property or a portion thereof and may be perpetual or temporary, expiring after a period of time or after a certain event occurs.

Efficiency (current - needed?) A dwelling unit consisting of one principal room with no separate sleeping rooms.

Elevator penthouse (new) That portion of an elevator shaft that extends above the last service floor where mechanicals are housed.

Environmental control facility A temporary or permanent facility that is reasonably expected to abate, reduce, or aid in the prevention, measurement, control, or monitoring of noise, air, or water pollutants, solid waste and thermal, radiation or other pollutants, including facilities installed principally to supplement or to replace existing property or equipment not meeting or allegedly not meeting acceptable pollution control standards or which are to be supplemented or replaced by other pollution control facilities.

Note: This definition is only used in the context of the shoreland-wetland regulations.

Engineered textile façade (new) A building exterior system composed of high-performance, flexible fabric materials that are tensioned or supported by a structural frame. These façades are designed to provide aesthetic, shading, or environmental benefits and are engineered to meet applicable building and fire safety codes. (Also known as architectural membrane facade and tensile fabric facade)

Equipment compound (new) The area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

Note: (1) This definition is based on the corresponding definition in § 66.0404, Wis. Stats. (2) This definition is only used in the context of telecommunication facilities.

Erosion The detachment and movement of soil, sediment or rock fragments by water, wind, ice, or gravity.

Existing use (s. 42-568) Any use of land lawfully in existence at the time of the effective date of this chapter or amendment thereto becomes effective.

Note: This definition is only used in the context of the airport overlay district.

Engineered textile façade



Equipment compound



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F

FAA An abbreviation for Federal Aviation Administration

Facade (new) The exterior face of a building including projections from and attachments to the buildings face. Projections and attachments include balconies, decks, porches, awnings, and chimneys.

Fall zone (new) The area over which a mobile support structure is designed to collapse.

Note: (1) This definition is based on the corresponding definition in § 66.0404, Wis. Stats. (2) This definition is only used in the context of telecommunication facilities.

Family (new) See household unit

Farm drainage ditch (new) An artificial channel that drains water from lands currently used for agricultural purposes.

Note: This term is used in the definition for navigable water.

FC An abbreviation for footcandle.

FCC An abbreviation for Federal Communications Commission.

Federal Aviation Administration (FAA) (s. 42-568) A federal agency charged to regulate air commerce in order to promote its safety and development; encourage and develop civil aviation, air traffic control, air navigation; and promote the development of a national system of airports.

Note: Derived from FAA website www.faa.gov

Federal Aviation Regulations (FAR) (s. 42-568) Regulations established and administered by the FAA that govern civil aviation and aviation-related activities.

(1) FAR Part 36. (FAA FAR Sec. 36.1) Establishes noise standards for the civil aviation fleet.

(2) FAR Part 91. (FAA FAR Sec. 91.1) Pertains to air traffic and general operating rules, including operating noise limits.

(3) FAR Part 150. (FAA FAR Sec. 150.1) pertains to airport noise compatibility planning.

(4) FAR Part 161. (FAA FAR Sec. 161.1) pertains to notice and approval of airport noise and access restrictions.

(5) FAR Part 77. (FAA FAR Sec. 77.1) Objects Affecting Navigable Airspace—Part 77 (a) establishes standards to determine obstructions in navigable airspace; (b) defines the requirements for notice to the FAA Administrator of certain proposed construction or alteration; (c) provides for aeronautical studies of obstructions to air navigation to determine their effect on the safe and efficient use of airspace; (d) provides for public hearings on the hazardous effect of proposed construction or alteration on air navigation; and (e) provides for establishing antenna farm areas.

Federal Communications Commission (FCC) (new) A federal agency established by the Communications Act of 1934 to regulate broadcast communications (e.g., wire, radio, and television) in the United States.

Fenestration (current s. 42-163) The design and placement of windows in a building.

Financial guarantee (new) A written guarantee, such as a letter of credit, that a developer submits to the City to ensure the completion of an obligation relating to a development project.

Fire lane (new) A hard surfaced travel way extending along one or more sides of a building or other structure that provides access exclusively for fire fighters.

Five-year time of travel The land area surrounding a municipal water well where water—and any potential contaminants—are expected to reach the well within five years, based on a determination or estimate.

Floodplain Land which has been or may be covered by floodwater during a 100-year flood event.

Flyaway barrier (new) A natural or manmade obstacle designed to cause bees to fly upward after exiting the hive and directing them away from neighboring and adjoining areas inhabited by humans. Barriers may be fences and/or dense vegetation.

Footcandle (FC) (new) The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

Front yard See yard, front

Frontage (current s. 42-175 revised) That portion of a lot abutting a public or private street.

Fugitive dust (new) Solid airborne particulate matter resulting from any activity conducted on a parcel.

Fire lane



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Future land use map A map that is part of the City's comprehensive plan that shows how land in the future could potentially be developed or redeveloped.

G

Garage (current) A building or portion thereof that is greater than 120 square feet in area and in which a motor vehicle containing gasoline, distillate, or other volatile flammable liquid in its tank may or may not be stored, prepared, or kept. A garage may also allow storage of other vehicles (including electric vehicles), tools, gardening equipment, or other vehicle or equipment that includes gasoline or other volatile flammable liquid in its tank.

Garage, attached (current) A garage which meets or exceeds one or more of the following: (1) Attached directly to the principal building, etc...

Garage, detached (current) A garage entirely separated from the principal building and which meets or exceeds one or more of the following: (1) Situated so that any portion of any garage wall lies on or to the rear of an imaginary line extending across the lot (said line being five feet in back of and parallel to the closest rear wall of the principal building or attached deck) and all other garage walls are ten feet (or five feet if a firewall is provided in accordance with the Wisconsin Uniform Dwelling Code) or more from any other wall of the principal building.

General aviation airport (s. 42-568 - needed?) Any airport that is not an air carrier airport or a military facility.

Geothermal energy system (new - needed?) A sealed, watertight loop of pipe buried outside of a building foundation, intended to re-circulate a liquid solution through a heat exchanger. This includes but is not limited to: vertical closed loop, horizontal closed loop and body of water closed loop systems.

Geothermal energy system, horizontal (new - needed?) A geothermal energy system constructed to contain horizontal piping and the installation and grouting of the horizontal piping when such piping does not exceed 20 feet in depth.

Geothermal energy system, vertical (new - needed?) A geothermal energy system constructed to contain vertical piping and the installation and grouting of the vertical piping exceeding 20 feet in depth.

Grading plan (new) A scaled drawing that generally documents the natural grade and finished grade at important reference points, such as property boundaries, building edges, building entrances, driveway entrances and top and bottom of retaining walls.

Green area (current - needed?) That part of a parcel or lot that is permanently devoted to grass, trees, shrubs and similar natural aesthetic plantings.

Growth (s. 42-568) Any object of natural growth that includes trees, shrubs, or foliage. Excludes farm crops, which are cut at least once a year.

Note: This definition is only used in the context of the airport overlay district.

H

Hazard (new) A condition, whether manmade or natural, that presents a tangible danger to the public health, safety, and general welfare.

Height (s. 42-568) Height is utilized for the purpose of determining the height limits in all zones set forth in this chapter and shown on the Southern Wisconsin Regional Airport Height Zoning Map; height shall be the highest point of a structure, tree, or other object of natural growth and measured from the mean sea level elevation, unless specified otherwise.

Highway width map (new - needed?) A map adopted by Rock County pursuant to § 66.1031, Wis. Stats.

Historic district See historic preservation overlay district

Historic Preservation Commission (new) The commission established by the City Council, as set forth in Chapter 2 of the municipal code, to make recommendations and decisions relating to historic preservation as authorized by the City's zoning regulations (Chapter 46) and Wisconsin Statutes.

Historic preservation overlay district (current) An area designated by the City Council which contains one or more improvements or historic structures.

(alternate) An area so designated by the City Council, on recommendation of the Historic Preservation Commission, that contains two or more historic improvements or sites, as well as those abutting improvement parcels which the commission determines shall fall under the provisions of this section to assure that their appearance and development are harmonious with such historic structures or historic sites.

Historic structure (current s. 42-185) Any improvement which has historic significance as described in the intent and purpose of this article.

HOA (new) An abbreviation for homeowners association.

Holiday lighting (new) A string of individual low-wattage lamps temporarily installed in connection with a holiday or religious observance and removed after such observance.

Homeowners association (HOA) (new) An association registered with the State of Wisconsin combining individual ownership with shared use, ownership, maintenance, and responsibility for common property or facilities, including private open space, within a development project.

Honey bee (new) A life stages of the common domestic honey bee, *Apis mellifera*, species of European origin.

Household unit (formerly Family in s. 42-161) An individual or two or more persons related by blood, marriage, or legal adoption living as a single housekeeping unit in a dwelling unit, including foster children, domestic servants, and not more than four roomers.

Household unit (new) An individual living alone in a dwelling unit, or 2 or more individuals living together in a dwelling unit who are related by blood, marriage, adoption, or other legal means, or a group of not more than 4 individuals who are not so related who live together as a single housekeeping unit in a dwelling unit. A single housekeeping entity infers the use in common of all spaces, household services, and utilities with a single source of food preparation for all occupants.

I

Imaginary surfaces (s. 42-568) Those areas established in relation to the airport and to each runway consistent with FAR Part 77, in which any object extending above these imaginary surfaces, by definition, is an obstruction. (1) Approach surface - Longitudinally centered on the extended runway centerline and extends outward and upward from the end of the runway primary surface. The approach slope of a runway is a ratio of 20:1, 34:1, or 50:1, depending on the approach type. The length of the approach surface depends on the approach type and varies from 5,000 to 50,000 feet. (2) Conical surface - Extends upward and outward from the periphery of the horizontal surface at a slope of 20 feet horizontally for every one foot vertically (20:1) for a horizontal distance of 4,000 feet. (3) Horizontal surface - Horizontal plane located 150 feet above the established airport elevation and encompasses an area from the transitional surface to the conical surface. The perimeter is constructed by generating arcs from the center of each end of the primary surface and connecting the adjacent arcs by lines tangent to those arcs. (4) Transitional surface - Extends outward and upward at right angles to the runway centerline and at a slope of seven feet horizontally for each one foot vertically (7:1) from the sides of the primary and approach surfaces. The transitional surfaces extend to the point at which they intercept the horizontal surface at a height of 150 feet above the established airport elevation.

Note: Derived from FAA FAR Part 77.25

Impervious surface (new – needed?) A surface that prevents or significantly impedes the infiltration of stormwater into the ground.

Note: See § 46- for additional details on what surfaces are considered impervious.

Improvement (current s. 42-188) A building, erection, structure or appurtenance within an historic district and shall include, but is not limited to, the following: wall, fence, steps, paving, gate, sign, light, general arrangement of place or area, the kind of texture or quality of building material, landscaping or landscape architecture, or work of art which may be erected upon or proposed to be erected upon any specific real estate.

Note: This definition only applies in the context of the historic preservation regulations.

Incompatible land use (s. 42-568) Land use that is typically unable to coexist with aircraft and airport operations.

Note: Derived from FAA FAR Sec. 150.7

Industrial, wholesale trade, and storage uses (s. 42-568) A use category that includes: (1) Industrial development or uses involved in the research, design, manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, manmade, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or customers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales (typically ten percent or less of the total gross floor area). Relatively few customers come to the site. (2) Industrial, manufacturing, wholesale trade, and warehouse/storage uses and includes those that produce goods from raw or finished materials, distribute goods in large quantities to primarily wholesale customers, or provide for storage or warehousing of goods, either in enclosed buildings or outdoors. Few customers, especially the general public, come to the site. Accessory activities may include sales, offices, parking, and storage.

Instrument approach procedure (s. 42-568) A series of predetermined maneuvers for the orderly transfer of an aircraft under instrument flight conditions from the beginning of the initial approach to a landing or to a point from which a landing may be made visually. It is prescribed and approved for a specific airport by competent authority.

Note: Derived from FAA Pilot/Controller Glossary

Instrument landing system (ILS) (s. 42-568) A precision instrument approach system which normally consists of the following electronic components and visual aids: localizer, glideslope, outer marker, middle marker, and approach lights.

Note: Derived from FAA Pilot/Controller Glossary

Interior lot (new) See lot, interior

Irrevocable letter of credit An agreement, entered into by a bank, savings and loan, or other financial institution which is authorized to do business in the State of Wisconsin, and which has a financial standing acceptable to the City of Janesville, and which is approved, as to form, by the city attorney.

Itinerant operation (s. 42-568) Aircraft takeoff or landing operations that occur from one airport to another and involves a trip of at least 20 miles. Local operations are excluded.

Note: Derived from FAA AC 150/5325-4B

J

None

K

Kilowatt (kW) A unit of measure for how much power an electrical device consumes or generates. One kilowatt equals 1,000 watts.

Kitchenette A small kitchen or area for preparing food, often as a part of a room instead of a separate room.

kW An abbreviation for kilowatt.

L

Lamp (new) The component of a luminaire that produces the actual light.

Land division regulations (new) All of the regulations in Chapter 36 of the municipal code, governing land divisions in the City and the extraterritorial area of the City.

Land use (new) As the context indicates (1) the development that has occurred on the land, (2) development that is proposed for the land, or (3) the use permitted for the land under the City's zoning regulations (Chapter 46).

Land use compatibility (s. 42-568) Land uses that can coexist with an airport and airport related activities.

Note: Derived from FAA website www.faa.gov

Land use, accessory (new) A land use that is subordinate to, and customarily incidental to, the permitted principal use of the property or buildings and located upon the same lot as the principal use.

Land use, conditional (current s. 42-143, revised) A land use, which by its nature, character, or circumstance, is so unique or so dependent upon specific conditions that permissibility by right is not practical, but which may be permitted subject to certain conditions and requirements as determined by the reviewing authority.

Land use, permitted by right (new) A land use that is allowed throughout a specified zoning district. Land uses permitted by right may be reviewed to ensure that all provisions of local, state, and federal regulations are met.

Land use, principal (new) The main or primary use of a property as may be allowed under the City's zoning regulations (Chapter 46).

Land use, temporary (new) A land use which is on a parcel of land for a limited and specified period of time.

Land-disturbing activity Any manmade change of the land surface, including removing vegetative cover, excavating, filling and grading, and installation of any site improvements. The term does not include agricultural activities such as planting, growing, cultivating and harvesting of crops; growing and tending of gardens; harvesting of trees as may be allowed; and planting of trees and shrubs without modifying the existing grade.

Landscape island (new) An area reserved for landscaping within a parking lot or other paved or improved area.

Landscape plan (new) A scaled drawing of a subject property that shows existing and/or proposed landscaping elements and other features as required by the City's zoning regulations (Chapter 46). Depending on the nature of the development project, the content of a landscaping plan can be shown on a site plan. (Also see site plan)

Legal nonconforming building (new) See nonconforming building

Legal nonconforming lot (new) See nonconforming lot

Legal nonconforming structure (new) See nonconforming structure

Legal nonconforming use (new) See nonconforming use

Light fixture (new) See luminaire

Light pollution (new) Any adverse effect of artificial light including, glare, light trespass, sky glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light trespass (new) Light that falls beyond the property it is intended to illuminate.

Landscape island



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Lighting and marking of hazards to air navigation (s. 42-568 - needed?) Installation of appropriate lighting fixtures, painted markings, or other devices to objects or structures that constitute hazards to air navigation.

Loading area A designated place on a parcel of land for the loading or unloading of freight carriers.

Lot (current s. 42-193) A parcel of land recorded for the purpose of transferring ownership.

Lot (new) A parcel of land on which a principal building and its accessory building are placed, together with the required open spaces, provided that no such parcel shall be bisected by a public street and should not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes should be included in the computation of lot size.

Lot (s. 42-568) A parcel of land described in a recorded plat or deed.

Lot area (current s. 42-194 as revised) As the context indicates, the minimum required area of a lot, actual area of a lot, or proposed area.

Note: See § 46-2101 that describes how lot area is measured.

Lot line (new) A line dividing one parcel of land from another.

Lot width (new) The width of a parcel of land measured at the front of the specified street yard OR measured at the setback line. Depending on the context, the term can refer to the required width of a lot, actual width, or proposed width.

Note: See § 46-2102 that describes how lot width is measured.

Lot, corner (current s. 42-195) A lot that has at least two adjacent sides that abut for their full lengths upon a street provided that the interior angle at the intersection of such two sides is less than 150 degrees.

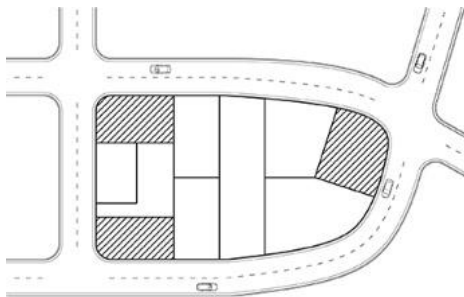
Lot, flag (new) A lot which has a narrow strip of land that extends from the main part of the lot where a building could be lawfully constructed to the street.

Loading area

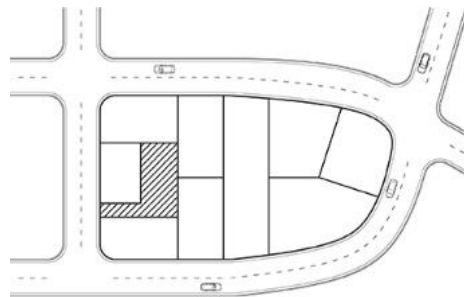


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Lot, corner



Lot, flag



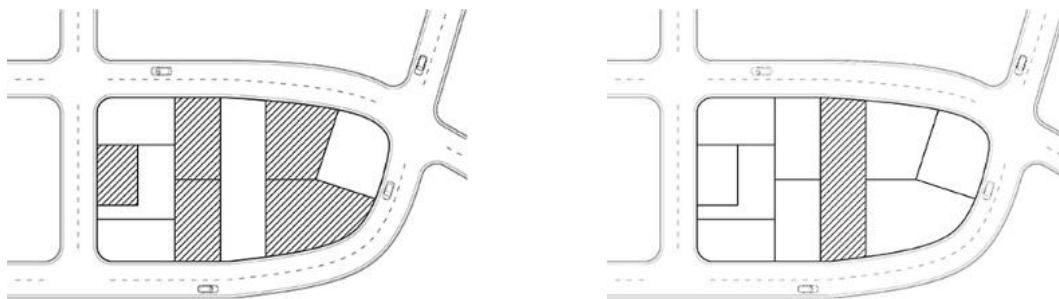
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Lot, interior (none in current code) A lot that abuts only one street.

Lot, through (current s. 42-197 with edits) A lot having a pair of opposite lot lines along two more or less parallel public streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines. ((If access to the lot is restricted from one of the frontages, then the yard facing the restricted access street is considered the rear yard for building setback purposes, and the yard facing the allowable access street is considered the street yard for building setback purposes.)) **verify last part in double prens.**

Lot, interior

Lot, through



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Low-impact stormwater design (new) A design approach to stormwater management intended to mimic the predevelopment hydrology of a site. Initial site design strategies include minimizing impervious surfaces and the integration of existing wetlands, riparian areas, and other environmentally sensitive natural resources into the overall site design. Manmade features, generally distributed throughout the site, are also used to store, infiltrate, evaporate, and detain stormwater runoff. Examples of such features include bioswales, rain gardens, and pervious surfaces. This term is sometimes referred to as low impact development (LID).

Lumen (new) A unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire.

Note: The lumen output of a lamp is typically listed on the packaging. A 60-watt incandescent lamp produces 950 lumens and a 55-watt low-pressure sodium lamp produces 8,000 lumens.

Luminaire (new) A complete lighting unit, consisting of one or more lamps and ballast(s), if any, together with the parts designed to distribute the light (e.g., reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire, cutoff (new) A luminaire that is designed and installed so that the luminous intensity at or above an angle of 90 degrees above nadir (as measured directly below the lamp to the ground) does not exceed 2.5 percent of the luminous flux of the lamp or lamps in the luminaire, and the luminous intensity at or above a vertical angle of 80 degrees above nadir does not exceed 10 percent of the luminous flux of the lamp or lamps in the luminaire.

Luminaire, shielded (new) A luminaire that is designed and installed so that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

M

Major street (new) A street so designated on the adopted zoning map.

Manufactured home (revised) A dwelling unit that is constructed in an off-site facility in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the Manufactured Housing Construction and Safety Standards Act of 1974, as amended.

Note: A manufactured home bears a red insignia which certifies that it meets all applicable federal construction and safety standards.

Manufacturing zoning district (new) A base zoning district so designated in 46-1021 in Article 5. (Also see commercial zoning district, residential zoning district, and special purpose zoning district)

Marquee A flat, roof-like feature that projects beyond the face of an exterior wall. A marquee is typically placed above a door or window to provide protection from the sun and precipitation. (Also see awning)

Mausoleum A building where human remains are interred. (Also see columbarium)

Maximum blade tip height The nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, "maximum blade tip height" is the actual hub height plus the blade length.

Maximum blade tip height (new) The nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, maximum blade tip height means the actual hub height plus the blade length.

Migrant labor contractor (current) Any person, who, for a fee or other consideration, on behalf of another person, recruits, solicits, hires, or furnishes migrant workers, excluding members of the contractor's immediate family, for employment in the State of Wisconsin. The term "migrant labor contractor" shall not include an employer or any full-time regular employees of an employer who engages in any such activity for the purpose of supplying workers solely for the employer's own operation.

Note: This definition is from § 103.90, Wis. Stats. and relates to seasonal migrant labor housing.

Migrant worker (current) Any person who temporarily leaves a principal place of residence outside of this state and comes to the State of Wisconsin for not more than 10 months in a year to accept seasonal employment in the planting, cultivating, raising, harvesting, handling, drying, packing, packaging, processing, freezing, grading, or storing of any agricultural or horticultural commodity in its unmanufactured state. The term does not include the following:

1. Any person who is employed only by a state resident if such resident or the resident's spouse is related to the worker as one of the following: child, parent, grandchild, grandparent, brother, sister, aunt, uncle, niece, nephew, or the spouse of any such relative. No more than 3 persons otherwise included in the above definition may be excluded under this part.
2. A student who is enrolled or, during the past 6 months has been enrolled, in any school, college, or university unless the student is a member of a family or household which contains a migrant worker.

Note: This definition is from § 103.90, Wis. Stats. and relates to seasonal migrant labor housing.

Mitigate (new) To take an action designed to offset or rectify a negative effect.

Mitigation (s. 42-568) The avoidance, minimization, reduction, elimination, or compensation for adverse effects of a proposed action.

Manufactured home



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Marquee



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Note: This definition is only used in the context of the airport overlay district. Derived from FAA Web site www.faa.gov

Mobile home (revised) A dwelling unit that was originally constructed prior to June 15, 1976, and that is (1) constructed off-site, (2) equipped with the necessary utility service connections, (3) made to be readily movable as a unit or units on its (their) own running gear, and (4) designed to be used with or without a permanent foundation.

Note: After June 15, 1976 no mobile homes have been constructed.

Mobile home lot (s. 42-206 revised) A designated area within a mobile home court for the exclusive use of a single mobile home or manufactured home.

Mobile home stand (revised 42-207 revised)) That part of a mobile home lot which has been reserved and designed to support and anchor a mobile home with appurtenant structures or additions to the mobile home.

Mobile service (new) A radio communication service carried on between mobile stations or receivers and land stations, and by mobile stations communicating among themselves, and includes (1) both one-way and two-way radio communication services; (2) a mobile service which provides a regularly interacting group of base, mobile, portable, and associated control and relay stations (whether licensed on an individual, cooperative, or multiple basis) for private one-way or two-way land mobile radio communications by eligible users over designated areas of operation; and (3) any service for which a license is required in a personal communications service established pursuant to the proceeding entitled Amendment to the Commissions Rules to Establish New Personal Communications Services (GEN Docket No. 90-314; ET Docket No. 92-100).

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Mobile service facility (new) The set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Mobile service provider (new) A person who provides mobile service.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Modular home (new) A dwelling unit that meets local building codes and which was constructed off site in a factory as separate modules which are joined together and set on a permanent foundation.

Mulch (new) A nonliving organic or inorganic material customarily used in landscape design to retard erosion, retain soil moisture, maintain even soil temperature, control weeds, and/or enrich the soil. Examples of materials often used include tree bark, wood chips, and decorative stones.

Municipal code (new) The compilation of laws as adopted by the City of Janesville.

Municipal water supply (new) The municipal water supply of the City of Janesville.

N

Nameplate capacity (new) The nominal generating capacity of a wind energy system, as listed in the wind turbine specifications provided by the wind turbine manufacturer.

National Fire Protection Association (new) A global nonprofit organization that develops and publishes fire, electrical, and life safety codes and standards to reduce fire hazards and improve public safety. Founded in 1896, NFPA provides guidance used by governments, businesses, and industries worldwide.

National Register of Historic Places (new) A listing of places so designated by the U.S. Department of the Interior.

Navigable airspace (s. 42-568) The airspace above minimum altitude for safe flight that includes the airspace needed to ensure safety in landing or take-off of aircraft.

Navigable waters (revised s. 42-210) Lake Superior, Lake Michigan, natural inland lakes, streams, ponds, sloughs, flowages, and other waters, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state. The term does not include farm drainage ditches if (1) such lands are not adjacent to a natural navigable stream or river, (2) those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching, and (3) such lands are maintained in nonstructural agricultural use. (Also see farm drainage ditch)

Note: In Wisconsin, a navigable body of water is capable of floating the lightest boat or skiff used for recreation or any other purpose on a regularly recurring basis. See *DeGayner Co., Inc. v. DNR*, 70 Wis. 2d 936 (1975) and *Village of Menomonee Falls v. DNR*, 140 Wis. 2d 579 (Ct. App. 1987).

Navigation aids (NAVAID) (s. 42-568) Any facility used by an aircraft for guiding or controlling flight in the air or the landing or take-off of an aircraft.

Note: Derived from FAA website www.faa.gov

Neighborhood meeting (new) A meeting held by a developer prior to submitting a formal development application to the City that is intended to inform nearby property owners and other interested parties about a potential development project. The meeting provides an opportunity for attendees to learn about the proposal, ask questions, and offer feedback. Based on the input received, the developer may revise the project or include additional information in the application submitted to the City.

NFPA An abbreviation for National Fire Protection Association

Noise exposure contours (s. 42-568) Lines drawn around a noise source that indicates a constant energy level of noise exposure. Day-night sound level (DNL) is the measurement used to describe community exposure to noise.

Note: Derived from FAA website www.faa.gov

Noise impact (s. 42-568) A condition that exists when the noise levels that occur in an area exceed a level identified as appropriate for the activities in that area.

Noise sensitive area (s. 42-568) An area where noise interferes with normal activities associated with the use of the area.

Note: Derived from FAA AC 91-36D

Nonconforming building (new) A building that at the time of construction conformed to existing regulations including size, location, and other dimensional standards, but is now inconsistent with the City's zoning regulations (Chapter 46).

Nonconforming lot (new) A lot that at the time of creation conformed to existing regulations including lot size, dimensions, lot configuration, and other dimensional and design standards, but is now inconsistent with the City's zoning regulations (Chapter 46).

Nonconforming structure (new - needed?) A structure that at the time of construction or placement conformed to existing regulations including size, location, and other dimensional standards, but is now inconsistent with the City's zoning regulations (Chapter 46).

Nonconforming use (current s. 42-212 revised) A use of land that at the time of establishment conformed to existing regulations but is now inconsistent with the City's zoning regulations (Chapter 46).

Nonparticipating property (needed?) Real property that is not a participating property.

Nonparticipating residence (needed?) A residence located on nonparticipating property.

Nonprofit conservation organization (new) A nonprofit corporation, charitable trust, or other nonprofit organization described in Section 501(c)(3) of the Internal Revenue Code, which includes the acquisition of property or rights in property for conservation purposes as part of its mission, as reflected in the bylaws, charter, or incorporation papers of the organization.

Object (s. 42-568) Includes, but is not limited to, above ground structures, NAVAIDSs, people, equipment, vehicles, natural growth, terrain, and parked aircraft.

Note: (1) This definition is only used in the context of the airport overlay district. (2) Derived from FAA AC 150/5300-13.

Obstacle free zone (OFZ) (s. 42-568) The three dimensional area of airspace that provides clearance protection for aircraft during landing or take-off operations and for missed approaches. The area encompasses 150 feet above the established airport elevation and along the runway and extended runway centerline. The OFZ is required to be clear of all objects, except for the frangible visual NAVAIDS, the location of which is fixed by function.

Note: Derived from FAA 150/5300-13

Obstruction (s. 42-568) Any structure, growth, or other object, including a mobile object, which exceeds a limiting height that is specific to its geographic location relative to the runway/airport.

Note: Derived from FAA AC 150/5190-4A

Off-airport property (s. 42-568) Property that is beyond the boundary of land owned by the airport sponsor (Rock County).

Note: Derived from FAA website www.faa.gov

OHWM An abbreviation for ordinary high-water mark.

On-airport property (s. 42-568) Property that is within the boundary of land owned by the airport sponsor (Rock County).

Note: Derived from FAA website www.faa.gov

Open space (current s. 42-217 revised) (where/how is this term used?) That part of a parcel or lot which is open to the sky and which is unoccupied by buildings and structures. However, swimming pools, tennis courts, or similar recreational facilities and walks, off-street parking spaces or other similar uses are permitted in required open space.

Ordinance (new) A legislative measure adopted by a municipality that is legally binding and enforceable. Although an ordinance is a permanent enactment, it may be rescinded or modified. (In contrast see resolution.)

Ordinary high-water mark (OHWM) The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. Where the bank or shore of any particular place is of such character that it is difficult or impossible to ascertain where the point of ordinary high-water mark is, recourse may be had to the opposite bank of a stream or to other places on the shore of a lake or flowage to determine whether a given stage of water is above or below the ordinary high-water mark.

Overlay district See zoning district, overlay

Overlay zoning district See zoning district, overlay

Owner (s. 42-568) Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land.

Owner (Wind Energy System) (1) A person with a direct ownership interest in a wind energy system, regardless of whether the person was involved in acquiring the necessary rights, permits and approvals or otherwise planning for the construction and operation of a wind energy system. (2) At the time a wind energy system is being developed, a person who is acting as a wind energy system developer by acquiring the necessary rights, permits and approvals for or by planning for the construction and operation of a wind energy system, regardless of whether the person will own or operate the wind energy system.

Ordinary high-water mark (OHWM)



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P

Panelized home (new) A dwelling unit that meets local building codes and which was constructed off site in a factory as flat panels (e.g., walls, roof, and floor) which are joined together and set on a permanent foundation.

Parapet (new) A low wall that extends above the roofline of a building. It serves both functional and aesthetic purposes, such as providing safety, concealing rooftop equipment, and enhancing the building's architectural character.

Parking space (new) A graded and surfaced area of not less than 180 square feet in area either enclosed or open for the parking of a motor vehicle, having adequate ingress and egress to a public street or alley.

Participating property (needed?) Any of the following: (1) A turbine host property. (2) Real property that is the subject of an agreement that does all of the following: (a) Provides for the payment of monetary compensation to the landowner from the owner regardless of whether any part of a wind energy system is constructed on the property. (b) Specifies in writing any waiver of a requirement or right under this chapter and that the landowner's acceptance of payment establishes the landowner's property as a participating property.

Participating residence (needed?) A residence located on participating property.

PDD An abbreviation for planned development district.

Permanent foundation (new) A foundation wall under the entire perimeter of a building.

Permit required use (s. 42-568) Those land uses that shall be permissible following the issuance of a City of Janesville Zoning/Building Site Permit. The permit, which may include development and use related conditions, along with a signed Affidavit (Applicant's Recorded Affidavit Accepting Mitigation Responsibilities), notifies applicants of their responsibilities and required mitigation for any construction, alteration, location or use of land to minimize potential hazardous impacts to the Southern Wisconsin Regional Airport, aircraft, airport operational areas, and aircraft overflight areas, as well as residents.

Permitted use (new) See land use, permitted by right

Permitted use □ (s. 42-568) Those land uses generally considered compatible within a particular zone of the AOZD. Compatible land uses do not impact or create hazardous conditions for aircraft, airport operational areas, or aircraft overflight areas, and are considered reasonably safe for area residents.

Person (current revised s. 42-221) An individual, corporation, municipality or other local unit of government, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Personal communications (needed?) Includes wireless telecommunications, personal communications service, radio, television, wireless internet service, and other systems used for personal use purposes.

Photometric (lighting) plan (new) A scaled drawing of the subject property showing where light fixtures will be located and at what height, together with simulated lighting levels across the property. Additional details are provided for each type of fixture used, typically cut sheets from the manufacturer.

Photovoltaic cell (needed?) A semiconductor device that converts solar energy into electricity.

Parking space



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Pier (new) A structure extending into navigable waters from the shore with water on both sides, that is built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers onto or from watercraft. Such a structure may include a boat shelter which is removed seasonally. Such a structure may include a boat hoist or boat lift, and the hoist or lift may be permanent or may be removed seasonally. (Also see wharf)

Plan Commission (new) The commission established by the City Council, as set forth in Chapter 2 of the municipal code, to make recommendations and decisions relating to planning and land use issues.

Planned development district (PDD) (new) A zoning district established pursuant to the City's zoning regulations (Chapter 46) that has PDD followed by a number as its abbreviation (e.g., PDD-01).

Planned unit development (PUD) See planned development district (PDD)

Playhouse (new) An accessory building, either at ground level or elevated, or supported by a tree, characteristically used by children for play.

Porch (new) A part of a building with a roof of its own that covers an entrance.

Pre-cut home (new) A dwelling unit that meets local building codes and which was largely constructed off site in a factory and then disassembled and transported to the site where it is reassembled and set on a permanent foundation.

Primary runway (s. 42-568) The runway used for the majority of airport operations. Large, high-activity airports may operate two or more parallel primary runways.

Note: Derived from FAA AC 150/5325-4B General Definition

Primary surface (s. 42-568) A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in FAR Part 77. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

Note: Derived from FAA AC 150/5190-4A

Principal structure (needed?) The primary structure on a parcel of land where the principal use occurs.

Principal use (s. 42-568) The use of primary importance or permitted use on a parcel of land, in contrast to those which are accessory or of secondary importance.

Project-based zoning district A zoning district resulting from the approval of one of the alternative development options in Article 8. (In contrast see base zoning district)

Property boundary line (new) See lot line

Public assembly use (s. 42-568) A structure or outdoor facility where concentrations of people gather for purposes such as deliberation, education, shopping, business, entertainment, amusement, sporting events, or similar activities, but excluding air shows. Public assembly use does not include places where people congregate for relatively short periods of time, such as parking lots and bus stops, or uses approved by the FAA in an adopted airport master plan.

Public notice (new) A formal notification issued by a governmental body to inform the public and other interested parties of a pending hearing, decision, or proposed governmental action.

Public use airport (s. 42-568) A public- or private-owned airport that is open for public use.

Note: Derived from FAA AC 150/5190-6

Porch



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Public utility (new) A public utility as defined in § 196.01, Wis. Stats.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Public view (current s. 42-223) Any view from a street, site, way or building and shall include the visual perspective from any adjoining or abutting property to an Historic Overlay District or to an improvement within an Historic Overlay District.

Q

None

R

Rain garden (new) A planted area that is designed, with respect to placement and plant selection, to filter and temporarily store stormwater runoff from impervious surfaces.

Rear yard (new) See yard, rear

Recharge area (needed ?) The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.

Regulated substances (needed?) Chemicals and chemical mixtures that are health hazards except for products registered as pesticides under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA). Health hazards for chemicals and chemical mixtures are typically identified on 19 Material Safety Data Sheets (MSDS) available from the substance manufacturer or supplier. Substances packaged for consumption for humans or animals are not considered regulated substances. Regulated substances include (1) chemicals for which there is scientific evidence that acute or chronic health effects may result from exposure including carcinogens, toxic and highly toxic agents, irritants, corrosives, sensitizers, hepatotoxins, agents that act on the hematopoietic system, reproductive toxins, and agents which damage the lungs, skin, eyes, or mucous membranes as defined in 29 CFR 1910.1200, Appendix A, "Health Hazard Definitions (Mandatory)"; (2) mixtures of chemicals which have been tested as a whole and have been determined to be a health hazard; (3) mixtures of chemicals which have not been tested as a whole but which contain any chemical which has been determined to be a health hazard and comprises one (1.0) percent or greater of the composition on a weight per unit weight basis; (4) mixtures of chemicals which include a carcinogen if the concentration of the carcinogen in the mixture is one tenth of one (0.1) percent or greater of the composition on a weight per unit weight basis; (5) ingredients of mixtures prepared within the Wellhead Protection Overlay district in cases where such ingredients are health hazards but comprise more than one tenth of one (0.1) percent of the mixture on a weight per unit weight basis if carcinogenic, or more than one (1.0) percent of the mixture on a weight per unit weight basis if noncarcinogenic; and (6) petroleum and non-solid petroleum derivatives (except non-PCB dielectric fluids used in equipment or for transmission of electric power to homes and businesses).

Residence (specifically regarding Wind Energy System) An occupied primary or secondary personal residence including a manufactured home as defined in Chapter 101.91(2), Wis. Stats., a hospital, community-based residential facility, residential care apartment complex or similar facility, or a nursing home. Residence includes a temporarily unoccupied primary or secondary personal residence. Residence does not include any of the following: (a) A recreational vehicle as defined in Chapter 340.01(48r), Wis. Stats., notwithstanding the length of the vehicle. (b) A camping trailer as defined in Chapter 340.01(6m), Wis. Stats. (c) A permanently abandoned personal residence.

Residential and accommodation uses (s. 42-568) A use category that includes the following: (1) Residential Provide living accommodations, including sleeping, eating, cooking, and sanitary facilities, to one or more persons. Tenancy typically last longer than 30 days. (2) Accommodation Characterized by visitor-serving facilities that provide temporary lodging in guest rooms or guest units, for compensation. The average length of stay of less than 30 days. Accessory uses may include pools and other recreational facilities for the exclusive use of guests, limited storage, restaurants, bars, meeting facilities, and offices.

Residential zoning district (new) A base zoning district so designated in § 46-1021 in Article 5. (Also see commercial zoning district, manufacturing zoning district, and special purpose zoning district)

Resolution (new) A formal statement adopted by a municipality that lacks the force of law and in contrast to an ordinance may be less formal. Unlike ordinances, resolutions do not create new laws or regulations. (Also see ordinance.)

Restrictive covenant (new) See deed restriction

Reviewing authority (new) As the context would indicate, the Zoning Administrator, Plan Commission, Historic Preservation Commission, Zoning Board of Appeals, or City Council.

Rezoning (new) See zoning map amendment

Right-of-way (ROW) (new) A strip of land dedicated to or acquired by the City of Janesville, Rock County, or the state of Wisconsin for road purposes and other related public purposes.

ROW (new) An abbreviation for right-of-way

Runway (s. 42-568) A portion of the airport having a surface specifically developed and maintained for the landing and taking off of airplanes.

Runway protection zone (RPZ) (s. 42-568) An area off the runway end designed to enhance the protection of people and property on the ground.

Note: Derived from FAA AC 150/5300-13

Runway safety area (s. 42-568) A defined surface surrounding the runway that is prepared or suitable to reduce the risk of damage to airplanes in the event of an overshoot or excursion from the runway.

Note: Derived from FAA AC 150/5300-13

S

Satellite lot (needed ?) A confined designated area, either subdivided or in common ownership with adjacent areas, containing a single use building that is designed as an integral part of a unified commercial/retail center or business center.

Screening (current s. 42-228) A hedge, wall, or fence that provides a visual separator and physical barrier from abutting property.

Search ring (new) A shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

Seasonal merchandise (current s. 42-229 with revisions) Merchandise offered for sale only during a specific portion of the year, typically associated with one of the four seasons—winter, spring, summer, or fall—and reflecting seasonal demand or recognized holidays. The term includes firewood, Christmas trees, fruits and vegetables, soda, outdoor plants, topsoil, garden fertilizer, ornamental stone, charcoal, mulch, lawnmowers, rototillers, bicycles, wading pools, lawn furniture and other similar items. The term does not include products such as package food or other packaged products, furniture, clothing or other similar merchandise or products permitted to be prepared and/or offered for sale under non-motorized vendor cart or motorized vendor truck regulations.

Seat (needed) Furniture upon which to sit having a linear measurement not less than 24 inches across the surface used for sitting.

Setback averaging (new) An approach to determining the minimum setback when the subject property is in an area of previously developed lots and the actual setbacks on those lots are less than the required setback for the district in which the subject property is located.

Shadow flicker A pattern of moving shadows cast on a residence or an occupied community building caused by sunlight shining through moving wind turbine blades resulting in alternating changes in light intensity.

Shared driveway (new) A driveway that serves two adjoining parcels and that is generally centered on the shared lot line.

Shared parking (new) One or more parking spaces that partially or entirely meet the parking requirements of two or more land uses.

Shielded luminaire (new) See luminaire, shielded

Shore yard See yard, shore

Shoreland (new) Those lands lying within the following distances from the ordinary high-water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; and 300 feet from a river or stream or to the landward side of the 100-year floodplain, whichever distance is greater. The term does not include those lands adjacent to farm drainage ditches where (1) such lands are not adjacent to a navigable stream or river; (2) those parts of such drainage ditches adjacent to such lands were non-navigable streams before streams before ditching or had no previous stream history; and (3) such lands are maintained in non-structural agricultural use.

Shoreline buffer zone (new) An area extending from the ordinary high-water mark of navigable water bodies landward for a horizontal distance of 35 feet.

Shoreline setback (new) A building setback requirement extending from the ordinary high-water mark of navigable waterbodies landward for a horizontal distance specified in § 46-1104.

Side yard (new) See yard, side

Sign A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization, or business.

Sign, awning A sign that is mounted or painted on, or attached to an awning, canopy, or marquee.

Sign, copy The message or advertisement, and any other symbols on the face of a sign.

Sign, face The area or display surface used for the message.

Sign, ground Any sign placed upon or supported by the ground independent of any other structure.

Sign, portable A sign that is not permanent, affixed to a building, structure, or to the ground. Such sign may be mounted on wheels to make it transportable.

Sign, projecting A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, roof A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above a point of a building with a flat roof, the eave line of a building with a gambrel, or hip roof, or the deck line of a building with a mansard roof.

Sign, wall A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and does not project more than 12 inches from such building or structure.

Sign, window A sign that is applied or attached to the exterior or interior of a window or located in such manner within the building that it can readily be seen from the exterior of the building through a window.

Site plan (new) A scaled drawing of a subject property that shows existing and proposed conditions and other features required by the City's zoning regulations (Chapter 46).

Site visit (new) A walking tour of a property that is subject to a pending application. Participants may include members of the review authority, City staff, the applicant and his/her agents, and members of the public. A site visit must be conducted in compliance with Wisconsin's open meeting requirements, other state and federal requirements, and the City's zoning regulations (Chapter 46).

Site-built home (new) A dwelling unit that meets the Wisconsin Uniform Dwelling Code standards and which was largely constructed on-site. Also known as a conventional home or stick-built home.

Sky glow (new) The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Slope (new) An incline from the horizontal expressed in an arithmetic ratio of horizontal magnitude to vertical magnitude. For example, a 3:1 slope is 3 feet horizontal and 1 foot vertical.

Small wind energy system A wind energy system that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts.

Solar chimney A vertical shaft in a building designed to capture sunlight and warm the air inside. As the air heats up, it becomes less dense and rises, creating a natural draft that draws in cooler outside air. This airflow aids in ventilating the building, lowering indoor temperatures, and enhancing energy efficiency. Often incorporated into sustainable architecture, solar chimneys serve as an effective means to improve passive cooling systems.

Solar collector (new - needed?) A device, structure or part of a device or structure a substantial purpose of which is to transform solar energy into thermal, mechanical, chemical or electrical energy.

Solar glare (new - needed?) The effect produced by light reflecting from a solar panel with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar panel (new - needed?) A group of photovoltaic cells are assembled on a panel. Panels are assembled on-site into solar arrays.

Southern Wisconsin Regional Airport (new) The airport owned and operated by Rock County, Wisconsin, in the City of Janesville.

Special exception (new) An approval that may be granted by the Plan Commission (verify) to deviate from otherwise applicable provisions of the City's zoning regulations (Chapter 46) when certain circumstances apply. (Also see variance)

Special purpose zoning district (new) A base zoning district so designated in § 46-1021 in Article 5. (Also see commercial zoning district, manufacturing zoning district, and residential zoning district)

State register of historic places A listing of places so designated by the State Historical Society pursuant to § 44.36, Wis. Stats.

Stoop (new) A raised platform in front of an entrance to a building with one or more steps. (In contrast see deck, which is intended for outdoor living.

Stormwater (new) Water from a rainfall event or melting snow or ice.

Stoop



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Street (new) A surfaced thoroughfare that provides vehicular access to the front of abutting properties and is open to public travel. Streets may be public or private, depending on which entity is responsible for maintenance. Public streets are typically located within a public right-of-way and are classified based on their function. All streets, regardless of ownership, must conform to the applicable construction and design standards. (See also: alley)

Street terrace (new - needed) The area located between the back of the street curb, or the edge of pavement where no curb exists, and the nearest property line. This area typically accommodates utilities, street trees, and other public infrastructure.

Street yard See yard, street

Structural alteration (current s. 42-237) Any change other than incidental repairs, which would prolong the life of the supporting members of a building, such as bearing walls, columns, beams, girders or foundations.

Temporary note: How is this term used in current code?

Structural alteration (s. 42-568) Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams, or girders, or any substantial change in the roof structure or in the exterior or interior walls.

Structural alterations Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams or girders.

Structure (current s. 42-238, with revisions) Any manmade object with form, shape, and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed, or lake bed, including, but not limited to, enclosed and unenclosed buildings, decks, fences, retaining walls, towers, masts, poles, booms, ground-mounted signs, ground-mounted solar arrays, piers, gas or liquid storage tanks, bridges, dams, and culverts.

Substandard lot (new) See lot, nonconforming

Substantial evidence (new) Facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Note: This definition is based on the definition in § 62.23 (7)(de), Wis. Stats.

Substantial improvement (s. 42-568) Any structural repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the present equalized assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term substantial improvement does not include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions, or any alteration of a structure or site documented as deserving preservation by the Wisconsin State Historical Society or listed on the National Register of Historic Places. Ordinary maintenance repairs are not considered structural repairs, modifications or additions. Such ordinary maintenance repairs include internal and external painting, decorating, paneling, and the replacement of doors, windows, and other nonstructural components. (For purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.)

Substantial modification (new) The modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following: (1) or structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet, except as provided below; (2) for structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more, except as provided below; (3) measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation, except as provided below; and (4) increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

Note: This definition is only used in the context of telecommunication facilities.

Sunrise The astronomical time when the upper limb of the Sun appears above the horizon as a result of the diurnal rotation of the earth. As used in the zoning code, the time of such event is calculated for Janesville. (In contrast see sunset)

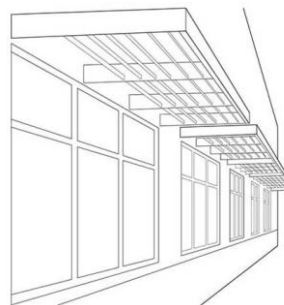
Sunset The astronomical time when the upper limb of the Sun disappears below the horizon as a result of the diurnal rotation of the earth. As used in the zoning code, the time of such event is calculated for Janesville. (In contrast see sunrise)

Sunshade (new) A fixture, consisting of fixed panels or louvers, that is permanently mounted to the exterior of a building to shade a window.

Support structure (new) An existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

Note: (1) Definition derived from § 66.0404, Wis. Stats. (2) This definition is only used in the context of telecommunication facilities.

Sunshade



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T

Tattoo (new) To insert pigment under the surface of the skin of an individual by pricking with a needle or other instrument or technique so as to produce an indelible mark or figure through the skin.

Note: Definition derived from DHS 173.03, Wis. Admin. Code.

Tattooist (new) An individual who tattoos another upon his or her request.

Note: Definition derived from DHS 173.03, Wis. Admin. Code.

Temporary structure (current) A structure which is built of such materials and in such a way that it would commonly be expected to have a relatively short useful life, or is built for a purpose that would commonly be expected to be relatively short term.

Temporary use (new) See land use, temporary

Tensile fabric facade See engineered textile facade

Through lot (new) See lot, through

TIA An abbreviation for traffic impact analysis

Time of travel The determined or estimated time required for a contaminant to move in the saturated zone from a specific point to a well.

TND (new) An abbreviation for traditional neighborhood development

Traditional neighborhood development (TND) (new) A development that is characterized by a grid street pattern with alleys, buildings oriented to the street, front porches on houses, a focus on pedestrian facilities, a mix of compatible land uses, and village squares or greens. (Also see cottage housing development)

Traffic impact analysis (new) A written report that must be prepared for certain development projects that exceed specified traffic levels as more fully set forth in Article 6 of the zoning code.

Travel trailer (current s. 42-242) (how used?) A vehicular portable structure designated as a temporary dwelling for travel, recreational, and vacation use. Such travel trailer does not exceed eight feet in width. The definition of the term "travel trailer" includes motor homes.

Tree (s. 42-568) Any object of natural growth that shall not exceed the zoning height restrictions.

Note: This definition is only used in the context of the airport overlay district.

Truck route map (new - needed?) A map adopted by the City of Janesville that shows those streets so designated as a truck route.

Turbine host property Real property on which at least one wind turbine is located.

U

Unplatted land Land that is not part of a recorded subdivision plat, condominium plat, or certified survey map.

Use (a) Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied; or, (b) Any activity, occupation, business, or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.

Use (current s. 42-244) The purpose or activity for which the land or building thereon is occupied or maintained.

Use (s. 42-568) That which is customarily or habitually done, may include seasonal uses, and need not extend to the entire tract of land at the time of the adoption of this chapter. (See also Land use.)

Use, accessory (current s. 42-122) A use which is incidental to the principal use and serves the principal use exclusively.

Use, conditional (current s. 42-245) See land use, conditional

Used or occupied (s. 42-568) (needed?) As applied to any land or building, includes the term intended, arranged, or designed to be used or occupied.

Utilities (current s. 42-246 - needed?) A public or private water supply, or waste collection and/or disposal system, including, but not limited to, septic systems, private and public wells, and their attendant facilities, and public sewage collection systems.

Utilities (needed ?) Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, and gas regulator stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops and storage yards.

Utility pole (new) A structure owned or operated by an alternative telecommunications utility, as defined in § 196.01 (1d), Wis. Stats.; a public utility, as defined in § 196.01 (5), Wis. Stats.; a telecommunications utility, as defined in § 196.01 (10), Wis. Stats.; a city, village, town, or county; or a cooperative association organized under Ch. 185, Wis. Stats.; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in § 182.017 (1g)(cq), Wis. Stats.; for video service, as defined in § 66.0420 (2)(y), Wis. Stats.; for electricity; or to provide light.

Note: (1) Definition derived from § 66.0404, Wis. Stats. (2) This definition is only used in the context of telecommunication facilities.

Utility runway (s. 42-568) A runway constructed for and intended to be used by propeller driven aircraft of 12,500 pounds gross weight or less.

V

Variance (revised) A grant of relief, as approved by the Zoning Board of Appeals, from the strict application of a rule or regulation that would permit development in a manner otherwise prohibited. (Also see special exception)

Vertical-lift drone An unmanned aerial vehicle designed to take off, hover, and land vertically. Also known as vertical takeoff and landing (VTOL) drone.

W

Watercraft (new) Any device used and designed for navigation on water.

Watt (new) A measure of power consumption.

Well An excavation opening in the ground made by digging, boring, drilling, driving, or other methods, to obtain groundwater regardless of its intended use.

Well field (new) A piece of land used primarily for the purpose of locating wells to supply a municipal water system.

Wetland (s. 42-247 w/ minor edits) An area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.

Wetland alteration (current s. 42-248 - how used?) Any filling, flooding, draining, dredging, ditching, tiling, excavating, temporary water level stabilization measures or dike and dam construction in a wetland area.

Wetland vegetation (new) Plants of all types typically growing in and associated with a wetland.

Wharf (new) A structure in navigable waters extending along the shore and generally connected with the uplands throughout its length, built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers onto or from watercraft. Such a structure may include a boat hoist or boat lift, and the hoist or lift may be permanent or may be removed. (Also see pier)

Wildlife attractants (s. 42-568) Any manmade structure, land use practice, or manmade or natural geographic feature that can attract or sustain hazardous wildlife within the landing or departure airspace or the air operations area of an airport. Attractants include, but are not limited to, architectural features, landscaping, waste disposal sites, wastewater treatment facilities, agricultural or aquaculture activities, surface mining, or wetlands.

Wildlife hazards (s. 42-568) Feral or domesticated animals that are associated with aircraft strikes, are capable of causing structural damage to airport facilities, or act as attractants to other wildlife that pose a strike hazard.

Wind energy system A system as defined in Chapter 66.0403 (1)(m), Wis. Stats., used to convert wind energy to electrical energy.

Wind energy system emergency A condition or situation at a wind energy system that presents a significant threat of physical danger to human life or a significant threat to property or a natural event that causes damage to wind energy system facilities.

Wind energy system facility Any component of a wind energy system, such as a wind turbine, collector circuit, access road, electric system interconnection facility or operation and maintenance facility.

Wind energy system lease (needed ?) A written agreement between a landowner and the owner that establishes the terms and conditions associated with the placement, construction or operation of a wind turbine or other wind energy system facility on a landowner's property.

Wind tower The monopole, freestanding, or guyed structure that supports a wind turbine generator.

Wis. Admin. Code A reference to Wisconsin Administrative Code.

Wis. Stats. A reference to Wisconsin Statutes.

Wisconsin Administrative Code (new) A compilation of regulations adopted by state agencies in Wisconsin pursuant to the authority granted by the Wisconsin Statutes.

Wisconsin Statutes A compilation of the general laws adopted by the state of Wisconsin.

Woody vegetation (new) Perennial plants having hard lignified tissues or woody parts, especially stems.

X

None

Y

Yard (new to Janesville) The area of a lot that is required to be unoccupied and unobstructed from the ground upward, except by trees, shrubbery, or as otherwise allowed in the City's zoning regulations (Chapter 46).

Yard, front (new to Janesville) The area of a lot that extends across the full width of the lot from the front lot line to the face of the principal building that is most parallel to the front lot line.

Note: The size, footprint, and location of the principal building on the property will dictate the size and configuration of the front yard.

Yard, primary street (needed?) A yard associated with the primary mailing address or fire number for the Principal Structure extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the street right-of-way of a public street or road or the paving edge of a private roads and a line parallel thereto through the nearest point of the principal structure.

Yard, rear (new to Janesville) The area of a lot that extends across the full width of the lot from the rear lot line to the face of the principal building that is most parallel to the rear lot line.

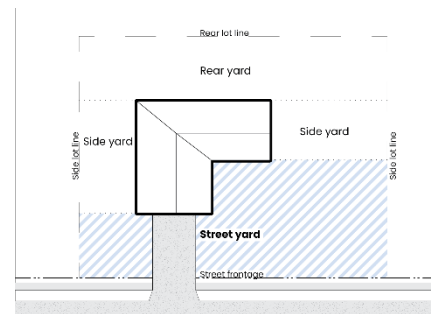
Note: The size, footprint, and location of the principal building on the property will dictate the size and configuration of the rear yard.

Yard, secondary street (needed?) A yard that abuts an existing or proposed street or highway not otherwise defined as a primary street yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the street right-of-way of a public street or road or the paving edge of a private roads and a line parallel thereto through the nearest point of the principal structure.

Yard, shore (new to Janesville) The area of a lot that extends across the full width of the lot from the ordinary high-water mark to the face of the principal building that is most parallel to the rear lot line.

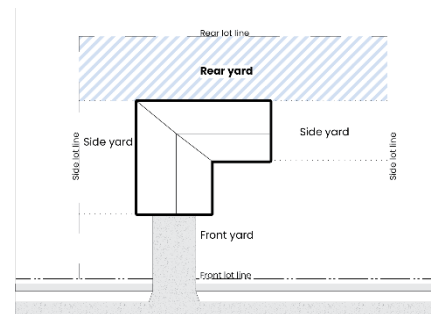
Note: The size, footprint, and location of the principal building on the property will dictate the size and configuration of the shore yard.

Yard, front



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Yard, rear

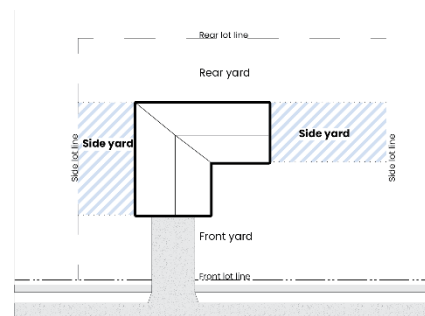


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Yard, side (new to Janesville) The area of a lot that extends between the street yard and rear yard from the side lot line to the principal building.

Note: The size, footprint, and location of the principal building on the property will dictate the size and configuration of the side yards.

Yard, side



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Z

ZBA An abbreviation for Zoning Board of Appeals

Zoning administrator (new) The individual so designated by the City Council to perform those duties enumerated in the City's zoning regulations (Chapter 46) and as authorized by state law. (Also see building inspector) (Verify means of appointment)

Zoning Board of Appeals (ZBA) (new) The board established by the City Council, as set forth in Chapter 2 of the municipal code, to render decisions relating to variances and administrative appeals and other matters enumerated in the City's zoning regulations (Chapter 46) and in state law.

Zoning district (new) An area on the zoning map within which the zoning regulations are uniformly applied to all properties. Zoning districts can be classified as base zoning districts, project-based zoning districts, or overlay zoning districts.

Zoning district, base (new) A type of zoning district that establishes uniform regulations for the use and development of land. (In contrast see zoning district, project-based)

Zoning district, overlay (new) A type of zoning district that is superimposed over one or more base districts or project-based districts, or parts of districts, and that modifies the requirements of the base district or project-based district or imposes additional requirements, or both.

Zoning district, project-based (new) A zoning district resulting from the approval of one of the alternative development options in Article 8. (In contrast see zoning district, base)

Zoning map amendment (new) An amendment to the zoning map adopted as part of the City's zoning regulations (Chapter 46).

Zoning permit (new) A written permit issued for a specified parcel of land prior to the issuance of a building permit to ensure that the proposed use is consistent with the zoning requirements of the zoning district in which it is to be located.

Zoning regulations (new) All of the provisions set forth in Chapter 46 of the municipal code.

46-61 through 46-99 reserved

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