

Table 5-1. Land Use Table (Janesville)

Working Draft (09-10-2025)

Series	Land Use	Residential					Business					Industrial			Special Purpose					Secondary Review
		R-1	R-2	R-3	R-9	MRH	B-1	B-2	B-3	CC	CC-T	M-1	M-2	M-3	AE	C	ME	RLRD	UT	
1	Residential																			
1.01	Boardinghouse		C	C						C										AR,SP,ZP
1.02	Live/work dwelling					C	P	P	P	P	P									ZP
1.03	Manufactured home park				P															SP,ZP
1.04	Mixed-use residential						P	P	P	P	P									AR,SP,ZP
1.05	Multi-family, 2 units	P	P	P		P	P													ZP
1.06	Multi-family, 3 to 4 units	C	P	P		P	C	C	C	P	P									AR,SP,ZP
1.07	Multi-family, 5 to 8 units		P	P		P	C	C	C	P	P									AR,SP,ZP
1.08	Multi-family, 9 or more units		C	P		P	C	C	C	P	P									AR,SP,ZP
1.09	Single-family dwelling	P	P	P		P	P												P	ZP
1.10	Townhouse, 2 units	P	P	P		P	P													ZP
1.11	Townhouse, 3 to 4 units	C	P	P		P	C	C	C	P	P									AR,SP,ZP
1.12	Townhouse, 5 to 8 units		P	P		P	C	C	C	P	P									AR,SP,ZP
1.13	Townhouse, 9 or more units		C	P		P	C	C	C	P	P									AR,SP,ZP
2	Special Care Residential																			
2.01	Assisted living center		C	P		P	P	P	P	P	P									AR,SP,ZP
2.02	Community living arrangement, 8 or fewer residents	P	P	P		P				P	P								P	ZP
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	P		P				CLA										ZP
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA		CLA				CLA	CLA									AR,SP,ZP
2.05	Hospice care center			P		P	P	P	P	P	P									AR,SP,ZP
2.06	Nursing home			P			P	P	P	P	P									AR,SP,ZP
2.07	Residential shelter care facility						C	C	C	C	C									AR,SP,ZP
3	General Commercial																			
3.01	Adult-oriented establishment								C											AR,SP,ZP
3.02	Artisan retreat		C	C		C	P	P	P	P	P								C	ZP

Residential

R-1 Low Density Residential
R-2 Medium Density Residential
R-3 High Density Residential
R-9 Manufactured Home Neighborhood
MRH Mixed Residential Housing

Business

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

Industrial

M-1 Light Industrial
M-2 General Industrial
M-3 Central Light Industrial

Special Purpose

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3.03	Auto body shop							C	C			P	P							AR,SP,ZP
3.04	Banquet hall						C	P	P	P	P									AR,SP,ZP
3.05	Body art studio						P	P	P	P	P									AR,SP,ZP
3.06	Business incubator							P	P	P	P	P	P	P						AR,SP,ZP
3.07	Car wash							C	C											AR,SP,ZP
3.08	Commercial drone delivery hub											C	C	C	C					AR,SP,ZP
3.09	Commercial greenhouse											P	P	P						AR,SP,ZP
3.10	Commercial kennel							C	C			P	P	P						AR,SP,ZP
3.11	Community cultural facility	C	P	P			P	P	P	P	P	P								AR,SP,ZP
3.12	Craft brewery, winery, distillery						P	P	P	P	P	P		P						AR,SP,ZP
3.13	Equipment sales and rental, heavy											P	P							AR,SP,ZP
3.14	Equipment sales and rental, light						P	P	P			P	P							AR,SP,ZP
3.15	Financial services						P	P	P	P	P									AR,SP,ZP
3.16	Funeral establishment						P	P	P	P	P									AR,SP,ZP
3.17	Garden or landscaping center							P	P			P	P	P						AR,SP,ZP
3.18	General and professional services						P	P	P	P	P									AR,SP,ZP
3.19	Indoor entertainment						C	P	P	P	P									AR,SP,ZP
3.20	Indoor recreation						C	P	P	P	P	P								AR,SP,ZP
3.21	Indoor shooting range							P	P			P	P		C					AR,SP,ZP
3.22	Instructional studio						P	P	P	P	P	P								AR,SP,ZP
3.23	Multipurpose business							P	P			P	P	P						AR,SP,ZP
3.24	Office						P	P	P	P	P				P					AR,SP,ZP
3.25	Overnight lodging						P	P	P	P	P									AR,SP,ZP
3.26	Package delivery/pickup hub	P	P	P		P		P	P	P	P	P	P							AR,SP,ZP
3.27	Personal service						P	P	P	P	P									AR,SP,ZP
3.28	Public EV charging facility						P	P	P	P	P	P	P	P	P					SP,ZP
3.29	Restaurant						P	P	P	P	P				P					AR,SP,ZP
3.30	Retail sales, 15,000 square feet or less						P	P	P	P	P									AR,SP,ZP

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3.31	Retail sales, more than 15,000 square feet						C	P	P	C	C									AR,SP,ZP
3.32	Shared-use kitchen						P	P	P	P	P	P	P							AR,SP,ZP
3.33	Tavern						P	P	P	P	P									AR,SP,ZP
3.34	Tobacco/vape/smoke store							C	C	C	C									AR,SP,ZP
3.35	Truck stop								C			C	C							AR,SP,ZP
3.36	Truck wash								C			P	P	P						AR,SP,ZP
3.37	Truck-trailer rental establishment							P	P			P	P							AR,SP,ZP
3.38	Vehicle fuel station						C	C	C			C								AR,SP,ZP
3.39	Vehicle repair shop						P	P	P			P	P	P						AR,SP,ZP
3.40	Vehicle sales							P	P			P	P	P						AR,SP,ZP
3.41	Vehicle service establishment							P	P			P	P	P						AR,SP,ZP
3.42	Veterinary clinic						P	P	P	P	P	P								AR,SP,ZP
4 Government and Community Services																				
4.01	Administrative government center						C	P	P	P	P				P					AR,SP,ZP
4.02	Animal shelter							C	C	C	C	P	P	P						AR,SP,ZP
4.03	Birth center	C	C	C		C	P	P	P	P	P									AR,SP,ZP
4.04	Cemetery																P			AR,SP,ZP
4.05	Community center					P	P	P	P	P	P	P			P					AR,SP,ZP
4.06	Community garden	P	P	P	P	P	P	P	P		P	P	P	P	P	P				SP,ZP
4.07	Conference - exposition center							C	C	C	C									AR,SP,ZP
4.08	Correctional facility											C	C							AR,SP,ZP
4.09	Day care center	P	P	P		P	P	P	P	P	P	P	P	P	P					AR,SP,ZP
4.10	Food pantry						C	P	P	P	P									AR,SP,ZP
4.11	Golf course																P		P	AR,SP,ZP
4.12	Health care center (hospital)								C	C	C	C								AR,SP,ZP
4.13	Health care clinic						P	P	P	P	P	C								AR,SP,ZP
4.14	House museum	C	C	C	C	C	C			C	C									SP,ZP
4.15	Marina									C	C			C		C				AR,SP,ZP
4.16	Outdoor recreation							C	C			P								AR,SP,ZP
4.17	Park, dog					C				C	C	C	C	C		C				SP,ZP

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4.18	Park, general	P	P	P	P	P	P	P	P	P	P				P	P				SP,ZP
4.19	Place of worship	P	P	P	P	P	P	P	P	P	P									AR,SP,ZP
4.20	Public safety facility						C	C	C	C	C	C		C						AR,SP,ZP
4.21	Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP,ZP
4.22	School, K-12	P	P	P		P	P	P	P	P	P									AR,SP,ZP
4.23	School, post-secondary			C					C	C	C	C								AR,SP,ZP
4.24	Sheltered workshop							P	P			P	P	P						AR,SP,ZP
5 Transportation																				
5.01	Airport														P					AR,SP,ZP
5.02	Park-and-ride lot								P			P			P					SP,ZP
5.03	Parking lot (Principal Use)		C	C		C	C	P	P	P	P	P	P	P						SP,ZP
5.04	Parking structure						P	P	P	P	P	P	P	P						AR,SP,ZP
5.05	Railroad																	P		SP,ZP
5.06	Railroad switching yard											C	C	C				C		AR,SP,ZP
5.07	Transit center						C	P	P	P	P	P			P					AR,SP,ZP
6 Industrial & Storage																				
6.01	Artisan shop						P	P	P	P	P	P	P	P						AR,SP,ZP
6.02	Auto salvage yard												C							AR,SP,ZP
6.03	Bulk propane storage facility											P	P	P						AR,SP,ZP
6.04	Bus storage facility											P	P	P						AR,SP,ZP
6.05	Composting facility																C			AR,SP,ZP
6.06	Contractor yard											P	P							AR,SP,ZP
6.07	Data center											P	P	P						AR,SP,ZP
6.08	Direct air carbon dioxide capture facility											P	P	P						AR,SP,ZP
6.09	General repair						P	P	P	P	P	P	P	P	C		C			AR,SP,ZP
6.10	Landfill																C			SP,ZP
6.11	Makers space						C	P	P	C	C	P	P	P						AR,SP,ZP
6.12	Manufacturing											P	P	P						AR,SP,ZP
6.13	Nonmetallic mine																C			AR,SP,ZP
6.14	Personal storage facility, exterior access											P	P		C					AR,SP,ZP

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6.15	Personal storage facility, internal access								C			P	P	P						AR,SP,ZP
6.16	Recycling center											C	C		C		C			AR,SP,ZP
6.17	Solid waste transfer station											C	C		C		C			AR,SP,ZP
6.18	Truck terminal											C	P							AR,SP,ZP
6.19	Vehicle storage yard											C	C	C	C		C			AR,SP,ZP
6.20	Warehouse											P	P		P					AR,SP,ZP
7 Telecommunications and Utilities																				
7.01	Battery energy storage system											P	P	P	P					AR,SP,ZP
7.02	Communications exchange						P	P	P	P	P	P	P		P					AR,SP,ZP
7.03	Dam	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	SP,ZP
7.04	Public utility office and yard											P	P		P					AR,SP,ZP
7.05	Solar power generating facility											P	P	P	P					SP,ZP
7.06	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
7.07	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	ZP
7.08	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
7.09	Utility installation, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	SP,ZP
7.10	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
8 Agriculture & Resource-Based Uses																				
8.01	General cultivation											P	P		P	P	P		P	
8.02	Open land	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9 Accessory Uses																				
9.01	Accessory building, non-residential							P	P	P	P	P	P	P	P	P	P	P		AR,SP,ZP
9.02	Accessory building, residential	P	P	P	P	P														ZP
9.03	Accessory dwelling unit (ADU)	P	P	P		P	P												P	ZP
9.04	Air conditioning (AC) compressor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.05	Amateur radio tower	P	P	P	P	P				P	P									ZP

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9.06	Backyard chickens	P	P	P	P	P													P	ZP
9.07	Bed and breakfast	C	C	C		P	C												C	ZP
9.08	Boathouse	P	P	P		P														ZP
9.09	Bus shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP,ZP
9.10	Commercial-grade backup generator						P	P	P			P	P	P	P		P			SP,ZP
9.11	Donation drop box						P	P	P	P	P									SP,ZP
9.12	Drive-through window						C	C	C	C	C									AR,SP,ZP
9.13	Exterior communications device	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.14	Family day care home	P	P	P	P	P														
9.15	Fence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	FP
9.16	Firewood storage	P	P	P	P	P													P	
9.17	Flagpole	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.18	Gardening	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.19	Home occupation	P	P	P	P	P	P	P	P	P	P								P	
9.20	Hospital helistop								C						P					SP,ZP
9.21	Hot tub	P	P	P	P	P													P	
9.22	Household backup generator	P	P	P	P	P													P	
9.23	Household compost bin	P	P	P	P	P														
9.24	Household pets	P	P	P	P	P	P	P	P	P	P								P	
9.25	Incidental EV charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9.26	In-family suite	P	P	P		P													P	ZP
9.27	Keeping of bees	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9.28	Little free library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
9.29	Outdoor fire pit	P	P	P	P	P													P	
9.30	Outdoor fireplace	P	P	P		P														ZP
9.31	Outdoor food and beverage service						P	P	P	P	P									SP,ZP
9.32	Outdoor kitchen	P	P	P	P	P													P	ZP
9.33	Outdoor recreation/play area							C	C	C	C	P								SP,ZP
9.34	Patio	P	P	P	P	P				P	P									
9.35	Pergola	P	P	P	P	P													P	ZP

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9.36	Play structure	P	P	P	P	P				P	P								P	
9.37	Rain barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.38	Rain garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.39	Residential fence, sport court	P	P	P	P	P													P	FP
9.40	Retaining wall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9.41	Rooftop greenhouse								P			P	P	P						AR,SP,ZP
9.42	Sale of personal vehicles and recreational vehicles	P	P	P	P	P														
9.43	Seasonal migrant labor housing											C	C							AR,SP,ZP
9.44	Solar energy system, ground-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
9.45	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
9.46	Sport court	P	P	P	P	P													P	ZP
9.47	Swimming pool	P	P	P	P	P													P	ZP
9.48	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	
9.49	Wind energy system, one megawatt and more						WES	WES	WES			WES	WES	WES	WES	WES	WES			
10 Temporary Uses																				
10.01	Construction office	P	P	P		P	P	P	P	P	P	P	P	P	P					ZP
10.02	Farmers market						P	P	P	P	P	P	P	P						ZP
10.03	Mobile food establishment						P	P	P	P	P	P	P	P	P					ZP
10.04	Model home	P	P	P		P														ZP
10.05	Off-site construction yard											C	C	C	C		C			SP,ZP
10.06	Party tent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
10.07	Rummage sale	P	P	P	P	P				P	P								P	
10.08	Seasonal retail sales						P	P	P	P	P									ZP
10.09	Sidewalk café						P			P	P									SP,ZP
10.10	Special annual sale						P	P	P	P	P	P	P	P						
10.11	Temporary portable storage container	P	P	P	P	P													P	
10.12	Temporary shipping container							P	P											SP,ZP

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10.13	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
11	Msc.																			
11.01	Common area amenity	P	P	P	P	P	P	P	P	P	P									AR,SP,ZP

Key for Zoning Districts

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Key for Primary Reviews

- P** Permitted subject to any secondary review procedures
- C** See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel. This use is subject to the review procedures and requirements for Conditional Uses in Article 4 (Specific Procedural Requirements).
- CLA** This use is subject to the review procedures and requirements for Community Living Arrangements in Article 4 (Specific Procedural Requirements).
- TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 4 (Specific Procedural Requirements).
- WES** This use is subject to the review procedures and requirements for Wind Energy Systems in Article 4 (Specific Procedural Requirements).

Key for Secondary Reviews

- AR** Architectural review (SPAR)
- SP** Site Plan review (SPAR)
- ZP** Zoning permit

Special Reviews for Certain Conditional Uses

- (1) If a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.
- (2) If a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.
- (3) If a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

Notes:

- Any use not listed is prohibited, as provided in § 46-
- The City will consider amendments to this table (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 4 (Specific Procedural Requirements).